

MINUTES OF THE BOARD OF PUBLIC WORKS MEETING HELD AT GREENFIELD CITY HALL, COMMON COUNCIL CHAMBERS, ROOM 100, ON TUESDAY, MARCH 24, 2015 AT 6:30 P.M.

1. Ald. Lubotsky called the meeting to order at 6:30 pm

Meeting called to order

Roll Call: Ald. Pam Akers Present
Ald. Bruce Bailey Present
Mr. Richard Kasza Present
Ald. Linda Lubotsky Present
Mr. Richard Mrochinski Present
Atty Roger Pyzyk Excused

Also Present: Mr. Richard Sokol, Director of Neighborhood Services
Mr. Dan Ewert, Superintendent of Public Works
Mr. Jeff Katz, City Engineer

At this time Item #5 was discussed

2. Approval of the February 24, 2015 Meeting Minutes

Approval of the 2/24/15 Meeting Minutes

It was moved by Ald. Bailey, seconded by Mr. Kasza to approve the February 24, 2015 meeting minutes. Motion carried unanimously

At this time Item #6 was discussed

3. 6:35 P.M. Public Hearing for the proposed improvement by the installation of storm sewer, storm sewer service laterals, sanitary sewer main, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, concrete or bituminous concrete (asphalt) pavement, street lighting, and street trees on various streets and alleys, in the following locations:

Public Hearing for Lynndale Project

IN	FROM	TO
South 32nd Street	West Lynndale Avenue	North City Limit
South 33rd Street	West Loomis Road	North City Limit
South 34th Street	West Wilbur Avenue	North City Limit
West St. Francis Avenue	South 31st Street	West City Limit
West Wilbur Avenue	South 33rd Street	South 35th Street
West Lynndale Avenue	East City Limit	South 35th Street

Project 2015 #5

Mr. Sokol announced that the public hearing is intended to focus on the issue of the special assessments that were mailed to each property owner and to receive testimony from property owners and the public regarding the appropriateness of the special assessments.

Mr. Katz read aloud the Statement of Benefit for the project. Mr. Sokol advised that several public information meetings were conducted for the project, designs are complete and the project has been bid and the Common Council has agreed to execute a contract to begin the work in April.

Dan Schwalbach of 3672 S 33rd Street asked about the lateral. Mr. Katz stated that property owners can request a storm sewer lateral if they choose to. This would allow the home owner to connect their down spouts or sump pump to the storm sewer in the street, but it is strictly voluntary.

Colleen Brown of 3650 S 32nd Street stated she just purchased the property in June and had no idea that this road project was going to happen. She lives on social security and disability and cannot afford any increase in costs.

Mr. Sokol read a letter that was received from Eugene Burgess of 3201 W Lynndale Avenue stating his concern over the cost of the project being added to his taxes. He and his wife are on a limited income but even spread out over 10 years sees difficulty making the payments.

It was moved by Ald. Lubotsky, seconded by Ald. Akers to close the Public Hearing. Motion carried unanimously.

Dalip Chadha of 3725 S 34th Street asked what will happen to his front walk steps that go down to the street and will there be an individual assessment for him to repair the steps. Mr. Katz stated that the steps will be replaced and the concrete service walks which the steps are a part of are accessed separately at the contractors cost.

Mr. Sokol noted that for those people having a financial hardship staying in their homes, or improving their homes, there is a program through Milwaukee County that may be of assistance. It is a loan program, not a grant program, and the DNS office can provide contact information upon request.

4. **Discussion and decision regarding Utility and Street Improvements, and associated special assessments, in the Area of South 31st Street, South 32nd Street, South 33rd Street and South 34th Street at West Lynndale Avenue, West Loomis Road, West Wilbur Avenue and West St. Francis Avenue, Project 2015 #5 (Engineering) (CC 2/17/15)**

**Utility and Street Improvements and Associated Special Assessment for the South 31st Street and West Lynndale Avenue Neighborhood
COMMON COUNCIL**

It was moved by Ald. Lubotsky, seconded by Ald. Akers to adopt the final resolution directing that the work and improvements be carried out in accordance with the Engineers report plans and specifications and that payment for said improvements to be made as therein provided for the installation of storm sewer, storm sewer service laterals, sanitary sewer service laterals, water main, water service laterals, concrete driveway approaches, concrete or asphalt driveway replacement, concrete service walks, concrete curb/gutter, and concrete or bituminous concrete (asphalt) pavement, in the area of South 31st Street, South 32nd Street, South 33rd Street, South 34th Street at West Lynndale Avenue, West Loomis Road, West Wilbur Avenue and West Saint Frances Avenue, Project 2015 #5. Motion carried unanimously.

At this time Item #5 was discussed

5. **Citizen Commentary**

Citizen Commentary

West Armour Avenue Access Commentary

David Ziebel of 6220 W Van Norman Avenue stated that every time there is a Harley Davison event the neighborhood gets blocked in. He would like to see No Parking signs on both sides of South 62nd Street.

Carol Dzikowski of 6320 W Van Norman Avenue stated she is not in favor of blocking off South 60th Street; does not like having only one exit out of the neighborhood. Ms. Dzikowski said it can be difficult getting out on to West Layton Avenue especially during rush hour and would not like having to go all the way around to get to the freeway. Stated traffic lights on South 60th Street and West Armour Avenue might be helpful.

Nancy Brzinski of 6041 W Armour Avenue was in favor of blocking off West Armour Avenue but now has some questions. Ms. Brzinski questioned if the closure is going to be permanent or temporary. Ald. Lubotsky stated that the Board has not proposed closing the entrance and are merely asking for the residents input. Ms. Brzinski added that Harley Fest comes up every five years, a sidewalk sale every year and last year the south side of West Layton Avenue was closed and you couldn't turn left onto South 62nd Street which means residents would have to go completely around and come back in. Also the students from ITT speed through West Armour Avenue every night at 6pm and 9pm.

Kathy Radaj of 6057 W Armour Avenue agrees that the ITT students do speed down West Armour Avenue both coming and going to the school. With businesses already on all sides of this neighborhood, Ms. Radaj would like to see West Armour Avenue blocked off with trees and landscaping so more traffic does not come through.

Sharon Manske of 6354 W Van Norman Avenue is against closing off both exists. Exiting at South 62nd Street can be difficult with ITT students pulling out in front of cars and not obeying No Right Turn signs and traffic from the credit union also goes whichever way they like. If anything is going to be done, it should be no parking on South 62nd Street all the time. The Harley events are a headache when they have their parties and shut everything down. Ms. Manske questioned why Meijer should be allowed to have a driveway on South 60th Street. Meijer should keep all their entrances and exists on West Layton Avenue.

Randy Walter of 6319 W Armour Avenue recalled ITT wanting to build on to their facility and being told that South 62nd Street could not be blocked off with only one entrance to the subdivision remaining. Meijer's should move their entrance on South 60th Street to be across from the gas station.

Mr. Sokol advised the group that the suggestion to close off West Armour Avenue came from a resident at a public hearing, not from the City. The Mayor and Council felt the matter should be opened up to everyone to learn your opinions. That is why we are here.

John Schaller of House of Harley stated his direct interest is when the five year anniversary events are held and how Harley would do that with the street closed on West Armour Avenue. As a resident, Mr. Schaller said he would feel like a prisoner if only one route were available in and out of the neighborhood. If possible a traffic light at South 60th Street and West Armour Avenue would be one way to help direct traffic.

Tricia Buscher of 6285 W Armour Avenue asked if the Meijer store is a done deal. Mr. Sokol responded that it is not. Ms. Buscher agrees with everyone opposing blocking off West Armour Avenue for safety issues and feeling like a prisoner in your own neighborhood. She suggested Meijer putting their entrances and exits out onto West Layton Avenue instead of feeding it onto South 60th Street.

At this time Item #10 was discussed

West Lynndale Avenue Project Commentary

John Fernandez of 3665 S 31st Street asked if the Lynndale project will affect the sewer that runs on his property. Mr. Ewert noted that the Engineering Contractor determined that the sewer pipe in front of Mr. Fernandez's home is in good condition and that they will be bringing laterals to that point.

Peggy Fortier of 3630 S 34th Street asked where the project will begin and what will happen to mailboxes. Mr. Katz noted that the project will be conducted in phases. The phases will most likely be split into the north half and south half to maximum parking availability for those who park on the street. Mailboxes at the curb will be taken down and a bank will be put up on a side street to collect your mail. Garbage pick-up will still be in the same location but very early in the day.

At this time Item #2 was discussed

6. Director of Neighborhood Services Report

Director of Neighborhood Services Report

Mr. Sokol stated that he has primarily been involved working on the South 84th Street and West Layton Avenue development. He has also been working on some of the issues related to the STP-U grant funded road projects; West Edgerton Avenue and West Morgan Avenue. In the Governor's proposed 2015-16 Budget of the State there is a proposal to change the state law that requires federally funded road projects to have sidewalks on both sides of the street. If this requirement is lifted we may have an opportunity to make adjustments to both the Morgan Avenue and Edgerton Avenue projects to better align the sidewalk situation to the preferences of the neighbors that live there.

7. Superintendent of Public Works Report

Superintendent of Public Works Report

Mr. Ewert distributed two maps showing the crack sealing that has been completed over the last five to six years. There is an extensive program in place for crack sealing our roads. New streets are added after two years of life and again after four years. There is a point where the neighborhoods get beyond crack sealing and need a mill and overlay.

The second map presented was the crack sealing schedule for 2015.

8. City Engineer Report

City Engineer Report

Mr. Katz stated that the sanitary sewer lining project is currently underway in the area of South 35th Street and West Edgerton Avenue. Work will also be done near South 43rd Street and West Loomis Road.

Bids for the Howard Avenue project were opened last month with the bids coming in higher than expected. That project will be put on hold and rebid for construction in 2016. The Lynndale project bid was opened with the low bidder being Musson Brothers construction. The bid came in at \$3.2 million with Milwaukee paying approximately \$0.5 million.

Two projects that were started last year will be finished up this year adding a surface layer to South 67th Street and West Holmes Avenue and also a final lift at the South 122nd Street and West Carpenter Avenue neighborhood. Those projects will also be doing punch list items.

Numerous other projects that are underway include design for West Morgan Avenue (which is scheduled for construction in 2016), work on the City Center at South 60th Street near West Layton Avenue (construction planned for 2016), and West Edgerton Avenue from West Loomis Road to South 27th Street (where we expect to have another PIM later this year with construction in 2017).

Additionally some stream bank improvements will be done along the Wildcat Creek and near Kulwicki Park along with creating a walking path to that park.

9. Discussion and decision regarding temporary traffic calming on West Howard Avenue.

Temporary Traffic Calming on West Howard Avenue

Ald. Lubotsky asked that this item be placed on the agenda. The Howard Avenue project will be delayed until 2016 due to financial reasons and she would like the Board to discuss whether some traffic calming options should be put into place in the meantime.

Mr. Katz noted that the Howard Avenue project design does have some traffic calming features but nothing that would be able to be done temporarily. Residents can pick up Slow Down yard signs from DNS if they would like to place them in their yard this year until a permanent solution is in place next year.

Lorraine Welk of 3641 S 32nd Street stated she does occasionally use West Howard Avenue and asked if anybody has contacted the Greenfield Police Department since the circle was removed to determine if there was an increase in ticketing for speeding. Ald. Lubotsky stated that data was not collected for today's meeting and that the Sheriff's Department also has units in the area though we would not have that data from Milwaukee County.

Ald. Akers noted that the Board had data prior to the traffic circle which was the reason we did put the circle in.

No Action Needed

At this time Item #11 was discussed

10. Discussion and decision regarding access limits at South 60th Street and West Armour Avenue.

**Access Limits at South 60th Street and West Armour Avenue
COMMON COUNCIL**

Mr. Sokol noted that the current design plan is to have the street open at West Armour Avenue. This topic has been discussed with Fire and Police and reviewed by the City Engineering staff. There is no final approval by the Common Council. The City Administration wished to have a conversation with neighbors before that final decision is made. At this time the recommendation of staff is for the street to remain open. There will be opportunities for the City to revisit this issue in the future if things are not working in the way we expect them to.

One of the comments made this evening was about placing a traffic signal at this intersection. Unfortunately a traffic signal would be too close to the freeway and to West Layton Avenue to be able to function correctly.

Ald. Akers commented that she would be interested to see what Meijer's would have to say about putting the entrance down across from Speedway's entrance. Mr. Sokol stated that option was evaluated and just like the traffic signal, it was too close to West Layton Avenue and would cause too much crossing traffic.

In the site plan there is a full entrance to the store planned at South 57th Street and West Layton Avenue with a traffic signal. A new driveway is also planned for access to the high school parking lot to try to divert some of the traffic at that location.

Mr. Mrochinski asked if there is a traffic flow plan for delivery vehicles for Meijer's. Mr. Sokol advised that the majority of the traffic is planned to come in to the Meijer's site from the South 60th Street entrance, go around the building to the loading dock which is planned to be in the northeast corner and then exit at South 57th Street.

Ald. Bailey asked if the traffic from Meijer's will be allowed to turn left coming out onto South 60th Street. Mr. Sokol stated that Meijer's did not want a limitation; though we as a City said we wanted that limitation because if this intersection is going to remain open we wanted traffic coming east out of West Armour Avenue the ability to go northbound. We have negotiated with Meijer's so that the access to the neighborhood would be preserved.

Mr. Ewert stated that Public Works would be against closing the West Armour Avenue entrance due to the numerous dead ends in that neighborhood that need to be plowed and it takes more time.

It was moved by Ald. Lubotsky, seconded by Mr. Kasza to not make any changes at this time and revisit in 2017 for 2018 reconstruction. Motion carried unanimously.

At this time Item #3 was discussed

11. Discussion regarding the process for purchasing street right-of-way and easements for federally funded projects.

**Process for
Purchasing Street
Right-of-Way for
Federally Funded
Projects**

Mr. Katz reviewed the process of purchasing land for federally funded street projects. Two large projects on the horizon are the Morgan Avenue project and the Edgerton Avenue project which are going to require that we purchase real estate rights. When purchasing land it is not always the actual land, sometimes we are purchasing temporary easements. Temporary easements are when we temporarily get the use of a residents land and there are also permanent easements where the property owner owns the land but the City has certain rights to use the land.

The Morgan Avenue project has a street that is narrow with gravel shoulders in some places and ditches for drainage. The project involves widening the road for parking, bicycle lanes and sidewalks and will fit within the land already owned by the city though temporary easements will be needed in order for some of the larger equipment to be placed on the site. The federal law requires that we pay for these easements.

When the Common Council approves the plat it is acknowledging that the city is committed to buying that land. A real estate agent hired by the city will meet with each property owner involved. Should a property owner refuse to sell, the city will make a jurisdictional offer; however the property owner could take the matter to circuit court. These procedures are part of the eminent domain process.

12. Other topics for future agendas

Arbor Day update

**Other Topics for
Future Agendas**

13. Adjournment

Meeting Adjournment

It was moved by Ald. Akers, seconded by Ald. Lubotsky to adjourn the Board of Public Works meeting at 7:58 PM. Motion carried unanimously.

Respectfully submitted,
Laura Young
Administrative Assistant
Department of Neighborhood Services

Date distributed: April 2, 2015