

**VILLAGE OF GRAFTON**  
**PUBLIC INFORMATIONAL MEETING MINUTES**

**AUGUST 9, 2010**

The informational meeting regarding the proposed Falls Road Urbanization project began at 6:00 p.m.

Board Members present: Pat Murray, Edwin Dietrich, Sue Meinecke, and Richard Rieck.

Board Members absent: Ron LaPean

Staff present: Village Administrator Darrell Hofland, Director of Public Works/Village Engineer Dave Murphy, Utility Director Tom Krueger, Utility Superintendent Tim Nennig, and Administrative Assistant Melissa Depies.

Others present: Representatives of Gremmer & Associates: Tom Lanser, Jeffrey Chvosta and Brian Rogers, and many concerned residents.

Review Project Plans

Residents reviewed the project plans and asked individual questions on a one on one basis.

Brief Project Presentation / Questions and Answers

Director of Public Works/Village Engineer Dave Murphy gave a brief presentation regarding the reconstruction project.

Mr. Murphy stated that this is a very preliminary design. The goal of the design is to provide safe pedestrian, bicycle, and vehicular traffic along Falls Road. The project will include extending sewer and water from Blackhawk Drive to Cheyenne Avenue. Sewer and water laterals will not be extended to properties in the Town of Grafton unless the property owner requests the lateral and pays the construction cost up front. Currently there are no construction cost estimates. He reiterated that this is a very preliminary design and we are here tonight to obtain input from the residents prior to finalizing the design.

Tom Lanser, Gremmer & Associates, introduced himself and two other engineers, Jeffrey Chvosta and Brian Rogers, that are working on this project. He stated that this is an urbanization project on Falls Road from Blackhawk Drive to Port Washington Road. The term urbanization means to change the road from a rural setting to an urban design which will include curb and gutter, a bike lane, and storm sewer.

The plans being presented tonight show a profile of the proposed road improvements. He explained that the elevation of the road will be reduced slightly. The elevation will be determined by the yard grades in any particular location. The project is in three basic sections based on storm water drainage needs.

Pedestrian improvements will include sidewalk on the south side of the road along the entire length of the project. The road will also be constructed at a width to accommodate bicycle traffic.

Currently Falls Road snakes slightly back and forth, this project will realign the road with the section lines so that everything lines up properly, the end result will be a straighter road. He highlighted the locations of the grading limits and the existing right-of-way.

Doug Faretra, 1438 Fox Lane, questioned if storm and sanitary sewers were together. Mr. Lanser replied that they were two separate pipes. Mr. Murphy stated that the reason you have sanitary sewer backups during rain events is due to infiltration into the system. That is water that leaks into the system through manhole covers and joints in the pipes.

There was a comment that there was a long distance between the storm sewer collection locations. Mr. Lanser clarified that those were outlets for the storm sewer, there are several collection points on the project. He showed that collection points are catch basins or inlets and how they were depicted on the plans.

Mary Gosewehr, 1437 Falls Road, questioned if the road improvements will be done within the existing right-of-way. Mr. Murphy responded that all improvements will be done in the right-of-way; however, a temporary grading easement may be necessary to properly re-grade each property. There is no plan to have any retaining walls at this time. She then questioned about the grade and guard rails by the existing box culvert. Mr. Lanser responded that they are proposing a 3 to 1 slope and an extension of the box culvert therefore no guardrails will be needed. Ms. Gosewehr also commented that the slope of this road is a safety issue. She noted that you cannot see when children are getting on or off the bus or when she is coming out of the driveway. Mr. Chvosta noted that there are standards for travel speeds which were considered during this preliminary design and the road has been designed for a 40 mph speed limit while the posted speed limit is either 25 mph or 35 mph.

A Town resident reiterated that if the laterals are installed to their property, then they have to pay for the lateral up front. Mr. Murphy responded yes, and if they want to use those laterals then they need to annex into the Village. Mr. Lanser commented that the contractor will run the lateral to the property line; however it is the homeowners' responsibility to hire a contractor to run the lateral to the house and make the connection. The resident then asked if these improvements were a result of the new developments. Mr. Murphy explained that these road improvements have been planned for many years; however, they were put on hold for the development. The Village wanted to wait until the development was complete so the large trucks and

equipment would not harm the new road. Unfortunately that development is now on hold and this road is in very poor condition and needs the improvements. It was questioned if these improvements will increase the property taxes. Mr. Murphy responded that that these improvements will have no effect on Town property taxes. Village property owners will receive a special assessment for the improvements and the Village will hold the Town property owner's special assessments until such time as the property would annex to the Village. This means that the Town property owners will pay nothing for these improvements, until they annex to the Village, and then they will pay the assessment plus interest.

Jackie Chapman, 1321 Falls Road, questioned what studies have been done to determine that sidewalks are necessary. She stated that she has watched the pedestrian traffic over the last couple of weeks and has seen only four people walking on the street, she does not think that this warrants installation of sidewalks. Mr. Murphy explained that past practice has found that if sidewalks are installed, then people will use them. People currently do not walk on the street for safety reasons. She then questioned who is responsible to maintain the sidewalk. Mr. Murphy responded that the Town of Grafton has passed an ordinance stating that all property owners shall maintain sidewalk that abuts their property.

Doug Faretra questioned if sidewalk will be extended up Cheyenne Avenue. Mr. Murphy responded that it will not be extended with this project.

A resident questioned if the subdivision to the south of Falls Road would have to absorb some of these improvement costs. Mr. Murphy responded, yes they will be paying their portion for the improvements and will get a bill upon project completion as they are already in the Village.

Bob Meenk, 1397 Falls Road, commented that the plan shows that sidewalk will be constructed on the south side of the road. He questioned if the construction cost will be divided between both sides. He does not want sidewalk and believes that the construction costs should be divided equally to both sides of the road. Mr. Murphy stated that the sidewalk is only assessed to the property that it abuts.

Julie Keiser, 1581 Falls Road, questioned if there a greater cost for these improvements if the Town properties annex at a later date. Mr. Murphy stated that the cost will be the actual assessment plus accrued interest at the borrowing rate at the time of the project.

A resident from 1415 Falls Road questioned where the proposed walkers will come from and go to. There is no connecting sidewalk on Cheyenne Avenue and there is no plan to correct that problem. Mr. Murphy stated that the Town does not have the needed right-of-way along this section of Cheyenne Avenue to connect the sidewalk at this time.

A resident from 1371 Falls Road again questioned what the cost per foot will be. Mr. Lanser reiterated that there is no cost estimate at this time. Once the plans are more defined a cost estimate will be provided.

Ms. Gosewehr questioned if a cost estimate will be provided prior to the completion of the plan. She then questioned if a holding tank or septic system should fail any time after the project is complete, will the town property owner be forced to hook up to the system at that time. Mr. Murphy stated that the County is the entity that issues the permits for the septic systems, the only way a resident would be forced to hook up would be if the County did not issue a permit.

Mr. Murphy stated that the charges to Town properties are not considered a special assessment against the property; it is a cost due at time of annexation. If a Town property owner were to sell their home this cost would not show up on a Title search.

Property owner at 1397 Falls Road stated that they have a sump pump outlet on the east boundary of the property that is tiled from the back of the property to the ditch. Mr. Lanser stated that this type of information is what they need to know so that it can be considered during design and construction. That is why this meeting is being held.

There was concern about the water that drains to the vacant lot east of 1371 Falls Road. Mr. Lanser explained that the water will drain into the new storm sewer rather than in the culvert. The water will be handled with storm sewers rather than ditches.

A question was asked about the location of or moving of the power poles. Any relocation of power poles along Falls Road will be the determination of the We Energies. The plan is given to them for review and planning and they do what is necessary.

Ms. Gosewehr confirmed that the project does not include any street lighting or streetscaping. She also noted that she has always wanted sidewalk, she knows they are expensive and does not want to pay the entire cost. It was her opinion that adding sidewalks is a benefit to the entire community not just the abutting property owner; therefore, costs should be divided out. Mr. Murphy thanked her for her comments.

## **ADJOURN**

The informational meeting was ended at 6:50 p.m.