

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

**NOVEMBER 8, 2010**

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

Board Members present: Ron LaPean, Pat Murray, Edwin Dietrich, and Sue Meinecke.

Board Members absent: Richard Rieck.

Staff present: Director of Public Works/Village Engineer Dave Murphy, Utility Director Tom Krueger, and Administrative Assistant Melissa Depies.

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

Brief Project Presentation / Questions and Answers

Project design engineers Tom Lanser and Brian Rogers, Gremmer & Associates, were present to review the proposed project.

Mr. Gremmer highlighted the project stating that this is a reconstruction of Falls Road from Blackhawk Drive to Port Washington Road. The road is going from a rural road to an urbanized cross section.

The road width from Blackhawk Drive to Cheyenne Avenue will be 34 feet from face of curb to face of curb and it will be 38 feet wide from Cheyenne Avenue to Port Washington Road. Sanitary sewer and water main will be installed as well as storm sewer. The storm sewer system will have three outlet points, one is located on the southwest corner of Falls Road and Port Washington Road, another is located approximately 500 feet west of Shasta Avenue into a designated wetland, and the third one is located on the south side of Falls Road approximately 200 feet east of Blackhawk Drive into the drainage channel.

Mr. Lanser referred to a project diagram stating that the green areas were landscape areas where a construction easement may be necessary. Construction easements will benefit both the property owner as well as the Village. The easements provide a better project and an ease of transition into the properties. The red dotted line represents the existing right-of-way line.

Director of Public Works/Village Engineer Dave Murphy stated that very preliminary assessment figures are available for review. He noted that if you are a Village resident payment of the special assessment will required; however, if you are a Town resident

the dollar figure given will not be paid until such time as the property would be annexed into the Village.

Mr. Murphy stated that bids will be requested in February or March and once the contractor is selected a construction schedule will be determined.

Mary Gosewehr, 1437 Falls Road, questioned what will happen with mail delivery during the project, and whether the Village will be removing and replacing the mailboxes along Falls Road. Mr. Murphy stated that the mailboxes will be removed and possibly ganged together at one end of the project during construction and then reinstalled at the correct property upon project completion.

Claude Wollner, 1415 Falls Road, questioned if there was a survey of all property owners to see who wanted this project and who did not. He stated that as a property owner he should have something to say about what is being done. Mr. Murphy responded that there was no survey. He stated that the road is in very poor condition and needs to be repaired. The addition of sidewalk is Village policy.

Greg Levenick, 1371 Falls Road, questioned why the cost of this reconstruction is not borne by the Village and figured into the overall tax base. Mr. Murphy explained that when a subdivision is developed the developer will construct the road, sidewalks, curb and gutters and then dedicate the road to the Village. These costs are generally included in the lot price, so when someone purchases a lot they have already paid for these improvements. When a rural road, such as Falls Road, is urbanized the construction of those improvements is assessed to the property owners similar to when someone purchases a vacant lot. Mr. Levenick questioned if interest would accrue. Mr. Murphy stated that interest would accrue at the same rate as the borrowing.

Mr. Levenick questioned if a road that is entirely in the Village is repaired, who pays for the repairs. Mr. Murphy again stated that the Village only assesses for the urbanization of a rural road. An example of this would be the Keup Road reconstruction that was done in 2003.

Mike Guttman, 1232 Falls Road, does not understand this whole process. He stated he lives in the Town and is being assessed by the Village for road reconstruction. Mr. Murphy stated that he is not being assessed; it is a value held by the Village that will be due when and if, the property is ever annexed to the Village.

Mr. Murphy stated that 3/4 of this road is in the Town and not the Village. The Village realizes the road is in very poor condition and needs to be repaired; therefore, the Village is taking the lead on this project. Mr. Murphy recommended that the town residents speak with their Town Chairman about funding the project on their behalf.

Mr. Guttman stated that he believes it is Village people that use the road the most; therefore, the Village should pay the entire cost.

Delores Wollner, 1415 Falls Road, questioned if they, as property owners, will be responsible for snow removal on both sides of the home as they have a corner lot. Mr. Murphy stated that yes the property owner will be responsible for the snow removal on all sides of the home with sidewalk.

Peggy Kempke, 1430 Falls Road, questioned if there is a way the property could be annexed without the property owner requesting it. Mr. Murphy stated that yes, it can be done, however it is Village policy to only annex a property when requested by the property owner.

Ms. Kempke questioned if a property owner would elect to have the laterals installed, would they pay for the installation up front but not be able to use said laterals until the entire bill is paid and the property is annexed. Mr. Murphy stated that was correct; however, that option may not be available. It may not be in the best interest of the Village or the property owner to install these laterals and not use them.

Mr. Levinick questioned how many properties were in the Village compared to the Town. Mr. Murphy responded that the majority of the road is in the Town. Mr. Levinick further questioned since this is a Town road, where did the Village get the authority to do this work? Mr. Murphy responded that the Town has given the Village a permit and has approved the project.

Jim Herian, 1436 Falls Road, questioned what will happen if the recession hangs on and Blue Stem does not develop, will these costs change. Mr. Murphy stated that the costs will not change, the assessment values are determined by property and the Blue Stem property will be assessed regardless if it develops or not.

Ms. Gosewehr questioned if these improvements will increase the property value. Mr. Murphy stated that they should talk with an assessor or appraiser.

Tony Palabrica, 1470 Falls Road, questioned how unsafe the road really is, and if there have been any studies performed. Ms. Gosewehr stated that there have been at least four accidents in front of her home during the timeframe that she is home. Mr. Murphy stated that there has not been a study; however, it is his professional opinion as an Engineer that the road is unsafe and in need of improvements.

Mr. Guttman stated that the Town residents need to go to the Town Board and petition them to pay the Town portion of this project.

Mr. Wollner questioned what will happen with Cheyenne Avenue. Mr. Murphy stated that when Mr. Norman is ready to develop his land, the road will be straightened and widened. The right-of-way is in a reservation status right now in anticipation of future development.

Jennifer Schultz, 1454 Falls Road, stated that their driveway is near the 25 mph speed limit and cars typically go 45 to 50 mph. She questioned if the speed limit will be better

enforced once the road is developed. Mr. Murphy stated that if there is a problem she should contact the Police Department and/or the Sherriff.

There was a short time for individual questions to the design engineers.

The informational meeting ended at 7:00 p.m.