

MINUTES OF THE BOARD OF PUBLIC WORKS MEETING HELD AT GREENFIELD CITY HALL, COMMON COUNCIL CHAMBERS, ROOM 100, ON TUESDAY, SEPTEMBER 27, 2016 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 Excused
 Ald. Bruce Bailey Present
 Mr. Richard Kasza Present
 Ald. Linda Lubotsky Present
 Mr. Richard Mrochinski Present
 Atty Roger Pyzyk Excused

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

2. Approval of the July 26, 2016 Meeting Minutes

Approval of the 7/26/16 Meeting Minutes

It was moved by Ald. Bailey, seconded by Mr. Kasza to approve the July 26, 2016 meeting minutes. Motion carried unanimously

At this time Item #4 was discussed

3. Citizen Commentary

Citizen Commentary

John Wooden of 4185 S 72nd Street stated that for the last year or two South 72nd Street is becoming an overflow for the apartment complex next door. This is becoming dangerous as the vehicles are parking on both sides of the street. The Police Department has been called when vehicles are parking overnight on the wrong side and most now alternate back and forth. South 72nd Street has also become a dumping ground for things that fall out of the vehicles: shoes, trash, whatever just gets left on the ground. Many of the vehicles end up putting ruts into the grass as there is no curb and gutter, showing no respect for the property in the area.

Mr. Wooden noted that there was an incident with someone living in one of the cars that were parked on South 72nd Street. This is a scary situation for the teens that walk past these vehicles on their way to and from school. The parking situation will become difficult in winter with the plow only being able to do one side of the road at a time which will leave residents with only one lane of traffic. Last week a FedEx truck had to park on West Forest Home Avenue and run the package down the street because he couldn't get his truck through the parked cars.

Julie Fritz of 4159 S 72nd Street stated that it is understood we live on a public street but our concerns still need to be addressed. The street is only 25' wide. Ms. Fritz noted that her sister works second shift and took note on the night of September 26th just after midnight there were 11 open spaces at the apartment complex. On September 27th there were 13 open spaces.

Laurie Bloom of 4156 S 72nd Street believed there had been an agreement with the apartment complex that they would maintain the fence and take care of trash and landscaping maintenance. She says she's heard that the apartment only gives one parking lot spot per unit. If you have a second vehicle there was a \$25 charge.

Dan Peters of 7206 W Plainfield Avenue also mentioned that there is a small hill on South 72nd Street and in the winter a lot of snow piles up from the plowing on

West Forest Home Avenue and you sometimes have to get a running start or you'll get stuck. With vehicles parked on both sides of South 72nd Street this makes it more difficult.

Pamela Schulz of 4173 S 72nd Street asked if the no overnight parking would be posted on West Plainfield Avenue as well as South 72nd Street and if the signs are posted, will the police department enforce them. Mr. Katz stated that the entire neighborhood would be posted and that the police department does their best with the resources they have. If you contact the police department when there is a violation they will respond.

Mark Bloom of 4156 S 72nd Street likes the idea of no overnight parking but asked about creating no parking 15' from the corner. Mr. Katz said that could be accomplished.

Mr. Katz thanked the residents for coming and advised that concerns would be addressed directly at Common Council.

At this time Item #10 was discussed

- 4. **Discussion and decision requesting staff to prepare Developer's Agreement for the Sidhu Development, and to approve utility and street extensions in West Holmes Avenue, to a point approximately 85 feet west of its current terminus. Tax Key # 620-9944-002 (Engineering)**

Prepare Developer's Agreement for Sidhu Development and Approve Utility and Street Extension in West Holmes Avenue

Mr. Katz spoke about this lot coming before the Board in 2014 when the prior owner was trying to sell it but found no buyers due to it being unbuildable. The lot has now been sold and the new owner is looking to extend the street and utilities in order to build a home on this lot. The city needs to prepare a developer's agreement between the city and the owner that deals with the terms of him building the new city street in front of that property.

It was moved by Ald. Bailey, seconded by Mr. Kasza to approve for staff to prepare a Developer's Agreement for the Sidhu Development, and to approve utility and street extensions in West Holmes Avenue, to a point approximately 85 feet west of its current terminus. Tax Key # 620-9944-002. Motion carried unanimously

- 5. **Discussion and decision to sign agreements with Milwaukee County to operate and maintain a traffic signal on West Layton Avenue at Supreme Court / Hawk Run (Engineering).**

**Sign Agreement with Milwaukee County to Operate and Maintain Traffic Signal on West Layton Avenue at Supreme Court / Hawk Run
COMMON COUNCIL**

Mr. Katz noted that as part of the 84th South development a new traffic signal will be erected at Supreme Court which is the new main entrance in and out of the new 84th South development. The traffic signal will be installed by the developer. The city will pay half of the operational cost and the county will pay half. The city needs to enter into an agreement with Milwaukee County for this new signal.

It was moved by Ald. Lubotsky, seconded by Ald. Bailey to approve the signing of agreements with Milwaukee County to operate and maintain a traffic signal on West Layton Avenue at Supreme Court / Hawk Run. Motion carried unanimously

During discussion Ald. Bailey did ask if the developer is responsible for paying the annual cost of operating the signal. Mr. Katz stated that there is a developer agreement requiring the developer to pay for the city's operating cost of the signal.

6. Discussion and decision to defer special assessment for a sanitary sewer lateral and a water service lateral installed during Project 2015 #5 (Lynndale area) tax key # 553-0162-003 (Engineering).

**Defer Special Assessment for Sanitary Sewer Lateral and Water Service Lateral Installed During Project 2015 #5 for Tax Key #553-0162-003
COMMON COUNCIL**

Mr. Katz advised that there are three properties at the Board of Public Works this evening with similar situations. This item is for the address at 3629 S 33rd Street. As part of the project, by city code, water service and sewer service were installed and the reason was because the lot can potentially be split into two lots.

At the start of the project, this property was two lots. One of the lots had a house which burned down. That lot did have sewer and water service. The second lot had sewer and water service installed as part of the project. Both properties were sold during the project and combined into one tax key and the current owner plans to build a new home on the new combined lot. He has asked that we defer the assessment as he has no intention of re-splitting the lot at this time.

It was moved by Ald. Lubotsky, seconded by Mr. Kasza to approve the deferment of special assessment for sanitary sewer lateral and a water service lateral installed during Project 2015 #5 for tax key #553-0162-003. Motion carried unanimously

7. Discussion and decision to defer special assessment for a sanitary sewer lateral and a water service lateral installed during Project 2015 #5 (Lynndale area) tax key # 553-0405 (Engineering)

**Defer Special Assessment for Sanitary Sewer Lateral and Water Service Lateral Installed During Project 2015 #5 for Tax Key #553-0405
COMMON COUNCIL**

Mr. Katz stated that here again at 3344 W Lynndale Avenue is a double sized lot and therefore per the city code during the project a second set of laterals was installed in case that property was ever split. This will alleviate the road needing to be opened up for new laterals in the future. The owner is requesting that the special assessment for the lateral be deferred because she has no intentions of splitting the lot.

It was moved by Ald. Lubotsky, seconded by Mr. Kasza to approve the deferrable of special assessment for sanitary sewer lateral and a water service lateral installed during Project 2015 #5 for tax key #553-0405. Motion carried unanimously

7a. Discussion and decision to defer special assessment for a sanitary sewer lateral and a water service lateral installed during Project 2015 #5 (Lynndale area) tax key # 553-0164-001 (Engineering)

**Defer Special Assessment for Sanitary Sewer Lateral and Water Service Lateral Installed During Project 2015 #5 for Tax Key #553-0164-001
COMMON COUNCIL**

Mr. Katz advised that this again is a double lot so additional laterals were installed because potentially the lot could be split in the future but the current owner has no intention of splitting at this time. While it will save us from cutting into the road if it is ever split, the Department of Neighborhood Services recommends that this assessment be deferred as well.

It was moved by Ald. Lubotsky, seconded by Ald. Bailey to approve to defer the special assessment for sanitary sewer lateral and a water service lateral installed during Project 2015 #5 for tax key #553-0164-001. Motion carried unanimously

8. Discussion and decision to approve an ordinance to repeal ordinance 1129 that required traffic on South 67th Street to yield the right of way to traffic on West Holmes Avenue. All traffic shall now be required to stop before entering said intersection (Engineering).

Approve to Repeal Ordinance 1129 Requiring Traffic on South 67th Street to

**Yield Right-Of-Way to
Traffic on West Holmes
Avenue and Now
Require All Traffic to
Stop
NEXT AGENDA**

Mr. Katz stated that on West Holmes Avenue at South 67th Street, prior to the road reconstruction, there was a yield sign so that people on South 67th Street had to yield to traffic on West Holmes Avenue.

After the project the signs were switched so people on West Holmes Avenue had to yield to traffic on South 67th Street. Typically a 4-way stop is put up where both directions have about equal traffic and there is a high volume of traffic. In most calm neighborhood situations what happens is there is no sign and people yield to whoever gets there first.

Mr. Ewert asked if the purpose of the change is to keep people from speeding through the neighborhood. Ald. Bailey stated that the yield signs were originally for traffic on South 67th Street. At a meeting after the road project the residents voiced that cars were speeding on West Holmes Avenue from 6500 to the west so it was decided that when the street was back in operation yield signs would be placed so that people on West Holmes Avenue would have to slow down on their way to South 68th Street. We now have a request from several residents in the neighborhood who want that changed to either reverse it back to the yield signs on South 67th Street or to put in stop signs.

Ron Pietraszewski of 4921 S 67th Street stated that people that are going west on West Holmes Avenue cannot see traffic from South 67th Street or the yield sign due to some low tree branches. Mr. Pietraszewski also stated that vehicles don't abide by the yield signs so that is why he is asking for a stop sign.

Mr. Ewert advised that if people can't see the yield sign, they aren't going to see the stop sign either. Public Works needs to first take care of the sight issue with the trees before putting up any other signs.

Cindy Marchewka of 4920 S 67th Street noted that there is also an evergreen tree on the southeast corner of South 67th Street and West Holmes Avenue that blocks the view of traffic. Ms. Marchewka would like to see a four way stop at this intersection as well due to traffic not yielding.

Mr. Ewert will determine if the trees in question are on the city right-of-way. If branches are simply hanging into the right-of-way the owners will be asked to trim them back.

Jason Abbott of 4929 S 67th Court stated that he has a 10 year old daughter that rides her bike around and I'm more concerned for kids riding around on bikes and the vehicles not yielding at the intersection.

Joe Marchewka of 4920 S 67th Street stated that there is a four way stop at South 69th Street and West Vogel Avenue. Mr. Ewert noted that at the intersection of South 69th Street and West Vogel Avenue there are two curves in the road which was part of the reason for the four way stop signs. The Manual on Uniform Traffic Control states that the use of stop signs is not to be used as a speed deterrent. It is to stop people because of obstructions and other visual issues. People, especially in neighborhoods, have to be aware of their surroundings, they have to be neighborly and they have to treat the entire neighborhood especially where children are present, with care.

Joe Marchewka noted that there are no speed limit signs in the neighborhood. Everyone should know that residential should be 25 mph but maybe speed limit signs would be advisable.

Ald. Lubotsky let the residents know that there are yard signs available in City Hall in room 203 stating Children Playing and Obey Speed Limit. There are

some residents on South 43rd Street that have put up the signs and have reported that it has slowed down the traffic.

Tammy Larsen of 3634 S 34th Street spoke to the Board about a similar situation that occurred in the Lynndale neighborhood. The police department put up a monitor that tracked the speed on the street and it also snapped photos to see those violating the stop signs. Tickets were issued and it was found that many of those speeding and running through the stop sign were from their own neighborhood.

Mr. Ewert noted that this area should be monitored by the police department before more signs are erected.

Ald. Lubotsky asked that this issue be placed on the agenda for the next Board of Public Works Meeting on October 25th. In that time the police department will be asked to monitor the area, DPW will look at the trees and line of sight issues, and you may also pick up the yard signs. Residents may return to the October 25th meeting and the findings will be discussed.

Jesse Taylor of 5071 S 67th Street feels that the stop signs are a frivolous waste of money. People are just not abiding by the yield signs as stated before. Mr. Taylor believes if the line of sight issues are corrected that will alleviate some of the problems and speed limit signs and the police department involvement will help.

Ald. Bailey advised that he has received a few calls from individuals who would like to see stop signs. He himself would also like to see stop signs at this location however he is willing to wait out the Board doing its due diligence on this matter until the next meeting.

Next Agenda

9. Discussion and decision regarding approval of the 2017 Special Assessment Rate Schedule (Engineering).

**Approve the 2017
Special Assessment
Rate Schedule
COMMON COUNCIL**

Mr. Katz noted that every year the city updates the special assessments for street reconstruction projects. The increase is calculated by averaging the percent change from September 2015 to August 2016 of the construction cost index as published by the Engineering News Records. For 2017 the rates would be increased by 2.08%. In 2016 the rate was adjusted by 1.48%.

Ald. Lubotsky commented that there are many residents who have limited incomes and she would like to see the rate for 2017 remain at 1.48%.

Mr. Kasza noted that if the rate remains at 1.48% we are not reflecting the actual increase in what the construction costs are. Before we started using the index we deferred an increase and then suddenly we went to 6% so there are some people who got artificially low assessments and people at the end paid for it. We need to stay consistent for all streets that are reconstructed.

Mr. Katz stated that if we don't increase the assessment rates by the same methodology every year, it is unfair to the residents.

It was moved by Mr. Kasza, seconded by Ald. Bailey to approve the increase of the special assessment rate for 2017 by 2.08%. Motion carried unanimously

At this time Item #3 was discussed

10. Director of Neighborhood Services Report

No Report

**Director of
Neighborhood Service
Report**

11. Superintendent of Public Works Report

Mr. Ewert advised that Public Works is finishing up its scheduled crack sealing of roads. There are two areas left to be completed before we start leaf season. The line striping crew is diligently trying to get everything finished as well. The street sweeper has been out continuously in the last two months getting through all of the curb and gutter streets and then going to the curbless streets.

Leaf pick-up starts the 2nd week of October and you should not begin to place leaves out in the road before your scheduled time.

**Superintendent of
Public Works Report**

12. City Engineer Report

No Report

City Engineer Report

13. Other topics for future agendas

Ald. Lubotsky asked when the driveway for the high school would be open. Mr. Katz stated it should be opened during the month of October.

**Other Topics for
Future Agendas**

14. Adjournment

It was moved by Ald. Lubotsky, seconded by Mr. Kasza to adjourn the Board of Public Works meeting at 7:54 PM. Motion carried unanimously.

Meeting Adjournment

Respectfully submitted,
Laura Young
Administrative Assistant
Department of Neighborhood Services

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