

Village of Weston, Wisconsin
MINUTES OF THE PUBLIC INFORMATION MEETING
CRESTWOOD ACRES RECONSTRUCTION PROJECT
Wednesday, February 10, 2020, at 6:00 p.m.

Meeting called to order by Wodalski at 6:00 p.m.

Wodalski started the meeting at 6:00 pm. Sign in card and questionnaire sheets were at the table for everyone to sign in. Wodalski stated the purpose of the meeting is to address questions or concerns of the neighborhood as well as provide residents with information regarding the proposed project. Introductions were done.

Wodalski covered the history of the neighborhood. In the late 1960's sewer and water were installed and in the 80's storm sewer was added within a portion of the neighborhood. In 2009/2010 this project was brought up, but in 2011 the project was dropped due to cost concerns of the residents regarding the project. Since 2011 the Special Assessment Ordinance has been changed. The main change is the reconstruction of roads is no longer assessed which it was previously. It was clarified this is not a special assessment hearing, but based on a summer 2020 project, the average assessment for a driveway approach was around \$1,600. This is the only item proposed to be assessed on this project.

The Village Board approved the Capital Improvement Plan in 2020 which included this neighborhood as a 2021 construction project. To date, survey data and soil information has been collected. The purpose of the project is to replace the existing infrastructure which is 50+ years old. In recent years, there have been water main breaks, water valves broken, culverts replaced, small ditching projects attempted, and pothole patching done to keep the streets passable. Overall maintenance on the streets and underground infrastructure is getting to a point where maintenance costs will outweigh replacement costs.

Pictures of standing water heaved culverts and poor street condition were shown.

Wodalski then went over the proposed improvements which include: sewer main and manhole replacement on every street, new watermain and laterals from the main to property line, new street with new subbase sand material underneath it, and the gravel shoulders will be replaced with a concrete shoulder to better keep the edge of pavement supported.

Wodalski noted the existing street, particularly on Douglas where it makes its bends, is not centered in the right-of-way. This project will center the road as it should've been when it was first constructed. The drainage in the neighborhood should improve by adding storm sewer on every street. There will be a storm sewer inlet at each driveway and driveway culverts will be removed. This should help get rid of the heaving at the end of driveways. The storm sewer will also provide residents with sump pumps a place to discharge to.

Sidewalks are being planned to put in on both sides of the road in accordance with Village ordinance.

Maps to view driveway approaches and trees that will likely be removed as part of the project were shown and noted to those in attendance where they were laid out in the room. As part of the project, if a tree is removed due to conflict with the reconstruction project a replacement tree will be planted just behind the right of way. The example was given if a property loses 3 trees, then 3 trees will be planted. Wodalski also noted the tree type is generally of a similar species so if a pine tree is taken down a pine tree is usually replanted. If a resident would want a maple planted instead, that could be done, as well. As long as the tree being requested isn't a special species the Village can typically accommodate the tree request.

Other maps displayed gave the outline of where the storm sewer drains and sewer lines are proposed to be located.

A Resident asked if we have talked to the residents to see what they want. Wodalski said this is the reason for the meeting. This is a preliminary design phase. You can see the proposed street design if you drive east of Weston Elementary School, as that was reconstructed this summer (those would be the streets of S Timber, Sunset, Arrow, Kennedy and Von Kanel). The neighborhood behind Pick-N-Save has a similar design as well (Quirt-Sann, Barclay, Look and Weiland).

Wodalski said in 2019 the special assessment ordinance was rewritten. With the revised ordinance, if the infrastructure being replaced was existing, it would not be assessed. For this project the driveway apron (the part of the driveway between the edge of the road and the sidewalk) is what will be assessed. The reasoning is, if your house wasn't there the cost for the driveway apron wouldn't exist. On the project this past summer, the average assessment was about \$1,600 for a typical driveway. This cost will vary based on the size of the driveway and actual construction costs. Historically, special assessment payments can be split over 10 years. You can also pay it all at once or pay it off early if you so choose. The special assessment meeting will be likely held in April. Wodalski clarified that sidewalks are not assessed per the Village's Special Assessment Ordinance.

The projected schedule has the project being bid in April. Once the bids are in, the project would likely be awarded in April/May with then the project starting late May or June and finishing around October.

A Resident asked what they needed to do to get the sidewalks removed from the project. Wodalski said if there is a desire to discuss removing sidewalks they would have to address the Board of Trustees at one of their meetings. There is no charge to residents for the sidewalks.

A Resident asked if you are going to be able to mow the ditch. Wodalski said based on past projects, most people can take a riding lawn mower through it. The goal is to make them easily mowable, but the adjacent land elevations will also dictate how steep or shallow some of the ditches will end up. **Resident** also asked if they would be responsible for maintaining the ditch and sidewalk. Wodalski said yes, residents would be responsible for mowing the ditch as well as shoveling the sidewalk.

A Resident What is access going to be like during construction. Wodalski said we require contractors to make access available. However, there will be times where access to your driveway will not be possible such as when the sewer is being replaced in front of your driveway. The contractors will be responsible for notifying residents of these types of occurrences so you can make sure you have your car out of the garage in time. At night we generally don't allow excavation to be open, so it will be closed at night. The Village has hired an engineering firm, AECOM, to be the onsite inspector and they will have a member onsite for residents to ask questions to. Additionally, residents can communicate with Village staff (Josh Swenson, Utility Superintendent, Dan Raczkowski, Deputy Director of Public Works, and Michael Wodalski, Public Works Director) as they will be checking in on the project daily.

A Resident stated, I am a walker and the sidewalks by Renaissance are already cracking. This neighborhood over there is not that old and the concrete is already cracking, is that going to happen to our sidewalk too. Wodalski said the Village will maintain the cracks and settling of the sidewalks and will replace sidewalk panels as needed.

A Resident asked about Postal and Emergency Services access. Wodalski said there will be temporary mailboxes set up at the end of a street for residents to access their mail. As far as garbage and recycling, residents will just need to place their carts at the end of the driveway as they typically would and if the garbage truck can't access it, the contractor will be responsible for making sure the carts are moved to a spot where they can be accessed. Access for Emergency Services will be maintained as best as possible at all times as well.

A Resident asked if your objective will be to work on one road and then move onto the next. Wodalski said there is not a contractor selected yet, and the Village generally doesn't dictate the sequencing of the streets. Some contractors may work one street at a time, while another may have multiple crews working and be on multiple streets at once, it is all dependent on the specific contractor. Typically, the Village just gives them an end date they need to meet.

A Resident asked if the power and internet staying as is. Wodalski said they might have to relocate their facilities, but they will do that as part of the project.

A Resident asked if there will be times when we have no water. Wodalski said the current design is to relay the water main where it currently is, so a temporary water source is set up first and then they will disconnect the old one. Residents may have

intermittent times without water for about half a day. This will likely happen twice for each house, once when you are connected to the temporary water source and then once again when you are connected to the new main. Residents will be notified of the outages and normally it is done after 8:00 am so everyone can get through their morning routine before water is shutoff.

A Resident asked if this will improve the taste of the water. Wodalski said materials do collect on the pipe after time so there could be some improvement but replacing the mains and laterals to the property line aren't a guarantee to impact taste. Wodalski mentioned the Village is also looking at installing 2 new wells to improve the water quality system wide.

A Resident asked if the project follows the Camp Phillips corridor plan. Wodalski said this project does not as it is a replacement of the roads as they exist today. The Camp Phillips corridor plan is a future projection and we can't predict when that will or will not happen. The Village is not in position to buy houses right now. The corridor plan lays a foundation if a developer is interested in purchasing property and developing along Camp Phillips.

A Resident asked about the fall clean up and pick up, if construction is still going on is there any contingencies. Wodalski said we will work with you and the contractor if it is an issue at that time. The goal is to make sure all the other Village services continue throughout this project.

A Resident asked if utility lines from the road to our houses will be replaced. Wodalski clarified this project will replace the public side of the utilities which will be from the main to the property line. If a resident wanted to replace the laterals from the house to the property line they could discuss with the contractor once the project begins. Residents would need to pay separately for the replacement of those lines.

Wodalski mentioned the storm water design was dictated by the Department of Natural Resources (DNR) requirements for storm water. Storm water requirements are more stringent now than they were in the past. Since water currently flows through ditches now, the water has to flow through vegetated areas (ditches) with the reconstruction project or the Village would have to find a way to treat the water another way which typically involves a large pond and there isn't room available to build a pond in this neighborhood. Oils and other materials on the roadway, in theory, are filtered by the grass. In this neighborhood not a lot of water infiltrates in the ground. However, there were extra soil borings done this past fall to show the DNR infiltrating storm water was not practical. The new sand layer will get through the top layer and it will help the water go somewhere so it shouldn't just sit in the side of the road,

A Resident asked if there was any way we can get a copy of a map before it starts, not everyone has access to the web. Wodalski mentioned if residents contact him, he can get them a copy. He'll see what he can do to mail a copy to each property owner with

the next mailing as well. If someone wants to stop by village hall please call for a time to view the maps and we will also be uploading these items to the website.

The formal Q&A session ended at approximately 6:45, staff then invited all people at the meeting view the maps which were laid out on the table for them to view their streets and houses.