

MINUTES
BOARD OF PUBLIC WORKS MEETING
March 27, 2006 (Special)
New Berlin City Hall Common Council Chambers
3805 S Casper Drive

Please note: Minutes are unofficial until approved by the Board of Public Works at their next regular scheduled meeting.

The meeting was called to order at 8:02 A. M.

Members Present: Mayor Jack Chiovatero, City Engineer J.P. Walker, Alderman Ament, Alderman Augustine

Alderman Moore was excused.

Staff Present: Tammy Simonson, Division Engineer.

Guests Present: Mike Briohn, Dominic Ferrante and Cary Bilicki of Briohn Developers and Chris Jackson of C J Engineering.

ITEM 08- 06 Development Agreement for Westridge Development East

JP Walker: The Requested Action is to recommend to the Common Council approval of the Development Agreement subject to final review as to form by the City Attorney. The rationale is for the development of Westridge Development East, which is proposed office/warehouse use to be located at 5600 – 5900 So Moorland Road. The Development will consist of two multi-tenant office/warehouse buildings with a combined square footage of 327,000 SF. The site is located within the MMSD Sewerage District and will be served with municipal water and sanitary sewer systems, and I so move.

Mayor Chiovatero 2nd the motion.

Alderman Ament: On page 2 of the Developers Agreement under Paragraph 2.H - Storm Sewer, it says "private". I assume that means that the building owner or Developer is responsible for the maintenance of that facility, and who is responsible for enforcing that, the WDNR or City?

JP Walker: Actually the City has a WPDES which governs all storm water management for the City. Under that permit the City will oversee with periodic checks along with the Developer and if there are any maintenance issues that come up a discussion with the Developer will occur. But the overall maintenance of the facility will be the responsibility of the Developer.

Alderman Ament: On page 3 under Grading and Erosion Control and then under Paragraph 2 in the red or added portion, the second last sentence states "the silt fence should be installed on the South portion of the site followed by the clearing of trees." I assume that's clearing of trees per the Plan Commission?

JP Walker: That is correct.

Alderman Ament: On pages 6 & 7 at the bottom of page 6 and top of page 7 under Paragraph 6.E.4, it talks about the ponds. Do you know if these ponds have any recharge capabilities for that area?

JP Walker: We have representatives for the Developer here. I'll let them answer that question.

Chris Jackson: The type of soils there are definitely clay soils that have limited infiltration characteristics. The two main ponds are traditional when you think of a pond that have normal water storage and provide sediment control. We did provide as much infiltration as we possibly could. On the south side of the north building there is a rain garden with special engineered soil that allows as much infiltration as we possible could. There is a drain tile to aid because of the types of soil. Just adjacent to the south pond and lead to the north pond there are drainage swales that will provide some ground water infiltration to recharge.

Alderman Ament: On page 8 under Paragraph 7 - Roadways, Paragraph B.1.A. All roads within the development will be private roads, driveways. Is it just understood that the road will have to meet the City standards?

JP Walker: That's a requirement in the Developers Handbook.

Alderman Augustine: Why is this a two phase project?

JP Walker: I handed out are a couple of phase diagrams. There is a creek that bisects the development and as part of the WDNR requirements there is a bridge that has to be built across the creek. It is the Developer's desire that this site be phased. They are actually going to be building the south phase first. It's based on tenants coming in to occupy the buildings, but the phasing that they are proposing sets the necessary controls for Phase 1. Phase 2 is when the actually building construction will start.

Upon voting the motion passed unanimously.

Motion to adjourn by JP Walker.

Mayor Chiovatero 2nd the motion.

Adjourned at 8:05 A.M.