

**TOWN OF GIBRALTAR
SPECIAL MEETING
WEDNESDAY, FEBRUARY 21, 2018
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
6:00 PM**

Approved: March 7, 2018

Call to order: Dick Skare called the meeting of the town board to order at 6:00 p.m.

Roll call/quorum:

Board members present: Dick Skare, Steve Sohns, Barb McKesson and Dwayne Daubner, Brian Hackbarth will be arriving shortly due to a work emergency.

Board members absent: None

Agenda/proper notice/adopt agenda: *Motion: (McKesson, Daubner) to adopt the agenda as posted. Carried*

Parking Lot project: *Motion: (Skare, McKesson) to rescind the action taken at the last meeting on the parking lot. Carried with Sohns opposed.* John Kolodziej stated the stumps would be buried on-site at the stormwater retention pond site, not under asphalt as fill. The bat moratorium begins June 1st. The estimate is time and materials. The county could start tomorrow. What the county chips will not be hauled; they can be reused on site. Skare asked if the island staging area could be at the dump site. Any time the town crew can help that would reduce cost. The blacktop is for the entry and exit drive along with the 3 north parking areas, the balance of the lot will be gravel. Sohns feels the lot should be done completely in asphalt and should go out for bid. Sohns stated the town had also considered that this would be a staging area for the Hwy 42 resurfacing project vendors. Daubner wants to speak to Jeremy Ashauer on his insight on that potentiality. Option to have cleared and graveled then used as a staging area for the highway with paving at a later date. McKesson would like to see the mindset of parking in front of a business should change and have the parking lot used yet this year. *Motion: (Skare, McKesson) to have the county do the first 2 portions for \$149,500 site work and \$85,000 for the aggregate base. Erosion control, storm water culverts, and removal of stumps would be approximately \$20,000 with not to exceed of \$254,500. Carried with Sohns opposed.*

Approve Fire Chief job description: The description was reviewed. McKesson recommended that “urban community be changed to “community” and on page 2 the department is seeking a full time..., it should be changed to “town is seeking”. The changes were approved.

SEH Fish Creek Beach schematic design meeting No. 2

Coastal Update (Baird), Review data collection, Discuss Bulkhead applicability Caleb Barth stated water levels are high at this time. A bulkhead line controls whatever you want to do within the line area. A bulkhead line can be obtained for an individual property owner (town). The DNR sand permit is good for 10 years. A permit may be needed depending on the need that is presented. Navigation, habitat and property impact are the primary issues that the DNR considers.

Discuss 5 options for public pier, impact on beach, and stormwater considerations: Do nothing, Remove the pier, Replace the pier in-kind and in-place, Replace the pier in-kind and relocate, Increase width and length of the pier: Points brought up were:

- Which is more important – beach or lawn
- Pocket beach
- Crib base piers (concrete, steel or timber)
- Pier could be edge of swimming area
- Hydrodynamics have not been determined/studied
- Pier location compromise to halfway between the current location and the Alternative #5 location
- When applying for a DNR permit a preferred plan is included
- Possible viewing pier
- Cleats on one side of the pier
- Railed walkway (not a swim dock)
- Material preferences – natural – wood, durable, wood alternatives, recycled products
- Potential for grant funding

Fund for Lake Michigan The grant asks what are the hoped-for outcomes – reduced beach closures? What percent? Improvements to maintenance, green infrastructure bioswale? The pre-proposal is due on Friday (2/23). It would be hoped for that beach closings would be reduced to 0. With the current plan, the vortecnic unit will

reduce suspended solids by 80%, the road will be changed eliminating road runoff, the parking lot design will have stormwater retention pond designed in. *Hackbarth arrived at 7:40 p.m.

The general consensus was to go with Alternative #5 moving the pier half way between the depicted pier and the existing location.

Site walls, retaining walls:

- o Time-out walls
- o 10' inside width on ramp and sidewalk.
- o Seating around playground climbing structure
- o Intent to max space
- o Eliminate dune grass
- o Skating pond area

Materials:

- o Carry streetlighting along the sidewalk, bollards, building mounted emergency lighting with decorative on the building flanking the doors
- o Use existing benches and trash cans
- o "S" curve to the dock, eliminate the sidewalk to the steps
- o Foundation plantings around building, hydrangeas
- o Irrigation into the lawn and planting area
- o Location of the well? East garden /shrubs
- o Playground – lighthouse climbing structure, ship, sandpit and swings
- o Building to be used 4 seasons
- o Moveable furniture for the terrace area

Site Design (SEH)

Sidewalk connection to Town Center

Review updated site plan

Review recommended site materials

Review recommended site furnishings

Bath House (SEH)

Review Exterior elevations, Rendering, Preliminary estimate, Discuss building materials/ finishes,

Updated floor plan layout

- o Move mechanical room door to front hall.
- o Standing seam roof
- o Cedar siding
- o Do not need dormers on the back side of the building
- o Mechanicals on 1st or 2nd floor?
- o Storm shelter? Precast above the bathrooms would give the base for the mechanicals
- o The building will be on a slab, piping will be interior.
- o LP tank going to be buried closer to the road
- o Trellis
- o No windows on the east side of the building
- o No shutters
- o Center door with sidelights
- o Pillars to be larger
- o Windows more to scale with the original
- o Stonework can be a veneer
- o Swap mechanical room to the front of the building shifting the bathrooms north
- o 2 water fountains
- o Outdoor shower in the sand
- o Restroom cleaning – hose bib in each restroom
- o Heat and AC
- o Bathrooms 7'4" x 6'4"
- o Corner seat in bathroom
- o Shelf/hooks in bathroom
- o Steps off the pergola to sidewalk to the pier
- o Wall vent into space between restrooms, wall mounted light fixtures
- o Curbstop on the well?
- o Dry hydrant for the fire department
- o Preliminary construction cost Bathhouse cost no landscaping, fireplace \$560,000

Regulatory Framework: 30-day appeal on the variance. Pat to check with approval process at the county level.

Discuss permitting including tree cutting variance, building footprint restrictions

Next Steps in Design Process: Schematic design (current contract) Close on the building, refine cost estimate and clean up the drawing.

Overall project timeline Feasibility study (evaluation) \$5-8,000 but is not required for Fund of Lake Michigan grant application.

Adjourn: *Motion: (Hackbarth, McKesson) to adjourn at 9:55 p.m. Carried*

Respectfully Submitted,

Beth Hagen, Clerk