

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

Approved: April 2, 2018

Call to order: Dick Skare called the meeting of the town board to order at 6:04 p.m.

Roll call/quorum:

Board members present: Dick Skare, Steve Sohns, Barb McKesson and Dwayne Daubner, and Brian Hackbarth
Board members absent: None

Also present: Andrew Dane SEH, Caleb Barth, Baird via conference call.

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

SEH Fish Creek Projects Update

I. Coastal Update (Baird):

A. Review and discuss Baird report:

- Dane stated the report is a technical memorandum
- Primary concentration is on alternatives, cost and range of options
- Alternative 5A (Low Cost Alternative): \$366,795 intermittent timber cribs, 2” x 6” Southern Yellow Pine or composite decking, relocating the pier, increasing length to 150’ from the stone wall and width to 8’ with a 25’ rectangular end pier, it does not include the storm water outfall
- Alternative 5B (Approach Realignment Alternative): \$ 565,437 relocating the pier, timber cribs, premium wood (black locust or other hardwood) decking, increasing length to 180’ and width to 10’, with an octagonal end pier with a sunshade structure that would match the design of the pergola, it does include the storm water outfall with a longer shore tied crib
- Alternative 5C (Low Maintenance Alternative): \$870,505 includes storm water outfall, stepped terrace on lakeward end, steel bin wall crib, cast in place concrete deck, increasing length to 236’ lakeward of the stone wall with a 12’ wide approach, toward the lakeward end there is a terraced section that gives access to water depending on lake level and provides seating at the end terrace
- Location was based on feedback received.
- The project could be phased to add the pier after the storm water outfall is complete.
- Question to be answered – What does the municipality want to do? 1) Nothing 2) Remove the pier 3) Repair what is there 4) Replace and relocate in kind
- Once an alternative is selected the process begins with DNR permitting. Generally, the DNR is more willing with a municipality compared to a private property owner.
- Flow of the water was the reason to move the storm water to the east. Cost is impacted by the outfall. Whether locating pier e/w does not change symmetry (depth of the water). The pipe would be exposed without the covering of a pier. The outfall could freeze. There would be perforations near the end of the pipe. There would be an overflow. Invert elevation 1’ above the water level.
- In the permitting process the DNR is looking for navigation, habitat and fish.
- Bulkhead line: Any work lakeward of the OHWM is state property. A bulkhead line could be established for the beach property. The pier and bulkhead line could be done simultaneously. Could the town dock and former retreat lot be included in the bulkhead line?
- Do the voters approve this large expense, plus the highway improvements? Where does the money come from? Meeting of the electors is the mechanism to approve or disapprove the funds per Skare. Cost - no money from the county, Fund for Lake Michigan grant application, other grant applications have not been explored until a plan has been created which would determine what is grant eligible.

- **Identify preferred pier option:**
 - Next step town to reach an agreement on preferred option
 - Agency Coordination; aggressive timeline for May of 2019.
 - Fall of 2019 would be more realistic; Dane to change timeline
 - 236' L would it impede the navigational fairway/mooring area
 - Location of 5C but width of 5B
 - ADA accessibility requirements if benches
 - Extension of beach wall is part of the erosion plan.
 - Dane to summarize in a written document preferred approach and alternatives
 - Get opinion from Harbor Commission on location, length, time to digest
- **Flood Plain:** No discussion.

II. Site Design (SEH)

A. Review and discuss draft site plan:

- Changes are based on the last meeting
- SEH not recommending parallel parking in place of shrubs
- Option to blacktop to sidewalk, no shrubs, retaining wall 2'
- Drop off on the street side of the sidewalk with DOT pavement parking
- Dry Hydrant – location and cost
- Decorative lighting along the sidewalk, bollard lighting along ramp area, decorative light pole at playground and downcast lighting on building
- Can well be drilled at the location, also propane tank buried
- SEH recommended destination sign may not make sense if greenery is removed at island
Western sign to be at the western edge of property; Eastern sign should be angled for southbound traffic
- Stop the stone wall at Brown Avenue and slope to the beach.
- Playground seat walls see motion below
- Playground outside of building envelope? “Playground equipment” instead of drawn equipment.
- Keep sandbox
- Add receptacles near shade tree areas
- Depict elevation difference for site wall.
- Kayak drawing move to east side of pier
- Screening per landowner approval and permit stipulation
- West side screening per landowner input

Motion: (Hackbarth, Sohns) to have the playground seat wall in a semi-circle from green to green. Carried with McKesson opposed.

Dane will send back for final approval.

B. Storm water: Under site design

C. Beach to Town Center connectivity: Town center crosswalk is it widened on both sides of the highway

III. Bath House (SEH):

A. Review and discuss draft Bath House plan:

- Extend the mechanical room along restrooms
- Allow for hallway with a door to the south
- Bubblers on the north end of the mechanical room
- Double doors open to the patio/veranda
- Heated year round, open room could be locked
- Additional sink fixtures in restrooms
- Fireplace optional expense; Andrew will get cost
- Cost of regular building and cost of modified FEMA storm shelter. With pre-stress concrete.
Regular ceiling vs. clerestory.

IV. STH 42

- A. **RFB/Radar Speed Proposal – Town decision on DOT options:** Dane stated the original Rapid Flashing Beacon is not allowable. Dane will get a cost on the current style beacon. A comparison of the 3 beacons will be coming with the RFB tied to the electrical service and the speed sign solar.
- B. **SEH Supplemental Agreement ROW Plat and Acquisition:** *Motion: (Hackbarth, McKesson) to table. Carried*
- C. **DOT coordination items:**
 - i. **Crosswalks, beach access, landscape plans:** Dane to get DOT crosswalk plan and compare to SEH plan. Then changes can be identified.
- V. **Project Schedule**
 - A. **Review and discuss timelines:**
 - Bath House goal timeline –
 - Alter timeline to show bath house in 2019; Spring of 19 will be problematic.
 - Phase 1 push to 2019
 - Sohns - phases may be problematic; may need to start at the water and work our way back.
 - Do it all at once 2019 spring and fall.
 - Storm sewer in the fall of 18
 - Dane have not heard from Casey from Fund for Lake Michigan on pre-proposal
 - Full proposals are due in May
 - Final step is approval from the electors
- VI. **Next Steps**
 - A. **Summarize action items:**
 - Multiple options to present to the electors
 - Clarify what triggers the meeting of the electors on a building project
 - Serious thought about fall installation of storm sewer and vortech unit.

Adjourn: *Motion: (McKesson, Hackbarth) to adjourn at 9:12 p.m. Carried*

Respectfully Submitted,

Beth Hagen, Clerk