

In Attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance: City Planner H. Clinkenbeard, Deputy Clerk A. Hurd, Administrator S. Klein, Assistant City Engineer M. Wagner, Community Services Director K. Woldanski.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:01PM and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated November 16th, 2017 and January 18th, 2018

A motion was made and seconded, (C. Wunder, D. Linsmeier) to approve the November 16th, 2017 and January 18th, 2018 meeting minutes. Motion Passed: 5-For, 0-Against.

3. Continued Discussion and Action Regarding a Preliminary Plat for the Parkway Ridge Subdivision by Neumann Development for Their Property Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)

Chairman Bierce stated the Fire Chief and the County have both weighed in with some concerns on this project.

Matt Neumann of Neumann Development felt one of the primary conversations was whether or not there would need to be right-of-way access to the south thru the County's land. He stated the right-of-way extension was challenging within the project but was worked out with staff. There is now a 30 foot wide outlot there that would preserve the rights for the City to put a water main to the south.

Another issue at the previous meeting was related to sanitary sewer. They have met with engineering staff and he did not believe sanitary sewer to be an issue, but only a function of what method they use to make sure they have gravity flow.

The biggest issue was the tree issue and a tree survey was done. It was not a full survey but instead gathered data on which trees were alive and which were worth saving. When looking at the site from an aerial view it appears extremely dense, but a lot of it is buckthorn undergrowth and dead trees. There were a little over 200 trees that were between six and 12 inch caliber that the tree surveyor felt were worth trying to save. The trees were marked and color coded on the map. Mr. Neumann stated their strategy was to replace the "good" trees that they will lose with new trees that are recommended from an arborist. Any homeowners that take trees down over the four inch caliber will replace them either on their property or in an area created on the site.

Mr. Neumann referred to the Fire Chief's objection to the width of access to Bluemound Road and stated there was no issue with that. There needed to be two 26-foot wide lanes because there were not two separate accesses to the property. There will be a 150-foot entrance that comes into the subdivision before the loop layout. The loop design was chosen for public safety purposes due to having only one primary access to the site. There would be a boulevard entry with two 26-foot wide paved driving lanes.

It was noted that they came up with this design based on the comprehensive plan because it has the exact road layout.

Mr. Clinkenbeard referred to the roadway and stated if there was no median, it could be 52 feet wide because they are making up for two accesses.

Discussion then took place regarding replacement and preservation of the trees.

Mr. Clinkenbeard noted that the County wanted the City to follow what SEWRPC says, which is that this is a proposed primary environmental corridor. SEWRPC issued a letter stating the City can do what it wants in this area because it was not originally delineated as a primary environmental corridor. The County is objecting to this and suggesting that the City incorporate this area as an environmental corridor. That would allow only one lot per five acres on the area now delineated as an environmental corridor.

Additional discussion took place regarding saving and planting of the trees.

Chairman Bierce stated he sees potential problems down the road. He does not like the change of taking out the roadway to the south. He felt single access areas seem to always come back to the Council with a problem. He felt it was bad planning to do this with one access.

Mr. Neumann noted that they will have two entrances and they will meet State codes for safety purposes. He referred to the southern access point and noted that it falls off 25 feet and is steep and then goes into a wetland area on the County's land. It would require a whole series of people to do something all at the same time to make that thru road ever happen. Even if it was put in, it would not solve the near-term emergency access and safety requirements.

Mr. Neumann again referred to the trees and mentioned that his interests are aligned with the City's. Lots with mature trees are more valuable and the market will pay more for lots with trees on them. He wants to save the trees because it drives up the value of the homes. He suggested the City requiring letter of credits or having landscaping bonds with the buyer.

Mr. Klein clarified that apparently 80 to 90 percent of the trees would get wiped out. He then referred to the comprehensive plan and noted it was a neighborhood plan and it was just a suggestion of what could happen. He determined that this site is best suited for multi-family and suggested doing eight-family units, or possibly duplexes, if they wanted to save the natural characteristics. Mr. Klein stated from a staff perspective, they are recommending something other than what is being proposed.

A motion was made and seconded, (B. Bergman, S. Bierce) to recommend approval of the preliminary plat for the Parkway Ridge Subdivision subject to staff working with the petitioner to come up with a tree preservation and replacement plan suitable to both the ordinance and staff, and also widening outlot two to meet the recommendation of a future southerly connection point, and subject to the City Planner's comments and Engineering's approval and answering all of the County's questions. Motion Failed: 2-For, 3-Against (Bierce, Linsmeier, Sullivan).

Mr. Neumann requested clarification regarding the 30 foot outlot and whether it should be a 30 foot outlot or a 60 foot right-of-way. Mr. Bergman stated he was satisfying the Mayor's concern regarding future connectivity and his motion was not what the staff recommended but actually what the Mayor was asking.

4. Continued Discussion and Action Regarding a Petition for a Rezoning Public Hearing for

Neumann Development to Rezone Property Located at N28 W25206, N27 W25284, and N27 W25250 Bluemound Road From Rs-1 Single-Family Residential to Rs-6 Single-Family Residential (PWC 0925993, PWC 0925990, & PWC 0925992)

Mr. Clinkenbeard recommended the Plan Commission deny the rezoning because of denial of the plat.

A motion was made and seconded, (D. Linsmeier, S. Bierce) to deny the rezoning. Motion Passed: 5-For, 0-Against.

5. Continued Discussion and Action Regarding Certified Survey Map PC #180118-1 for the Neumann Development Properties Located at N28 W25206, N27 W25284 and N27 W25250 Bluemound Road to Combine Three Parcels Into One (PWC 0925993, PWC 0925990 & PWC 0925992)

It was requested by the petitioner that the CSM be removed from consideration. It was not in the best interest of property owner to combine the properties at this time.

Mr. Neumann questioned what they should do since they followed the comprehensive plan and received two staff recommendations, yet still got turned down. He noted that there was a straw poll done in November and they were told to move ahead. If the trees were going to be the number one issue back in November then they should have been told that. He questioned what they could do here and how they move forward.

Mr. Clinkenbeard stated the Plan Commission will have to wrestle with the issue of what they want on this land as an alternative to what Neumann Development proposed.

Mr. Sullivan commented that if they lost a lot or two to make the individual lots wider, they would then have more options when building houses to save more of the trees. He did not have a problem with the layout but he did think an effort should be made to modify the existing plan and spread out the lots.

Mr. Linsmeier stated he would've been more supportive of the project if he heard the same thing Mr. Sullivan was suggesting.

Mr. Neumann questioned if this would be allowed to advance if they came back with 38 lots and made them wider around the perimeter. Chairman Bierce felt it was an unfair question to ask because they do not know how it would be shaped. Mr. Neumann stated he would cut two lots out somewhere where the density of the trees are and he would make those lots a lot wider. He requested direction as to what to do next.

One of the property owners stated he has owned the property for four years and each year there are more trees dying. The developer wants a nice subdivision that will grow in value and has nice trees on it, and new trees.

Mr. Neumann stated he will meet with the other land owners and will work with staff to bring something back. It will come in the form of more than one version.

6. Adjournment

A motion was made and seconded, (C. Wunder, B. Bergman) to adjourn the meeting at 8:40pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd

Deputy Clerk