

## **PLAN COMMISSION**

**March 31, 2016**

Members present: Morrissette, Yoerg, Potter, Casanova and TeWinkel

Others present: Sam Cari, Christopher Anderson, Joe Granberg, John Rask, Deb Delander, Jeff Redmon, Randy Hanson and Denny Darnold

The meeting was called to order at 7:00 p.m. by acting chairman Morrissette.

A motion was made by Yoerg, seconded by Potter to approve the March 10, 2016 meeting minutes.

**Motion carried.**

**Certified survey map, three one-family residential lots, north of Wisconsin Street and west of Knollwood Drive – Carson Partners of Hudson.** Darnold noted that this area was part of the Willow River Cemetery and sold to Carson Partners of Hudson a few years ago. When Wisconsin Street was reconstructed this area was filled with excess material, clean fill, from the street project, Darnold added. Carson Partners propose three (3) one-family residential lots of approximately 24,000 to 30,000 sq. ft. in area. Darnold noted that city staff is awaiting utility information. Darnold recommended approval of the proposed three lot certified survey map (CSM) with the condition that the subdivision will not be allowed to be filed until the utility information is approved by city staff and surety provided for the installation of utilities, restoration of street, curb and gutter and boulevard area and city inspection fees prior to filing of the CSM.

A motion was made by Casanova, seconded by Potter to approve the proposed three lot certified survey map (CSM) as proposed by Carson Partners of Hudson with the condition that the utility plans be approved by city staff and that a surety is provided prior to the recording of the CSM to assure the installation of utilities; restoration of street, curb and gutter and boulevard areas; and cost of city inspections. **Motion carried.**

**Final master plan and preliminary plat, Carmichael Ridge planned residential development, 145 one-family lots and outlots, west of Carmichael Road and north of Coulee Road – M/I Homes / John Rask.**

Darnold noted the plan commission and Common Council approved the preliminary master plan in February / March and that M/I Homes is now requesting approval of the final master plan and preliminary plat. The general concept of the master plan has not changed significantly and the issues that the staff has been working on with M/I Homes include grading and storm water management. Final details for street, curb and gutter, sidewalk / pathways, street lighting, water, sanitary sewer and storm sewer will need to be approved by city staff, Darnold added. One area that is currently under review is the street section between Carmichael Road and the proposed roundabout in regard to the "ultimate" design of the street and accesses to the adjoining property relative to the future signalized intersection at Carmichael Road, Darnold explained.

Darnold recommended approval of the final master plan, including the landscape plan for area abutting the Cudd's Circle residential subdivision, of the proposed Carmichael Ridge planned residential development and conditional approval of the preliminary plat of Carmichael Ridge subject to the approval of street, curb and gutter, water, sanitary sewer, storm water, sidewalks / pathways and street lighting by city staff.

Morrisette asked how many homes were proposed. Darnold responded 145. John Rask, M/I Homes noted that there are 11 detached townhomes which will have association maintenance provided for the residents. TeWinkel asked about the location of those units. Darnold explained they would be located on the south side of the main road (depicted with reddish roofs on the plan provided by M/I Homes).

TeWinkel asked if the 11 units would be the only units with homeowner's association maintenance. Rask responded that development is marketing to elderly residents (55 years + / empty nester), and these units are located on the west side of the development and those units will also have association maintenance; so overall about one-half of the units will have maintenance provided through a homeowner's association.

Morrisette asked about street lighting. Darnold noted that M/I Homes (formerly Hans Hagen Homes) has utilized the custom residential lighting provided by Xcel Energy and staff will review plans in regard to street lights as part of the street plan specifications. Morrisette noted that there were some concerns about street lights in Stonepine.

Darnold reiterated that the landscape plan for the buffer area along the west property line adjacent to Cudd's Golf View Circle subdivision has been submitted in final form and that there are some existing trees on the property that may be transplanted in the buffer area that will provide a more immediate impact.

Potter asked about sidewalks. Darnold commented that the plan commission in earlier discussions did not require sidewalks adjacent to every lot, but has required the pathways along the major street which extends from Coulee Road to Carmichael Road and also pathways in the northern part of the development that will be available for public use. Yoerg confirmed that it was agreed that the sidewalks would not be required along the cul-de-sacs. Yoerg asked about the connection of a sidewalk or pathway to the cul-de-sac (proposed Street E). Rask explained that the slopes between that area and the main roadway are quite steep and that there is a nice grove of pine trees in that area that will be retained.

Darnold noted that there will be two considerations:

- Recommend approval of the final master plan including the final landscape plan for the buffer area adjacent to the Cudd's Golf View Circle subdivision with similar conditions to the approval of the preliminary master plan, and
- Conditional approval of the preliminary plat with the condition that plans for street and curb and gutter; sidewalk / pathways; street lighting; sanitary sewer, water and storm water utilities; grading; and stormwater ponds and structures be approved by the city staff.

Darnold commented that M/I Homes is probably about two months out before submitting their initial final plat(s) and that the most significant issue for M/I Homes is to get grading started this spring or early summer.

A motion was made Yoerg, seconded by Potter to approve the conditional use permit / final master plan for the Carmichael Ridge planned residential development as proposed by M/I Homes; including the final landscape plans for the buffer area along the west property line adjacent to the Cudd's Golf View Circle subdivision and conditions as listed in the preliminary master plan approval. **Motion carried.**

Darnold commented that the preliminary plat is the foundation for development improvements and future platting. TeWinkel noted that the preliminary plat denotes lot dimensions, grading, street right of ways, etc.

A motion was made by Yoerg, seconded by Casanova to approve the preliminary plat of Carmichael Ridge planned residential development with the condition that the plans for street, curb and gutter, sidewalks / pathways, utilities (sanitary sewer, water and stormwater), street lights, grading plans and stormwater ponds and structures are approved by city staff. **Motion carried.**

**Other business for discussion purposes only or placement on future agendas.** Darnold noted that due to the election and organizational meeting of the Common Council the next scheduled plan commission meeting is Thursday, April 21, 7:00 p.m.

A motion was made by Potter, seconded by Yoerg to adjourn. **Motion carried.** 7:18 p.m.

Respectfully submitted,  
Dennis Darnold, Secretary