

MEMO

TO: Tim Rhode, Village Administrator

FROM: Ryan Amtmann, Village Engineer

DATE: July 15, 2020

SUBJECT: LCL Development Area – Willow Drive Connection, CSM, Rezoning Application and PUD Agreement

BASIC INFORMATION	
Project Name	Lake Country Lutheran East Lands
Applicant Name	Neumann Development Inc
Consulting Planner and/or Engineer	TRIO
Existing Zoning	Public/Institutional
Requested Zoning	Rs-5 PUD Single-Fam Res
Address/Abbreviated Legal	Tax Key HAV0423981
Comprehensive Land Map Designation	Low Density Res 2.5 to 5 u/a

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Single Family	Town of Merton R-1 Single Fam
South	N/A	Hwy 16
East	Single Family Res	Rs-5
West	Public/Institutional	C-1

Project Overview

Neumann Development Company has been working since 2019 with the LCL group to prepare development plans for the LCL owned property east of Campus Drive. The Neumann group has presented their plans at various stages to the Arch Board/Plan Commission and Village Board. Neumann has furthered their development planning and desires to gain approval for their project and begin construction of the single-family condominium project this summer.

Joint Arch Board/Plan Commission and Village Board Meeting on July 20, 2020

The Village is convening a joint Arch Board/Plan Commission and Village Board meeting on July 20, 2020 to progress the approval of the project. The following items are on the agenda for consideration/possible action:

- Item 4 – Items related to LCL Development
- Item 4a – Two Part Public Hearing – Part 1 - PUD Agreement and Part 2 - Willow Drive Connection
 - Arch Board/Plan Commission Recommendation regarding Willow Drive Connection
 - Village Board Consideration regarding Willow Drive Connection
- Item 4b – Arch Board/Plan Commission consideration/recommendation regarding CSM to Village Board
- Item 4c – Arch Board/Plan Commission consideration/recommendation regarding Rezoning Application to Village Board

Memo re























LCL Development Area – Willow Drive Connection, CSM, Rezoning Application and PUD Agreement
Page 2

- Item 4d – Village Board consideration/action regarding CSM
- Item 4e – Village Board consideration/action regarding Rezoning Application
- Item 4f – Village Board consideration/action regarding PUD Agreement

Submitted Material

Neumann has furthered the final design of their proposed single-family condominium development and submitted the CSM, Rezoning application and PUD Agreement and associated exhibits. These documents were submitted via Zip file entitled “LCL Campus Drive Project Hartland.zip, with files generally dated July 2, 2020. The CSM was submitted via separate email correspondence on June 30, 2020. Finally, the PUD agreement is a working document being worked on by the Village Attorney, Village Staff and Neumann. The below screen shot shows the files that were included in the submitted ZIP file:

This PC > Downloads > LCL Project Campus Drive Hartland.zip

Name	Type	Size	Date modified
 Exhibit A - Legal Description.doc	Microsoft Word 97 - 2003...	37 KB	7/2/2020 7:21 PM
 Exhibit A - Legal Description.pdf	Adobe Acrobat Document	58 KB	7/2/2020 7:21 PM
 Exhibit B - Paradise Trails Site Plan.pdf	Adobe Acrobat Document	14,305 KB	7/2/2020 7:26 PM
 Exhibit C - Rezone Exhibit.pdf	Adobe Acrobat Document	200 KB	7/6/2020 2:22 PM
 Exhibit D - Preliminary Condominium Plat.pdf	Adobe Acrobat Document	1,096 KB	7/6/2020 2:29 PM
 Exhibit E - LCL NORTH_CIVIL PLANS_2020-07-02.pdf	Adobe Acrobat Document	46,911 KB	7/2/2020 7:21 PM
 Exhibit F - SWMP-LCL_2020-07-02.pdf	Adobe Acrobat Document	12,178 KB	7/2/2020 7:21 PM
 Exhibit H - FINAL Phase I Report - LCL Land Hartland.pdf	Adobe Acrobat Document	37,871 KB	7/2/2020 7:21 PM
 Exhibit K - Paradise Trails Condominium By-laws Draft.docx	Microsoft Word Document	54 KB	7/2/2020 7:21 PM
 Exhibit K - Paradise Trails Condominium Declarations Draft 4.docx	Microsoft Word Document	78 KB	7/2/2020 7:21 PM
 Halen_Concept_1.png	PNG File	6,087 KB	7/2/2020 7:21 PM
 Halen_Concept_2.png	PNG File	6,087 KB	7/2/2020 7:21 PM
 Halen_Concept_3.png	PNG File	6,087 KB	7/2/2020 7:21 PM
 Halen_Concept_4.png	PNG File	6,087 KB	7/2/2020 7:21 PM
 Hartland Lake Cntry Lutheran Res TIA 4-8-20.pdf	Adobe Acrobat Document	4,069 KB	7/2/2020 7:21 PM
 Heartland Corridor Report_CampusDrive_20200303.pdf	Adobe Acrobat Document	2,219 KB	7/2/2020 7:21 PM
 Heartland Tree Survey Memo_20200116.pdf	Adobe Acrobat Document	1,562 KB	7/2/2020 7:21 PM
 Paradise Trails Landscape Plan B&W.pdf	Adobe Acrobat Document	1,062 KB	7/6/2020 2:10 PM
 Paradise Trails Landscape Plan Color.pdf	Adobe Acrobat Document	7,698 KB	7/6/2020 2:10 PM
 Paradise Trails Phasing Plan.pdf	Adobe Acrobat Document	1,124 KB	7/2/2020 7:21 PM
 PUD Petition Letter Revised 6.30.20.docx	Microsoft Word Document	2,841 KB	7/2/2020 7:21 PM
 PUD Petition Supplemental Letter 6.30.20.docx	Microsoft Word Document	2,855 KB	7/2/2020 7:21 PM

Project Goals and Timeline

Village Staff is of the understanding that Neumann desires to break ground on the Phase 1 portion of this project this summer and complete binder course paving for the private roads and intersections at Campus Drive this construction season. Village staff has completed an initial review of the submitted documents and provided comments to Neumann. The following provides a general summary of the project of the completeness and status of the submitted documents.

Item 4a – Willow Drive Connection

Neumann is NOT proposing connection the Public Road in their development to Willow Drive, however, they are willing to make the connection to Willow Drive if that is the desire of the Village Board. The detailed plans as submitted provide for a dead-end cul-de-sac on the east end of the Public Road within their development. There will be an emergency access drive that will connect the cul-de-sac with Willow Drive. This access drive will have bollards at both ends to prevent vehicles from utilizing this access drive. Emergency vehicles and pedestrians will be allowed to utilize this path.

Please see the separate memo from Ryan Amtmann date July 8, 2020 entitled Willow Drive Connection that discusses the Village's two typical roadway cross sections for residential roads. Willow Drive is currently the Typical Village Residential Urban Section with a width of 30-feet from face of curb to face of curb. The proposed Public Road is being planned with this same 30-foot width. The traffic study was completed based upon the condition of the public road NOT being connected to Willow Drive. The traffic engineer was asked by Neumann what the condition would be like if the public road was connected to Willow Drive. Based upon the opinion of the traffic engineer that performed the traffic study, the 30-foot width would be adequate from a capacity standpoint. The traffic engineer believes that the net effect of overall volumes on Willow Drive would be similar if the roadway were connected or not. The traffic engineer believes that there would be just as much traffic from Chestnut Ridge that would travel west to the public road as there would be from Campus Drive heading east through Chestnut Ridge.

Item 4a Staff Recommendation

The connection of the Public Road to Willow Drive is NOT recommended based on the following available information:

- The Village emergency services will realize an enhancement in emergency access WITHOUT the road being connected, because the emergency access path will connect the public road and Willow Drive for emergency vehicles.
- The traffic study provided by Neumann did not analyze the connectedness of the proposed dead-end public road and Willow Drive.
- Willow Drive is the lesser of the Village's roadway cross sections. If the public road were to be connected to Willow Drive, then the public road and Willow Drive should either be widened by 6-feet to be the Collector roadway cross section or be signed as No Parking on one side of the road.
- The extension of the Public Road to connect to Willow Drive would increase the amount of impervious area and have a net negative impact regarding storm water flows towards the kettles of the rear yards along Hickory Court. In addition, the preservation of the UCO area would be lessened with the roadway connection.

Item 4b CSM

The CSM splits the parcel into 3 lots and dedicates the public road right-of-way to the Village. The Preliminary Condominium Plat further splits the lots and provides for easements.

Based upon the Village Staff review of the Civil Plans, there are likely modifications to the CSM that are necessary including at a minimum:

- Provide an easement on Lot 3 south of the public road for purposes of the full, future build of the storm water pond on the south side of the public road.
- Provide an easement on Lot 3 south of the public road cul-de-sac for snow storage.

Memo re

LCL Development Area – Willow Drive Connection, CSM, Rezoning Application and PUD Agreement
Page 4

- Provide easements as necessary at the intersection of the public road and Campus Drive to accommodate the widening of the taper/turn lane and possible relocated pedestrian path along Campus Drive and vision triangles.
- The proposed CSM lists all the monuments along the exterior as being “Set”, while CSM 10497 lists the same exterior monuments as being “Found” or “Set”. Were none of the pipe from CSM 10497 found?

Item 4b Staff Recommendation

Village Staff recommends the approval of the CSM conditional upon the above and other items that may result from final updates to PUD exhibits.

Item 4c – Rezoning Petition

Neumann has submitted a rezoning petition that includes the rezoning from I-Institutional zoning district on Lots 1 and 2 of the CSM to RS-5 Single Family Residential with PUD Overlay whose acreage is reduced by (a) an Outlot of 11.08 acres to be zoned as an Upland Conservancy Overlay District (UCO); and (b) the dedication of a public road right-of-way consisting of approximately 1.746 acres without regard to whether it should be connected to existing Willow Drive to the east of the development.

Item 4c – Staff Recommendation

Village Staff recommends that approval of the rezoning petition conditional upon modifications that may be necessary resulting from final updates to PUD exhibits or CSM.

Item 4f – PUD Agreement

Review, consideration and possible action to approve the Planned Unit Development Agreement between the Village of Hartland and PARADISE TRAILS, LLC and its exhibits and with possible conditions, including but not limited to the finalization of all exhibits and approval by Village Staff of same and supplementation of the PUD Agreement to reflect these proceedings.

Neumann has submitted necessary plans, specifications, stormwater management plan and other associated and necessary documents which are identified in the PUD agreement as Exhibits. Staff has reviewed the provided information and believes that the documents are in substantially complete form and condition. Staff has reviewed the documents and provided comments for Neumann’s team to move forward with final completion of documents.

Exhibit E – Civil Plans and Exhibit F – Storm Water Management Plan/Agreement will drive the modifications that may be necessary in most of the other exhibits as well as language in the PUD Agreement. Village staff has reviewed and consolidated comments regarding Exhibit E – Civil Plans on a marked-up set of plans that was provided to Neumann on July 14, 2020. **To review staff level comments please reference, “LCL Combined_07-14-2020.pdf” document included with the packet.**

Regarding Exhibit F – Stormwater Management Plan/Agreement, Village staff has reviewed the stormwater management plan and is in general concurrence that it meets the Village Ordinance. Village staff has requested that Neumann improve upon just meeting the Village Ordinance with regarding to further engineering to increase the infiltration rates with several key Kettles within the site such as Kettle 1 and Kettle 12. These improvements should result in the storm water conditions being improved over the existing conditions. A fully updated stormwater management plan/agreement will be provided by Neumann as a part of their final submitted documents.

Memo re

LCL Development Area – Willow Drive Connection, CSM, Rezoning Application and PUD Agreement
Page 5

Item 4f – Staff Recommendation

Village Staff recommends the approval of the Planned Unit Development Agreement between the Village of Hartland and PARADISE TRAILS, LLC and its exhibits with possible conditions, including but not limited to the finalization of all exhibits and approval by Village Staff of same and supplementation of the PUD Agreement to reflect these proceedings.

RTA:rt