

MEMO

TO: Tim Rhode, Village Administrator
 FROM: Ryan Amtmann, Village Engineer
 DATE: November 11, 2020
 SUBJECT: LCL Catalyst Multi-family – Rezone and PUD Petition

BASIC INFORMATION	
Project Name	Lake Country Lutheran Catalyst Multi-family
Applicant Name	Catalyst
Consulting Planner and/or Engineer	TRIO
Existing Zoning	Public/Institutional
Requested Zoning	Rm-1 PUD Multiple-Family Res
Address/Abbreviated Legal	Tax Key HAV0423981
Comprehensive Land Map Designation	High Density Res 8 to 18 u/a

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Single Family Res	Rs-5
South	Fallow	I - Institutional
East	Single Family Res	Rs-5
West	Public/Institutional	C-1

Updated Information

Since the October 19, 2020 Plan Commission meeting the Catalyst Development Team (CDT) has made updates to the PUD Agreement, Exhibit E Site Plans and other associated exhibits based upon Village Staff and Plan Commissioner comments. There is a joint Plan Commission/Village Board meeting scheduled for November 16, 2020, whereby the public hearing will occur, and the Plan Commission/Village Board will consider final approval of the Rezoning and PUD Agreement.

Village staff has reviewed the detailed plans and PUD Agreement and offer the following comments:

PUD Agreement

The PUD agreement has been developed by the Village Attorney and reviewed by CDT legal counsel. The PUD agreement is in substantially good form. There are numerous exhibits included in the PUD agreement that will be included in the Plan Commission/Village Board packet. There will likely be some minor updates to the exhibits as they are finalized for full execution by the signatory parties.

Exhibit E – Plans and Specifications

The CDT submitted updated civil/site/lighting plans that are included in Exhibit E – Plans and Specifications. Trio Engineering provided a letter detailing how they addressed the comments.

See Sheet 44/44 in Exhibit E for an updated Lighting Plan. CDT added numerous wall pack lights on the garages and exterior of the buildings. In addition, CDT has added numerous outdoor bollard lights at key locations to promote outdoor visibility along walking paths throughout the site.

Remaining comments are summarized below:

1. Cover Sheet T1
 - a. Update the drawing index.
 - b. Provided a signed/dated professional engineer stamp on the final drawings.
2. Pavement Marking & Signing Plan C0.22
 - a. Provide two (each) no parking signs on the paved drives on the garage sides of the buildings.
3. Proposed Phasing Plan C0.30
 - a. Identify that surface course paving for the entire development will be complete by May 2022.
4. Overall Grading Plan C1.00
 - a. The water utility will not accept the water meter pit location where shown. Show the meter pit adjacent to the bike path with the drive for the utility truck on the west or east side of the pit, touching the bike path. Adjust grades/location of sidewalk in the area to accommodate. Utilize retaining wall if necessary. Bike path may need its asphalt removed/replaced to accommodate this work.
5. Erosion Control Plan C2.00
 - a. Show tree protection around additional tree to be protected.
 - b. The diversion swale needs to be located “north” of the private drive to allow for the private drive grading/utilities to occur.

Exhibit F1 – Joint Stormwater Management Maintenance and Easement Agreement

This agreement is to share the joint maintenance responsibility between the Paradise Trails, LLC. and the Lutheran Highschool Association of Greater Milwaukee and was executed as a part of the Paradise Trails project.

1. Should this agreement be updated to replace LHAGH with Lighting Development?
2. Also, the maintenance agreement includes Exhibits A/B/C.
 - a. There is a reference to MMSD in Exhibit C that should be removed.
 - b. Exhibit C mentions the 2 kettles and the stone trench; however, it is silent to how these kettles should be maintained. Exhibit C should be updated to identify maintenance procedures for the kettles.

Exhibit F-2 Lighting Development Stormwater Maintenance Agreement

1. This exhibit was copied from Paradise Trails and shows facilities for Paradise Trails.
2. Update Exhibit A/B/C of this Exhibit F-2 to be appropriate for the maintenance practices necessary on the site, i.e.: catch basin cleaning frequency, slope/erosion remedies, etc.

Permits

Obtain all necessary permits including but not limited to: Village Stormwater Permit, DelaHart Sewer Approval.

RTA:rt