

PLAN COMMISSION MEETING MINUTES

FEBRUARY 22, 2006 @ 7:00 PM

TWIN LAKES VILLAGE HALL

*Notice of this meeting was distributed to all property owners within 200 feet.

tape available for one year

transcribed from tape by Lorna B Ryan

Unapproved Minutes Subject to Board Approval

Call to Order-7:03pm/Pledge of Allegiance. Roll Call: Conner, Destree, Diedrich, Graeber, Karow, Saul, Skinner, present. Also in attendance: Tim Popanda, Village Building Inspector, David E Cox, Village Administrator and Kathleen Richardson, Village Clerk/Treasurer.

CSM #203-EDWARD VARDON-514/508/000 OAKWOOD TRAIL-PARCEL#281-1460/1465/1470*

Ed Vardon explained the purpose of combining and re-splitting of lots is to create two lots that would allow the construction of a garage as well as create larger buildable lots. Karow explained this had been approved at the Regular Board meeting in February contingent upon Plan Commission approval tonight. MOTION BY KAROW, SKINNER, CARRIED, TO APPROVE CSM #203.

CONCEPTUAL PLAN-DAVID J LAURINE-LAKE SHORE ESTATES -PARCEL #333-2000 WILMOT ROAD & PARCEL #333-1000 HIGHWAY HM*

David Laurine spoke of his plan for the 114 acres-approx 140 lots (½ - 1 acre in size); no curb and gutter; Sage Meadow water retention on site - does not want retention/detention ponds that need to be cared for; rain garden in northwest corner; entrance gates of brick/limestone; originally thought as cluster project - higher density-not his style; desire to restrict traffic through this project with only one entrance on Highway HM; larger lots/homes with less children; will donate \$1,000 per unit to elementary schools (southwest corner of project Lakewood School District, rest is Randall); will purchase trees and plants to set up a tree line; slow build out - 10 years plus.

Concern was expressed regarding a spring in the northeast corner of the property that flows south and floods over to rain garden area. Laurine stated he was not aware of this and further engineering would be necessary on both ends.

John Zick, 159 Schoors Lane, purchased 50 feet from Laurine 25-26 years and was told a road would be put in to prevent land lock of his property.

Laurine responded that the land was given to them, not purchased, and if a road not built within so many years, the land would be attached to their lots.

Deb Falletti, 201 Schoors Lane, expressed concern with the creek at the back of property, as well as higher taxes with combination of lots. Laurine stated a 20' buffer would be installed between this project and their lots. The homes to be at the front of the deeper lots, therefore not disturbing the creek.

LaVern Wronski, 2601 East Lake Shore Drive, is sad that farmland is being built on and is concerned with taxes, impact on schools and the sewer system, more traffic on the roads, and the run off on East Lake Shore Drive. Skinner replied the hope of this project adding to tax base of Village, therefore lowering taxes. Also explained it is Laurine's responsibility to improve sewer.

Ann Anderson, representing Bentley Estate, questioned whether impact studies have been done yet, as well as water testing. Laurine stated water purifies itself in 3'; farm fertilizers now hit drains and go into the lake; propose aquifers to replenish water; no curb and gutter better for water quality.

Gina Prochaska, 2647 East Lake Shore Drive, expressed her concern regarding the storm water and whether these homes being built will increase the water flowage to her; also will fencing be installed along East Lake Shore Drive. Skinner stated a 20 - 25' vegetive buffer will be installed along County highways. Laurine stated he needs to know these water concerns for further engineering.

Destree stated he wanted to see an entrance off of East Lake Shore Drive as the Smart Growth Plan calls for street integration. Saul expressed serious safety concerns due to the width of East Lake Shore Drive. Destree addressed Popanda's concerns with the entrances on Highway HM need to line up. Karow suggested involving Kenosha County Public Works. Laurine stated he is very reluctant to hook up to another subdivision; two different projects with his lots much smaller. Graeber agreed and felt there was enough frontage on Highway HM. Destree continued with Popanda's concerns regarding restricting driveway access on Highways HM and East Lake Shore Drive, rear yard vegetative landscape buffer for lots along Highways HM and East Lake Shore Drive, rear yard setbacks increased for lots adjacent to the county roads all to which Laurine stated there would be no problem. Discussion continued regarding multi-use trail or sidewalk incorporated into the development and connecting to Millennium Park. Laurine stated he would prefer an extension of the roadway as compared to a trail along the backside of the lots or sidewalks that are separated from the roadway. Also would prefer to donate \$2000 per lot for the Park Commission to use for a multi-use field as he feels Millennium Park is not used to the full extent. Consensus of Commission was for one side of the road to be extended wider for a path. Laurine said he would check into an easement into Millennium Park.

Jeff Jablonski, 2912 E Lake Shore Drive, (owner of property between subdivision and Millennium Park) expressed concern with a path through his property as it is very wooded and secluded, and there are already problems now with kids hanging out there.

Destree continued with Popanda's lot configuration concern (lots 148, 149, 91, 92, 94) not complying with the Village Land Division Ordinance as it applies to lot width and setback lines to which Laurine agreed he would change. Destree also stated he would prefer fewer cul du sacs as that is more cost effective and easier to plow..

Sharon Bower, 1608 Sunset Drive, stated Laurine wants a private community with exclusive homes and is offering to donate \$1000/lot to schools and \$2000 /lot for parks, why give him a hard time?

Saul questioned the price range of the area - Laurine stated 2000 square foot minimum with homes ranging approximately \$250,000 to \$275,000 equaling \$300,000 to \$400,000 low end final product with the lot. Saul stated the donation is small compared to the cost of the development. The Comprehensive Plan identifies this parcel as conservation traditional neighborhood - Laurine is not proposing that. The Plan would need to be changed to meet this development. Saul also stated the Community well issue needs more study as he is concerned with 140 wells. Graeber concurred . Laurine stated this doesn't make financial sense to him. Destree expressed the need for an estimated infrastructure cost. Laurine asked if the Village would share in the cost. Graeber stated the Village needed to look long term.

ZONING CODE AMENDMENTS-UPLAND CONSERVANCY & RURAL ESTATE RESIDENTIAL

This topic was tabled

CONSIDERATION OF REZONING THE NEWLY ANNEXED VAN BRAMER PROPERTIES TO UPLAND CONSERVANCY & RURAL ESTATE RESIDENTIAL

This topic was tabled

Motion by Conner, Skinner, carried to adjourn at 9:30 pm

SIGNED COPY AVAILABLE AT THE VILLAGE HALL

Kathleen Richardson, CMC
Village Clerk/Treasurer

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