1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding Approval of Meeting Minutes Dated September 20, 2018

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for GE Healthcare to Rezone Property Located at N16 W22419 Watertown Road From A-2 Agricultural to I-1 Urban Institutional for the Purpose of Combining the Two Properties to Allow for Additional Green Space (PWC 0960994 & PWC 0959999)

4. Discussion and Action Regarding a Certified Survey Map for GE Healthcare Located at N16 W22419 Watertown Road for the Purpose of Combining Two Properties to Allow for Additional Greenspace (PWC 0960994 & PWC 0959999)

5. Discussion and Action Regarding the Mitigation Plan for Terrance Schneider for Property Located at W267 N2907 Woodland Drive (PWC 0930999)

6. Discussion and Possible Action Regarding the Conceptual Site and Building Plans for WVRC Emergency & Specialty Pet Care Located on Pewaukee Road South of I-94 (PWC 0966999)

7. Adjournment

Ami Hurd
Deputy Clerk
10/11/2018

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Harlan Clinkenbeard, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.
DATE: October 18, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT: Discussion and Action Regarding Approval of Meeting Minutes Dated September 20, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:
CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.

DATE: October 18, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:
Discussion and Action Regarding a Petition for a Rezoning Public Hearing for GE Healthcare to Rezone Property Located at N16 W22419 Watertown Road From A-2 Agricultural to I-1 Urban Institutional for the Purpose of Combining the Two Properties to Allow for Additional Green Space (PWC 0960994 & PWC 0959999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:
Description
GE Healthcare Rezoning Petition
GE Healthcare Rezoning Map
GE Healthcare Staff Report
PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF: GE HEALTHCARE TO REZONE FROM: A-2 AGRICULTURAL TO: I-1 URBAN INSTITUTIONAL

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 24, THENCE SOUTH 89°15’01” EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ SECTION, 85.36 FEET TO THE SOUTHERLY LINE OF WATERTOWN ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 53°10’54” EAST ALONG SAID SOUTHERLY LINE, 191.82 FEET; THENCE SOUTH 62°55’47” EAST ALONG SAID SOUTHERLY LINE, 209.10 FEET; THENCE SOUTH 58°15’59” EAST ALONG SAID SOUTHERLY LINE, 574.08 FEET TO THE NORTHERLY LINE OF A CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 52°52’01” WEST ALONG SAID NORTHERLY LINE, 2722.84 FEET; THENCE NORTH 00°44’59” WEST, 439.69 FEET TO THE CENTERLINE OF NORTH AVENUE; THENCE NORTH 19°28’01” EAST ALONG SAID CENTERLINE, 797.10 FEET; THENCE NORTH 28°30’01” EAST ALONG SAID CENTERLINE, 430.49 FEET; THENCE NORTH 10°18’01” EAST ALONG SAID CENTERLINE, 404.54 FEET; THENCE NORTH 12°53’01” EAST ALONG SAID CENTERLINE, 209.40 FEET; THENCE NORTH 17°30’20” EAST ALONG SAID CENTERLINE, 397.53 FEET TO THE SOUTHERLY LINE OF SAID WATERTOWN ROAD; THENCE SOUTH 58°16’09” EAST ALONG SAID SOUTHERLY LINE, 751.10 FEET TO POINT OF BEGINNING. CONTAINING IN ALL 2,294,695 SQUARE FEET (52.6790 ACRES) OF LAND, MORE OR LESS.

Common Description: N16 W22419 Watertown Road

Tax Key Number: PWC 0960994 & PWC 0959999

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: combining the two properties for GEHC to allow for additional green space.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on Thursday, October 18th, 2018 at or after 7:00 PM.

Dated this 19th day of September, 2018.

   ________________________________
   Kelly Tarczewski,
   Clerk/Treasurer, City of Pewaukee
REZONE FROM A-2 TO I-1
REPORT TO THE PLAN COMMISSION

Meeting of October 18, 2018

Date: October 9, 2018

Project Name: GE Healthcare Institute Conference Center Rezoning and Certified Survey Map

Project Address/Tax Key No.: N16W22419 Watertown Road/0960994 and Not Assigned/PWC 0959999

Applicant: Interstate Partners LLC

Property Owner: General Electric Company

Current Zoning: I-1 Urban Institutional District, A-2 Agricultural District, F-1 Floodplain District and LC Lowland Conservancy District

Proposed Zoning: I-1 Urban Institutional District, F-1 Floodplain District and LC Lowland Conservancy District

2050 Land Use Map Designation: Office Commercial, Medium Density Residential, Flood Plains, Lowland & Upland Conservancy, and other natural areas and Water

Use of Surrounding Properties: Single-family residential and multi-family residential to the north, F-1 and A-2 zoning to the south, vacant land zoned Rs-1, F-1 and LC districts to the east and single-family residential to the west

Project Description

The applicant filed a Rezoning Application requesting approval to rezone a portion of the property bearing Tax Key No. PWC 0959999 from A-2 Agricultural District to I-1 Urban Institutional District. Note that the property also contains F-1 District and LC District zoning, which would remain.

A Certified Survey Map was also submitted requesting to combine the above referenced parcel with the adjacent parcel to the southeast located at N16W22419 Watertown Road.

The rezoning and land combination are in anticipation of a future building addition to the General Electric Healthcare Institute Conference Center (GE HCI). The combination of land is needed as the addition would reduce the greenspace on the existing GE HCI site below 40%. With the combination of the two parcels, there will be sufficient greenspace to meet the City’s 40% greenspace requirement.

GE HCI is a permitted use in the I-1 District and the land combination meets all I-1 District standards. Site and building plans for the building addition will require review and approval by the Plan Commission, prior to issuance of a Building Permit.

It should be noted that if the rezoning is approved, the CSM will be revised accordingly prior to recording with the Waukesha County Register of Deeds.
**Recommendation**

A motion recommending approval of the proposed rezoning request to amend the City’s zoning map for a portion of the property bearing Tax Key No. PWC 0959999 from A-2 Agricultural District to I-1 Institutional District.

A motion recommending approval of a 1 Lot Certified Survey Map combining two existing properties located at approximately N16W22419 Watertown Road bearing Tax Key Nos. 0960994 and 0959999.
DATE: October 18, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:
Discussion and Action Regarding a Certified Survey Map for GE Healthcare Located at N16 W22419 Watertown Road for the Purpose of Combining Two Properties to Allow for Additional Greenspace (PWC 0960994 & PWC 0959999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:
Description
GE Healthcare Revised CSM
CERTIFIED SURVEY MAP No. ____________________________


SURVEYOR'S CERTIFICATE:

State of Wisconsin  )
) SS
Waukesha County  )

I, Rizal W. Iskandarsjah, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a part of the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Southeast 1/4 of said Section 24; thence South 89°15'01" East along the north line of said Southeast 1/4 section, 85.36 feet to the southerly line of Watertown Road and the point of beginning;

Thence South 53°10'54" East along said southerly line, 191.82 feet; thence South 62°55'47" East along said southerly line, 209.10 feet; thence South 58°15'59" East along said southerly line, 574.08 feet to the northerly line of a Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; thence South 52°52'01" West along said northerly line, 2722.84 feet; thence North 60°44'59" West, 439.69 feet to the centerline of North Avenue; thence North 19°28'01" East along said centerline, 797.10 feet; thence North 28°30'01" East along said centerline, 430.49 feet; thence North 10°18'01" East along said centerline, 404.54 feet; thence North 12°53'01" East along said centerline, 209.40 feet; thence North 17°30'20" East along said centerline, 397.53 feet to the southerly line of said Watertown Road; thence South 58°16'09" East along said southerly line, 751.10 feet to point of beginning.

Containing in all 2,294,695 square feet (52.6790 acres) of land, more or less.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of GENERAL ELECTRIC COMPANY C/O EPROPERTY TAX INC DEPT 201, owner said lands.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

DATED THIS _____ DAY OF OCTOBER, 2018

Rizal W. Iskandarsjah, P.L.S.
Professional Land Surveyor, S-2738
CERTIFIED SURVEY MAP No. __________________________

NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATES

GENERAL ELECTRIC COMPANY C/O EPROPERTY TAX INC DEPT 201, as owner, do hereby certify that said
company caused the land described in the foregoing affidavit of Rizal W. Iskandarjuch, to be surveyed, divided,
mapped and dedicated as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin
Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

GENERAL ELECTRIC COMPANY
C/O EPROPERTY TAX INC DEPT 201

__________________________________ (sign)
__________________________________ (print)

State of Wisconsin

) SS

_______ County

Personally came before me this ______ day of ____________, 201__, the above named ______________________,
as the ___________________ of the above named company and acknowledged that they executed the foregoing
instrument as such officers as the deed of said company, as Manager, by its authority.

__________________________________ (sign)
__________________________________ (print)

Notary Public, ____________ County, ______
My Commission Expires ____________

PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Pewaukee, on this _____ day of
__________________, 201__.

_____________________________ ________________________
Steve Bierce, Chairperson Date

_____________________________ ________________________
Brandon Bergman, Secretary Date

COMMON COUNCIL APPROVAL

This Certified Survey Map is approved and dedication accepted by the Common Council of the City of Pewaukee, on
this _____ day of __________________, 201__.

_____________________________ ________________________
Steve Bierce, Mayor Date

_____________________________ ________________________
Kelly Tarczewski, Clerk/Treasurer Date

DATED THIS _____ DAY OF OCTOBER, 2018

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARJUCH, S-2738

SHEET 4 OF 4
DATE: October 18, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT: Discussion and Action Regarding the Mitigation Plan for Terrance Schneider for Property Located at W267 N2907 Woodland Drive (PWC 0930999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:
Description
Schneider Impervious Surface Calculations
Schneider Mitigation Plan Application
Schneider Mitigation Plan Map
Schneider Mitigation Engineering Staff Report
IMPERVIOUS SURFACE CALCULATIONS

LOT SQUARE FOOTAGE:  17,797 SF.

STANDARD ALLOWABLE IMPERVIOUS SURFACE SF.  35% = 5,608

IMPERVIOUS SURFACE CALCULATIONS:

HOUSE/GARAGE/FRONT PORCH  3,000 SF.
DRIVEWAY  1,658 SF.
DECK/STAIRS  399 SF.
BOAT HOUSE  176 SF.
PATIO  288 SF.
SIDE PAVED AREA  72 SF.
FRONT WALK  15 SF.

TOTAL = 5,608 SF OR 31.5 SF. COVERAGE
CITY OF PEWAUKEE – MITIGATION PLAN NARRATIVE

Schneider Residence
W267N2907 Woodland drive
Pewaukee, WI 53072

Applicant: Lynn Goldstein President Creative Landscape Designs, LLC

October 2, 2018

Attachments:

Impervious Surface Calculations

Mitigation Plan Sheet

Landscape Design

The owners of the property listed above, Terry and Kim Schneider, are proposing to install landscaping at the above address. The total combined impervious surface of the new structures and remaining hardscaping elements, patio, driveway and walkway exceeds the standard allowable 27.5% lot coverage (5,608 s.f. based on the lot square footage of 17,797 s.f.) The impervious surface calculations for the proposed project are attached.
In order to exceed the standard allowable coverage a mitigation plan must be prepared that accounts for the difference between the standard allowable coverage and the proposed larger amount. The plan for a volume base must propose measures that hold the stormwater onsite for a volume based on a 2 year 24 hour rain event associated with the difference in square footage between the standard allowable coverage and proposed larger amount. The following are mitigation calculations that apply to the project.

LOT = 17,797 S.F.

5,608 S.F. = 31.5% COVERAGE OF THE LOT PROPOSED WITH MITIGATION (35% MAX)

4,894.18 S.F. = 27.5% COVERAGE OF THE LOT ALLOWED STANDARD

713.82 S.F. = DIFFERENCE

713.82 S.F. X 2.69 (WATER VOLUME FOR A 2 YEAR 24 HOUR STORM EVENT) = 1,920.18

160 CUBIC FEET OF STORAGE IS NEEDED FOR MITIGATION

OR

5.9 CUBIC YARDS OF STORAGE IS NEEDED FOR MITIGATION
The following mitigation measures are proposed for the site to satisfy the requirement above:

1. installation of an 8” deep rain garden to capture stormwater runoff before it enters the lake, Woodland Road and adjoining properties. The total storage volume for the rain garden is 5.9 cubic yards (based on a total of 239 s.f. of rain garden)

2. Native plants will be installed in the rain garden because of their extensive root systems that soak up stormwater.

3. Please see attached rain garden plant list.

The proposed mitigation measures mentioned above can be seen on the attached landscape plan. Implementing these measures should satisfy the city mitigation requirements which should allow the Schneiders to proceed with their landscape project.
Memorandum

To: Plan Commission

From: Magdelene Wagner, P.E.

Subject: Mitigation Proposal for W267N2907 Woodland Dr (PWC 0930999)

Date: October 9, 2018

REQUESTED ACTION:
Plan Commission approval the mitigation plan for W267N2907 Woodland Dr (PWC 0930999) contingent on 1) a revised grading plan being submitted and approved by the Engineering Department showing the impervious areas are draining to the proposed rain garden; 2) the drainage swales along the East & West property lines are maintained as shown on the previously approved grading plan and are incorporated into the revised grading plan; 3) a Grading/Landscaping Permit and other applicable permits are obtained prior to the work starting; and 4) the mitigation plan and Plan Commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

BACKGROUND:
According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 7.5% (lot is greater than 10,000 sf) of permanent impervious surfaces outside of the structures. If a lot is proposing to be over this 27.5%, it will be allowed a maximum of 35% total impervious area (permanent structure and impervious area) with mitigation practices as approved by the Plan Commission.

The Schneider property is located at W267N2907 Woodland Drive and has a lot size of 17,797 SF. The allowable permanent structure is 4,894 SF (20%) and the allowable permanent impervious surface is 1,335 SF (7.5%) for a total allowable impervious area of 3,559 SF. The ordinance allows the combined permanent structure and permanent impervious surface to 35% (6,229 SF) of the parcel. The Schneider's are requesting approval for 31.5% (5,608 SF) total impervious area.

The Schneider property is mitigating this additional impervious area with one 8 inch deep by 239 square foot rain garden. The rain garden will be planted with native plants to promote

P:\City\Lot grading\mitigations\W267N2907 Woodland - Schneider\20181009-mitigation approval.docx

Director Jeffrey L. Weigel, P.E.
infiltration. It was not clear on the plan what impervious area would be draining to the rain garden at this time. We have requested an updated grading plan to show this. The original grading plan submitted with the building permit showed drainage swale near the side lot lines that must be maintained in the revised grading plan.

The City has reviewed the calculations provided by the homeowners. We concur the volume of the rain garden will mitigate the 2-year equivalent storm event and promote the infiltration of the excess volume over the allowable 27.5% for the installation of the additional impervious area. However, we need to see a grading plan to show that an adequate volume of impervious area will be directed to the rain garden to ensure it adequately meets the ordinance and the grading of the rain garden to verify the volume calculation.

It should be noted the landscaping plan is showing a small fenced area along the north side of the building. A permit for the fence must be obtained. It is unclear how a drainage swale will be maintained in this area with the pavers, fence, and landscaping considering the steep slopes shown on the previously approved grading plan.

We recommend approving the mitigation plan contingent on the following:

1. A revised grading plan being submitted and approved by the Engineering Department showing the impervious areas are draining to the proposed rain garden.
2. The drainage swales along the East & West property lines are maintained as shown on the previously approved grading plan and are incorporated into the revised grading plan.
3. A Grading/Landscaping Permit and other applicable permits (fence, hot tub) are obtained prior to the work starting.
4. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the homeowners.
DATE:          October 18, 2018

DEPARTMENT:   PRCS - Planning

PROVIDED BY:  

SUBJECT:      Discussion and Possible Action Regarding the Conceptual Site and Building Plans for WVRC Emergency & Specialty Pet Care Located on Pewaukee Road South of I-94 (PWC 0966999)

BACKGROUND:   

FINANCIAL IMPACT:  

RECOMMENDED MOTION:   

ATTACHMENTS:  
Description
WVRC Conceptual Site Plan
WVRC Staff Report
October 5, 2018

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: WVRC Emergency & Specialty Pet Care Conceptual Review

Dear City Plan Commission Members,

WVRC the leading provider in Emergency and Specialty Pet Care for South Eastern Wisconsin is pursuing a new and larger facility to meet the growing demand for services. The location WVRC is seeking Conceptual Approval for is located on County Highway J (Pewaukee Road) just South of Interstate Highway 94 (tax key #0966999). Their existing location in this area is less than a ½ mile away just around the corner on Bluemound Road.

Wisconsin Veterinary Referral Center is a 24-hour animal hospital offering emergency and specialty pet care at their fully staffed facilities in Waukesha, Grafton, and Racine. Specializing in Cardiology, Surgery, Internal Medicine, Radiology, Neurology, Dentistry, Ophthalmology, Oncology, Diagnostic Imaging, and Pain Management, WVRC provides Wisconsin and northern Illinois with the highest quality veterinary medical attention 7 days a week, 365 days a year.

The current zoning of the site is RS-4 and the parcel size is 19.27 acres. WVRC would be requesting a zoning change to B-3 as discussed and recommended by City of Pewaukee Staff. The land area is considerably large compared to the square footage of building that will be constructed. This will provide for ample area to exceed setbacks, and landscape screening, requirements to the adjacent residential properties.

The initial building will be constructed to approximately 30,000 square feet. The site design will allow for potential future expansion of up to 60,000 square feet. The building will contain high performing exterior materials and aesthetics. There will not be any visible mechanical equipment or portable medical equipment trailers. Dogs are not left unattended outside the building. Small contained and fenced walk areas are provided, along with a walking trail on the property.
One of the difficulties in development of this site in the past has been the lack of available city sanitary sewer utility. WVRC is proposing a connection to City of Pewaukee Water system and installation of a private sanitary facility. Driveway access will be permitted and reviewed by Waukesha County. The desired access point will align with River Lane to the West.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure, or site layout please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your consideration of this project.

OWNER
WVRC
Dr. John Beltz, DVM
Dr. Jeffery Meinen, DVM, DACVS
360 Bluemound Road
Waukesha, WI 53188
262.542.3241 office

ARCHITECT/BUILDER
Keller, Inc.
Nathan Laurent (Regional Manager)
Chris Manske (Project Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
262.250.9710 office
262.894.2612 cell
262.250.9740 fax
nlaurent@kellerbuilds.com

cmaneks@kellerbuilds.com
REPORT TO THE PLAN COMMISSION

Meeting of October 18, 2018

Date: October 10, 2018

Project Name: Wisconsin Veterinary Referral Center (WVRC) Conceptual Review

Project Address/Tax Key No.: Not Assigned/PWC 0966999

Applicant: John Beltz, WVRC

Property Owner: Park Bank

Current Zoning: Rs-4 Single-Family Residential District, F-1 Floodplain District and LC Lowland Conservancy District

2050 Land Use Map Designation: Low – Medium Density Residential, Flood Plains, Lowland & Upland Conservancy, and other natural areas and Water

Use of Surrounding Properties: Vacant land zoned A-2 to the north and single-family residential to the south, east and west

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed animal hospital for property located along the east side of Pewaukee Road south of Interstate 94 and just north of the single-family residences on Sherwood Drive.

The Wisconsin Veterinary Referral Center (WVRC) is an emergency and specialty pet care facility. The proposed facility would be open 24 hours a day, seven days a week. It should be noted that the business use does not include an animal shelter or a pet day care. Furthermore, there are no outdoor play areas proposed. According to the applicant, animals will typically only be taken outdoors for walks and to utilize designated pet waste areas as needed.

The subject property is currently zoned Rs-4 Single-Family Residential District, F-1 Floodplain District and LC Lowland Conservancy District. The applicant has indicated that the Rs-4 portion of the property would be rezoned to B-3 General Business District to accommodate the proposed use. The B-3 District allows, as a Conditional Use, animal hospitals, provided all principal structures and uses are not less than 100 feet from any residential use.

The subject property is currently vacant and has an area of 19.27 acres. The applicant is proposing a 30,000 square foot building with a potential 30,000 square foot addition. The conceptual site plan also includes a fenced yard, family patio, septic field, trash enclosure and 118 parking stalls.

As the project is only in a conceptual phase, the applicant has not yet discussed the Pewaukee Road ingress/egress with Waukesha County. If the project moves forward, wetland delineations must also be completed.
The applicant intends to connect to public water; however, is requesting to develop with a private sanitary system. Staff’s preference for new development is to extend, if necessary, and connect to both public water and sewer facilities. It should be noted that the public sewer extension would extend through and serve the Sherwood Forest subdivision as well, resulting in assessments for those properties. The City has previously allowed developments in this area to be served by private systems with the requirement that a connection be made to public sewer as soon as it is available. The applicant has indicated that they would not object to connecting to public sewer in the future when it is available.

A landscape plan has not been provided at this time. Staff has discussed with the applicant the need for dense landscaping and possibly berming where the property abuts residential uses. Lighting will also have to consider the proximity of the existing residential uses.

**Recommendation**

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with a rezoning and the proposed site and building plans.