

Date: September 4, 2020

To: Town of Mukwonago Plan Commission and Town Board

From: Tim Schwecke, AICP, Town Planner

Subject: Residential allotment for a preliminary plat for 18 residential lots located on east side of Sprague Road (EGLT1826998004); Camtec Inc; Diane Zakrzewski, agent

Application: 2020-20; <https://s.zoninghub.com/7FNYY79962>

Meeting: September 10, 2020 Plan Commission and Town Board meeting

Camtec Inc (Diane Zakrzewski, agent) has submitted application materials for a residential development permit review for their proposed subdivision, consisting of 18 residential lots. As you may recall the Town added requirements in the land division regulations to encourage well-designed subdivisions.

Because this is the first subdivision that will require this type of review, we will review the requirements set forth in the regulations to answer any questions regarding the criteria including scoring and the examples in the table.

A. Residential development permit review

The petitioner evaluated their project using the scoring sheet and tallied 16 points (attached). A minimum of 10 points is required.

The Town Engineer will be reviewing the subdivision and will be participating in the meeting to share his evaluation.

Based on my evaluation, the project tallied 11 points (table below).

Points Awarded	Criteria
4	1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site
3	2. Surface water drainage
2	3. Overall density of the development
-1	4. Preservation of agricultural lands and the rural character
2	5. Traffic circulation and capacity of major streets
-1	6. Soils consideration for roads and basement construction
1	7. Lot size variation
1	8. Buffers
0	9. Future public costs and benefits
11	Total

A worksheet is attached for your scoring. In terms of process, the Town Board and Plan Commission will render a joint decision. The individual scores for a given criteria will be totaled and divided by the number voting to calculate the average score (rounded to tenths). The average scores for the nine will then be totaled.

A minimum of 10 points is required for approval.

Motion by Town Board and Plan Commission

The proposed subdivision scores ____ points based on a joint evaluation by the Town Board and Plan Commission.

B. Residential allotment

The petitioner is requesting an allotment of 8 residential development permits for the first phase (2021) and 10 in the second phase (2022).

Potential motion

Approve the allocation of 8 residential development permits provided the subdivider submits a preliminary plat to the Town of Eagle and obtains approval of the same within 12 months of this date

Attachments

1. Application materials
2. Blank evaluation worksheet

Residential Allotment Application

Town of Eagle (Waukesha County), Wisconsin

Version: January 20, 2020

Town of Eagle
820 E. Main Street
Eagle, WI 53119

Overview: The Town has adopted land divisions regulations which includes a means to evaluate proposed subdivisions to ensure high-quality development and to also ensure the number of new lots in any given year is manageable in terms of public services.

Governing regulations. The procedures and standards governing the review of this application are found in Chapter 480 of the municipal code.

General instructions: Complete this application and submit one copy to the Town Clerk along with the application fee noted below. Alternatively, you can submit your application online at <https://townofeagle.zoninghub.com>.

Before you formally submit your application, you may meet with the Town Planner who can answer any questions you may have. The Town Planner can also review your application before it is formally submitted to determine if it is complete and provides enough information to describe the circumstances related to this application. If you have any questions, do not hesitate to contact the Town Planner at (920) 728-2814 or via email at tim.schwecke@civitekconsulting.com.

Application fee for project evaluation: \$150, plus charges for professional services consistent with the Town's chargeback policy; \$400 escrow deposit

Application fee for allocation of residential permits: \$150, plus charges for professional services consistent with the Town's chargeback policy; \$400 escrow deposit

Application submittal deadline: The Plan Commission and Town Board meet jointly, generally the first Monday of the month, to review certain types of development applications. This application must be submitted and determined to be complete by the Town Planner, no later than 30 days prior to the date established for the Plan Commission-Town Board meeting. Please contact the Town Planner to verify the deadline for a specific month.

1. **Applicant and agent information** Include the names of the agent, if any, that helped prepare this application including the supplemental information. Examples include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Applicant	Agent
Name	CAMTEC INC	
Street address	P.O. Box 247, W309 S4860	
City, state, zip code	North Prairie, WI 53153	
Daytime telephone	262-470-4718	DIANE ZAK
Email address	dzak@green-geo.net	

2. **Subdivision name**

3. **Type of application type** (check all that apply)

- ☒ Project evaluation #2 Complete Parts A and C
☐ Allocation of residential permits Complete Parts B and C

Part A. Project evaluation

4. **Scoring.** Assign a score to each of the criteria based on the content in the Exhibit below.

3	1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site
3	2. Surface water drainage Jahnke-Jahnke letter of 3/24/20 ATTACHED
3	3. Overall density of the development
N/A	4. Preservation of agricultural lands and the rural character
1	5. Traffic circulation and capacity of major streets
2	6. Soils consideration for roads and basement construction Jahnke-Jahnke letter of 3/24/20 ATTACHED.
2	7. Lot size variation
2	8. Buffers
0	9. Future public costs and benefits
16	Total Score

Exhibit 1. Evaluation criteria (Refer to §480.202)

1. Preservation of environmental corridors, isolated natural areas, and natural topography in the design of the site

Description: The proposed development preserves the primary and secondary environmental corridors and isolated natural areas (e.g., no building areas or improvements within the environmentally significant areas of the site). The site development preserves the original terrain; the design of the development limits excessive grading for roadways, stormwater facilities.

Range: +4 to -4

On sites that contain at least 20 acres of environmental corridors or natural areas, the following shall apply:

- +3 points All primary and secondary environmental corridors and isolated natural area will be preserved. No grading or vegetative removal will occur within the designated corridor or natural areas and minimal site alterations only occurring within the proposed road right-of-way and stormwater facilities.
- +1 point Where the only site alterations within the environmental corridor or isolated natural areas are for a proposed public street extension in accordance with the Town's official map.
- 3 points Site alterations for public and/or private improvements are within the corridors and natural areas other than for the connection of a public street, in accordance with the Town's official map and more than 10 percent of the entire site, which is designated environmental corridors and isolated natural areas, is proposed to be disturbed for public and private improvements

On sites that do not contain at least 20 acres of environmental corridors or natural areas, the following shall apply:

- +3 points The site is designed to accommodate the natural terrain and the road system follows the topography of the site to minimize grade changes are necessary to accommodate surface water drainage patterns and the storm water facilities are located in the natural depressions on the site.
- 0 points The design of the development proposes significant grading and destruction of the natural topography to accommodate the proposed road system but the storm water facilities can be accommodated within the natural depressions on the site.
- 3 points The proposed road system in the development does not follow the natural terrain and the stormwater facilities are not being accommodated within the natural depressions on the site and large stormwater retention, detention or infiltration facilities are being artificially created to accommodate the surface water runoff from the impervious surfaces on the site.

2. Surface water drainage

Description: The design of the development shall take into account the existing drainage patterns and topography so the development causes no erosion or stormwater impacts on adjacent properties.

Range: +4 to -4

- +3 points Very good surface water drainage. All roadside ditches and other drainage ditches will have a gradient greater than 0.5 percent and less than 2 percent, and greater than 50 percent of the post development runoff volume for a 2-year 24-hour design storm must be retained on the site in infiltration basins, and the remaining storm water runoff is confined within road right-of-ways, or recorded drainage easements in commonly held outlots with no significant adverse impacts upon downstream drainage or adjacent properties and an area equal to or more than 3 percent of the developed area* in the effective infiltration area.
*Developed area is defined as a change in the land use i.e. an agricultural field to a residential parcel or impervious surfaces in an open space area or roadways.
- 0 points Average surface water drainage. All roadside ditches and other drainage ditches shall have a gradient of less than 8 percent, and greater than 0.5 percent, and at least 25 percent of the storm water runoff can be retained on the site and the remaining storm water runoff is confined within the road right-of-way, or recorded drainage easements on commonly held outlots.
- 3 points Poor surface water drainage. Some roadside ditches, and drainage ditches are steeper than 8 percent, or there is retention of less than 25 percent of the stormwater within subdivision development or the infiltration, detention or retention basins are on privately owned parcels.

3. Overall density of the development

Description: The development is designed to accommodate the preservation of the physical features of the site and the density is compatible with existing residential development in the area or less than the existing residential development in the area.

Range +3 to -3

- +3 points In a conservation design development, the overall density is less than the yield plan for a conventional subdivision development.
- +2 points In a conservation design development, the number of lots or units equals the yield plan of a conventional development.
- +2 points In a conventional plat or planned unit development the lot sizes and/or overall density of the development is less than the zoning district allows. There is a variety of lot sizes and all of the proposed lots are larger than the existing development in the immediate area.
- 0 points Density and lot sizes meet the requirements of the current zoning ordinance and in conventional subdivision developments and planned unit developments all of the lots are at least as large as the adjacent parcels, which allow residential development.
- 2 points Proposed development meets the density and lot size standards of the zoning district and intent of the planned unit development provisions, which required varied lot sizes, but the lots are smaller than adjacent residential development in the area.

4. Preservation of agricultural lands and the rural character

Description: It is the intent of the Town to maintain the agricultural character, preserve the rural atmosphere and other natural resource bases and provide significant open space in the Town.

Range: + 4 to -4

- +3 points A minimum of 20 acres of open space is dedicated to the public or a non-profit conservancy agency organization in order to implement the Town's comprehensive plan, or Waukesha County's park and open space plan or at least forty 40 percent of the site (of which 80 percent is upland) in common or public open space.
- +1 point At least 50 percent of the class I and II agricultural soils are preserved in open space uses.
- +2 points Common space equals at least 50 percent of the total upland area of the development or there is not open space in the proposed development, but all the lot sizes are a minimum of 5 acres.
- +1 point Common space equals at least 40 percent of the upland area of the site is in common open space.
- 0 points In a planned development or conventional plat, common open space equals 30 percent of the total area of the development.
- 0 points Common open space for other uses that equal 30 percent of the total area of the development.
- 2 points No common or public open space is contained within the development and all the lots are less than 3 acres.

5. Traffic circulation and capacity of major streets

Description: The collector or arterial streets, as designated on the Town's official map, into which the traffic of the proposed development will flow, shall be evaluated as to their existing capacity. Failure of any street to satisfy the relevant criteria shall institute an inadequate street linkage. Entrance roads serving the development shall also be considered. Developments of more than 15 units will be considered inadequate if only served by one permanent street entrance. Developments, which connect to existing dead-end streets, and improve circulation through the Town, would be considered an improvement.

Range: + 2 to -2

- +1 points An improved street circulation system in accordance with the Town's official map.
- 0 points Adequate street circulation and does not make a connection to an existing dead end street.
- 1 point Inadequate street circulation.

6. Soils consideration for roads and basement construction

Description: Soils on the proposed development are considered appropriate for residential construction, road construction and minimum grading is allowed.

Range: + 3 to -3

- + 2 points There are no soils on the proposed development in the area designated for improvements, which are considered hydric soils, contain a groundwater table or bedrock limitation for basement construction, public road construction or will require a change in grade of more than three feet to accommodate residential basement construction or driveways to comply with the town building code requirements.
- 0 points All of the soils on the proposed development are adequate for road construction; however, there is a fluctuating groundwater table on soils which are not considered hydric on the USDA soils maps, which may require special precautions for basement construction.
- 2 points Soils in the proposed development on the areas designated for improvements contain hydric limitations are not suitable for basement construction and/or public road construction without significant amounts of earth-altering activities taking place.

7. Lot size variation

Description: The proposed development contains a wide variety of lot sizes, as required in the Town's comprehensive plan and under the provisions of the planned unit development standards in Chapter 480 of the municipal code, or the development is a conservation design development.

Range: + 3 to -3

- + 2 points The proposed development has a variety of lot sizes with a range of more than 5 acres, which does not detract from each specific lot size and from the existing development patterns in that area of the Town of Eagle or the development is a conservation design development which preserves 50 percent of the developable lands in common or public open space or is deeded to a private conservation organization approved by the town board.
- 0 points At least 75 percent of the lot sizes in the development are basically the same size and the lot sizes have a range in size less than 5 acres but more than 3 acres between the largest and smallest lots and the development is a conventional plat or a planned unit development or the development is a conservation design development and has a least 40 percent of the site in common open space with no more than 20 percent of that area considered un-developable.
- 2 points At least 75 percent of the lots are similar in size and the range between the largest and smallest lot is less than 2 acres and the development is not a conservation design development.

8. Buffers

Description: The proposed development buffers improvements from the adjacent arterial and collector streets and existing residences and adjacent properties.

Range: + 3 to -3

- +2 points The proposed location of the residences is in such a manner that they will not have a visual impact and will not be visible from the arterial and collector streets in the Town and adjacent residential areas.
- 0 points The proposed development improvements will be visible from adjacent residences, but not from the arterial and collector streets in the Town.
- 2 points The proposed improvements and public roads will be visible from the arterial and collector streets in the general area and residents on the adjacent parcel.

9. Future public costs and benefits

Description: The development of the parcel provides a facility, which is a benefit to the Town of Eagle.

Range: +4 to -4

- +3 points A public facility or open space consistent with the Town's park and open space plan is part of the development, which in the judgment of the town board after recommendation by the plan commission is a benefit to the residents of the Town of Eagle.
- 1 point The development provides substantial common open space, which is more than 50 percent of the upland area of the site, thereby preserving open space in perpetuity.
- 0 points No public facilities, which are a benefit to the Town, and does not require any extra ordinary maintenance costs of the public improvements by the Town.
- 3 points The project is anticipated to cause the Town to incur unusual maintenance costs and obligations.

Part B. Allocation of residential permits

5. Requested permits. Identify the number of residential permits being requested, by year.

Year: _____ Number: _____

Year: _____ Number: _____

Year: _____ Number: _____

Part C. Other

6. Attachments. List any attachments included with your application.

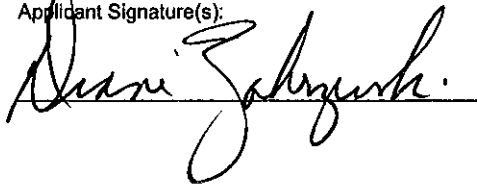
DRAWING showing 18 lots, plus ROADS

7. Other information. You may provide any other information you feel is relevant to the review of your application.

8. Applicant certification

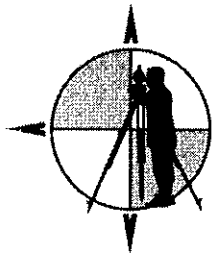
- I certify that all of the information in this application, along with any attachments, are true and correct to the best of my knowledge and belief.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Town's chargeback policy. The signed chargeback form is attached.
- I understand that submission of this application authorizes town officials, Plan Commission members, Town Board members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of such written materials or view it online.
- I understand that the Town Planner will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Applicant Signature(s):



Date:

7-23-2020



JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS • PLANNERS • SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

March 24, 2020

Re: Conceptual Plan – Sprague Road, Diane Zak and Sandy Campbell

No. 2: Surface Water Drainages

Soils are well drained. Preliminary storm water management calls for infiltration basins to be located along the Southern property line in the location of Lots 7 & 8. Erosion control will utilize silt fences, erosions log and ditch checks.

No. 6: Previously, soil borings were performed, one per lot. Said tests show that the site will support conventional sanitary systems with good soils 100" + below current surface elevation. No bedrock was encountered at the time the original borings were performed.

No. 8: Proposed Lots 10 and 11 will be screened by vegetative/trees along Sprague Rd. In addition, a building envelope could be established a minimum of 200 feet from the Sprague Road right-of-way affecting Lots 10 and 11.

Respectfully,

John R. Stigler, Vice President

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- 0 points The design of the development proposes significant grading and destruction of the natural topography to accommodate the proposed road system but the storm water facilities can be accommodated within the natural depressions on the site.
- 3 points The proposed road system in the development does not follow the natural terrain and the stormwater facilities are not being accommodated within the natural depressions on the site and large stormwater retention, detention or infiltration facilities are being artificially created to accommodate the surface water runoff from the impervious surfaces on the site.

2. Surface water drainage

Description: The design of the development shall take into account the existing drainage patterns and topography so the development causes no erosion or stormwater impacts on adjacent properties.

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*Developed area is defined as a change in the land use i.e. an agricultural field to a residential parcel or impervious surfaces in an open space area or roadways.
- 0 points Average surface water drainage. All roadside ditches and other drainage ditches shall have a gradient of less than 8 percent, and greater than 0.5 percent, and at least 25 percent of the storm water runoff can be retained on the site and the remaining storm water runoff is confined within the road right-of-way, or recorded drainage easements on commonly held outlots.
- 3 points Poor surface water drainage. Some roadside ditches, and drainage ditches are steeper than 8 percent, or there is retention of less than 25 percent of the stormwater within subdivision development or the infiltration, detention or retention basins are on privately owned parcels.

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Description: The development is designed to accommodate the preservation of the physical features of the site and the density is compatible with existing residential development in the area or less than the existing residential development in the area.

Range: +3 to -3

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- +2 points In a conventional plat or planned unit development the lot sizes and/or overall density of the development is less than the zoning district allows. There is a variety of lot sizes and all of the proposed lots are larger than the existing development in the immediate area.
- 0 points Density and lot sizes meet the requirements of the current zoning ordinance and in conventional subdivision developments and planned unit developments all of the lots are at least as large as the adjacent parcels, which allow residential development.
- 2 points Proposed development meets the density and lot size standards of the zoning district and intent of the planned unit development provisions, which required varied lot sizes, but the lots are smaller than adjacent residential development in the area.

4. Preservation of agricultural lands and the rural character

Description: It is the intent of the Town to maintain the agricultural character, preserve the rural atmosphere and other natural resource bases and provide significant open space in the Town.

Range: + 4 to -4

- | | |
|-----------|--|
| +3 points | A minimum of 20 acres of open space is dedicated to the public or a non-profit conservancy agency organization in order to implement the Town's comprehensive plan, or Waukesha County's park and open space plan or at least forty 40 percent of the site (of which 80 percent is upland) in common or public open space. |
| +1 point | At least 50 percent of the class I and II agricultural soils are preserved in open space uses. |
| +2 points | Common space equals at least 50 percent of the total upland area of the development or there is not open space in the proposed development, but all the lot sizes are a minimum of 5 acres. |
| +1 point | Common space equals at least 40 percent of the upland area of the site is in common open space. |
| 0 points | In a planned development or conventional plat, common open space equals 30 percent of the total area of the development. |
| 0 points | Common open space for other uses that equal 30 percent of the total area of the development. |
| -2 points | No common or public open space is contained within the development and all the lots are less than 3 acres. |

5. Traffic circulation and capacity of major streets

Description: The collector or arterial streets, as designated on the Town's official map, into which the traffic of the proposed development will flow, shall be evaluated as to their existing capacity. Failure of any street to satisfy the relevant criteria shall institute an inadequate street linkage. Entrance roads serving the development shall also be considered. Developments of more than 15 units will be considered inadequate if only served by one permanent street entrance. Developments, which connect to existing dead-end streets, and improve circulation through the Town, would be considered an improvement.

Range: + 2 to -2

- | | |
|-----------|--|
| +1 points | An improved street circulation system in accordance with the Town's official map. |
| 0 points | Adequate street circulation and does not make a connection to an existing dead end street. |
| -1 point | Inadequate street circulation. |

6. Soils consideration for roads and basement construction

Description: Soils on the proposed development are considered appropriate for residential construction, road construction and minimum grading is allowed.

Range: + 3 to -3

- | | |
|------------|--|
| + 2 points | There are no soils on the proposed development in the area designated for improvements, which are considered hydric soils, contain a groundwater table or bedrock limitation for basement construction, public road construction or will require a change in grade of more than three feet to accommodate residential basement construction or driveways to comply with the town building code requirements. |
| 0 points | All of the soils on the proposed development are adequate for road construction; however, there is a fluctuating groundwater table on soils which are not considered hydric on the USDA soils maps, which may require special precautions for basement construction. |
| - 2 points | Soils in the proposed development on the areas designated for improvements contain hydric limitations are not suitable for basement construction and/or public road construction without significant amounts of earth-altering activities taking place. |

7. Lot size variation

Description: The proposed development contains a wide variety of lot sizes, as required in the Town's comprehensive plan and under the provisions of the planned unit development standards in Chapter 480 of the municipal code, or the development is a conservation design development.

Range: + 3 to -3

- | | |
|------------|--|
| + 2 points | The proposed development has a variety of lot sizes with a range of more than 5 acres, which does not detract from each specific lot size and from the existing development patterns in that area of the Town of Eagle or the development is a conservation design development which preserves 50 percent of the developable lands in common or public open space or is deeded to a private conservation organization approved by the town board. |
| 0 points | At least 75 percent of the lot sizes in the development are basically the same size and the lot sizes have a range in size less than 5 acres but more than 3 acres between the largest and smallest lots and the development is a conventional plat or a planned unit development or the development is a conservation design development and has a least 40 percent of the site in common open space with no more than 20 percent of that area considered un-developable. |
| -2 points | At least 75 percent of the lots are similar in size and the range between the largest and smallest lot is less than 2 acres and the development is not a conservation design development. |

8. Buffers

Description: The proposed development buffers improvements from the adjacent arterial and collective streets and existing residences and adjacent properties.

Range: + 3 to -3

- | | |
|-----------|---|
| +2 points | The proposed location of the residences is in such a manner that they will not have a visual impact and will not be visible from the arterial and collector streets in the Town and adjacent residential areas. |
| 0 points | The proposed development improvements will be visible from adjacent residences, but not from the arterial and collector streets in the Town. |
| -2 points | The proposed improvements and public roads will be visible from the arterial and collector streets in the general area and residents on the adjacent parcel. |

9. Future public costs and benefits

Description: The development of the parcel provides a facility, which is a benefit to the Town of Eagle.

Range: +4 to -4

- | | |
|-----------|---|
| +3 points | A public facility or open space consistent with the Town's park and open space plan is part of the development, which in the judgment of the town board after recommendation by the plan commission is a benefit to the residents of the Town of Eagle. |
| 1 point | The development provides substantial common open space, which is more than 50 percent of the upland area of the site, thereby preserving open space in perpetuity. |
| 0 points | No public facilities, which are a benefit to the Town, and does not require any extra ordinary maintenance costs of the public improvements by the Town. |
| -3 points | The project is anticipated to cause the Town to incur unusual maintenance costs and obligations. |