

**AMENDED**

RESOLUTION #P.C. 003-2008

APPROVAL OF A FINAL PLAT FOR THE BELLE CHASSE SUBDIVISION LOCATED IN THE  
SW ¼ AND SE ¼ OF SECTION 11

(DURHAM DR, MCSHANE DR, & MYSTIC DR / TAX KEY NOS. 2203.990, 2203.990.001, &  
2204.996)

WHEREAS, On December 27, 2007 a final plat was submitted by Bill Carity for the Belle Chasse Subdivision located in the SW ¼ and SE ¼ of Section 11, and

WHEREAS, On January 29, 2008 a revised final plat was submitted by Bill Carity for the Belle Chasse Subdivision located in the SW ¼ and SE ¼ of Section 11, and

WHEREAS, Said plat proposes 42 single-family lots, 4 outlots for wetland preservation, stormwater management, a sanitary sewer lift station, and open space preservation, and 2 outlots for future single-family residential development phases, and

WHEREAS, The parcel is zoned PD-47, Belle Chasse Planned Development District, allowing the parcels to be 18,000 square feet in area and 100 feet in average width, and

WHEREAS, Said Final Plat substantially conforms to that of the Plan Commission's previously approved Preliminary Plat, under Resolution #P.C. 011-2006, and

WHEREAS, Only the individual lots within the first phase of the development are shown on this plat and future phases for Outlots 3 and 6 will require separate Final Plat approvals, and

WHEREAS, The Conservation Commission has recommended outlots and easements due to some of the land being shown in the City's adopted Park and Conservation Plan and the plat has conformed to those needs, and

WHEREAS, The Plan Commission has found that the plat is consistent with the adopted 2010 Comprehensive Plan, the Park and Conservation Plan 2007-2011, and the 2010 Street System Plan, and

WHEREAS, Said parcels will be serviced by municipal sewer and water, and

WHEREAS, The developer has noted to staff that an arborist will also be a part of the construction of any new home in the subdivision that abuts a Preservation Easement to make sure all trees within the preservation easements have the least amount of impact, and

WHEREAS, The developer has expressed to Planning Commission and Council in the past that no reduced offsets are part of the PD zoning with the exception of one reduced setback for corner lots (40 feet to 30 feet), which is typical, and

WHEREAS, Stormwater management will be accommodated within the outlots depicted.

THEREFORE BE IT RESOLVED, That the Plan Commission recommends, approval to the Common Council of a Final Plat for the Belle Chasse Subdivision located in the SW ¼ and SE ¼ of Section 11, subject to resolution of technical discrepancies as identified by the City Planning Department and City Engineers, and payment of all applicable fees in Section 18.14 of the Land Division Ordinance and outstanding assessments if applicable.

BE IT FURTHER RESOLVED, That all final State and County comments must be completed before final approval of the final plat.

BE IT FURTHER RESOLVED, That a trail be constructed along the Durham Drive right-of-way.

BE IT FURTHER RESOLVED, That the Preservation easements found on the plat must be followed and all trees in these areas preserved. Further, all other trees outside of the preservation easement should be preserved to the maximum extent possible.

**BE IT FURTHER RESOLVED, That City staff will explore options of requiring a bond for the construction of a recreation trail, within five years, across the privately owned property on Durham Drive.**

BE IT FURTHER RESOLVED, That this approval is subject to resolution of technical discrepancies as identified by the City Planning Department and City Engineers, and payment of all applicable fees in Section 18.14 of the Land Division Ordinance and outstanding assessments if applicable.

BE IT FURTHER RESOLVED, That a digital file of this Plat shall be submitted to the City in accordance with Common Council Ordinance No. 1118 and Resolution #196-2002.

Plan Commission  
City of Muskego

Adopted: February 5, 2008

Defeated:

Deferred:

Introduced: February 5, 2008

ATTEST: Kellie Renk, Recording Secretary