

Trustee Dobbs called the meeting to order at 1:30 p.m. in the Conference Room of the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

Present were: Trustee Trentadue and Trustee Dobbs

Staff present: Village Engineer Anthony Bunkelman, Village Administrator Tom Christensen, Assistant Highway Superintendent Bill Jacoby

1. Approval of minutes

Motion by Trustee Trentadue to approve the minutes from the June 14, 2017 meeting. Seconded by Trustee Dobbs. Motion carried.

2. Driveway Culvert Landscape Design Variance for 5011 Tabor Road

Ms. Lynn De La Torre, owner of the property was present. Pictures of the landscaping at 5011 Tabor Road along with like installations of other properties on the street were passed out and reviewed. Bunkelman stated that the landscaping was discovered while marking a Digger's Hotline locate for the site. The owner was verbally told that the landscaping in that area was against Village Ordinance and will need to be removed. Ms. De La Torre was present to appeal the order. Bunkelman stated that after reviewing the Ordinance, the flat lannon stone rocks at the end of the culvert would need to be removed because it creates a safety issue for drivers. The rocks and mulch can create drainage issues to downstream properties. He also spoke about the section of the Ordinance that prohibits a solid wall abutment at the ends of the culvert underlying the driveway. There was discussion regarding if any permits are needed for landscaping. Bunkelman referred to the Gravel Driveway With New Road Access Permit that spells out the requirements *Topsoil and revegetate the foreslope of the road ditch maintaining a 5' stone shoulder. Side slopes on the driveway are not to exceed 4:1, Do not install driveways, retaining walls, fences, berms, air conditioners, decks, patios, sidewalks, trees/plantings or any other permanent structures in any easement areas*, among other requirements. The permit is signed by the property owner.

A letter from the landscaping contractor, Breezy Hill, was submitted explaining the reasons for the landscaping design and why it should remain. Ms. De La Torre felt that the landscaping added appeal to the neighborhood and did not see it to be a safety issues. She mentioned that there are other properties in the neighborhood with easement issues and referred to the pictures. The pictures showing the other issues were reviewed. Bunkelman explained the bond process that is required for new home construction which is returned to the homeowner after the Village inspects the property to ensure the property grading and drainage plan was followed. What happens after that is unknown unless it is caught while conducting other tasks such as this was. Jacoby said the flat rock was a concern for the snow plows with wings. He also said that there is a lot of water in that area and the mulch will eventually wash away. Ms. De La Torre asked if there can be a waiver. The committee felt that the Village Attorney would advise against it and they did not want to set precedence. There were also concerns with the potential for a lawsuit if someone did get hurt. Ms. De La Torre asked what would be allowed. Bunkelman referred to the Gravel Driveway With New Road Access Permit specifically the highlighted areas. They spoke about the possibility of asphalt or grass. She asked if the west side could be built up. Bunkelman said they could go out there and see if a longer culvert could be installed.

Motion by Trustee Trentadue to deny the Landscaping Design Variance Request for 5011 Tabor Road and that the owner removes all items from the Village Right of Way and all Easement areas and have them restored with turf grass. Seconded by Trustee Dobbs. Motioned carried.

3. Adjournment

Motion by Trustee Trentadue to adjourn. Seconded by Trustee Dobbs. Motion carried. Meeting adjourned at 1:51 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk