



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 20
For Meeting of 08.18.2016

- REQUEST:** Consideration of request from Bruce Gerleman to reconsider the conditions of approval of the Twin Lakes Plat 4.
- STAFF CONTACT:** Luke Parris, AICP
City Planner
- SUMMARY:** On May 19, 2016 the City Council approved the Twin Lakes Plat 4 Preliminary Plat with the following conditions:
- The applicant agrees to provide a bridge over the creek wide enough to accommodate a 26-foot wide road.
 - The applicant agrees that the street in plat 4 be graded to allow for a 26-foot rural top section with the initial paving being 18-foot wide with the potential to add 4-foot of widening to each side.
 - The applicant agrees to modify the steep area of Boston Circle located in plat 3 to widen street pavement to 24 feet and to steepen the slope of the street to a maximum of 14%.
- On July 8, 2016, staff received a letter from Veenstra & Kimm, on behalf of Bruce Gerleman, developer of Twin Lakes Plat 4. Mr. Gerleman is request reconsideration of the approval conditions with the following:
- Boston Circle on the east side of the bridge would be graded to accommodate a future 26-foot wide pavement and would be initially paved with 18-foot wide asphalt to meet the other streets in Twin Lakes.
 - The bridge would be constructed to accommodate an 18-foot wide street pavement with the bridge being designed to facilitate widening to accommodate a 26-foot wide pavement.
 - On the east side of the bridge, Bruce Gerleman is requesting no change and agrees to grade the road to accommodate the future 26-foot wide pavement and pave the road to 18-foot wide.

**PLANNING & ZONING
RECOMMENDATION:**

The Planning & Zoning Commission recommends approval of the requested changes.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract _____ Other (Specify) _____
Funding Source: _____ NA _____
APPROVED FOR SUBMITTAL _____ Luke Nelson _____ City Manager

RESOLUTION NO. ____

**A RESOLUTION APPROVING THE REVISED CONDITIONS FOR THE TWIN LAKES PLAT 4
PRELIMINARY PLAT**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on August 8, 2016 and recommends approval the conditions; and

WHEREAS, that the applicant agrees that Boston Circle on the east side of the bridge would be graded to accommodate a future 26-foot wide pavement and would be initially paved with 18-foot wide asphalt to meet the other streets in Twin Lakes; and

WHEREAS, that the applicant agrees that the bridge would be constructed to accommodate an 18-foot wide street pavement with the bridge being designed to facilitate widening to accommodate a 26-foot wide pavement; and,

WHEREAS, that the applicant agrees to grade the road on the east side of the bridge to accommodate the future 26-foot wide pavement and pave the road to 18-foot wide; and,

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the revised conditions for the Preliminary Plat for the Twin Lakes Plat 4.

PASSED AND APPROVED this 18th day of August, 2016.

Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___



July 6, 2016

Luke Parris
City Planner
City of Norwalk
705 North Avenue
Norwalk, Iowa 50211

**TWIN LAKES PLAT 4
REQUEST FOR RECONSIDERATION**

Bruce Gerleman, the developer of Twin Lakes Plat 4 has reviewed the requirements imposed by the Norwalk City Council as part of the agreement of the preliminary plat of Twin Lakes Plat 4. The particular requirements that were reviewed by Bruce Gerleman include:

1. Paving Boston Circle on the westerly side of the bridge at 24-foot width.
2. Constructing the bridge on Boston Trail to accommodate a 26-foot wide pavement.
3. Grading Boston Trail on the east side of the bridge to accommodate a future 26-foot wide pavement with an initial 18-foot wide pavement.

Bruce Gerleman has reviewed the pricing for the improvements, especially the bridge. Based on the cost increase to meet these requirements Bruce Gerleman is requesting the City of Norwalk reconsider its approval in accordance with the following:

1. Boston Circle on the east side of the bridge would be graded to accommodate a future 26-foot wide pavement and would be initially paved with 18-foot wide asphalt to meet the other streets in Twin Lakes.
2. The bridge would be constructed to accommodate an 18-foot wide street pavement with the bridge being designed to facilitate widening to accommodate a 26-foot wide pavement.
3. On the east side of the bridge Bruce Gerleman is requesting no change and will agree to grade the road to accommodate the future 26-foot wide pavement and pave the road to 18-foot wide.

Luke Parris
July 6, 2016
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The changes Bruce Gerleman is requesting include deferring the widening of the road east of the bridge and widening the bridge until such time as the roadways are annexed to the City of Norwalk and the City determines it necessary and appropriate to widen the roadway and bridge to 26-foot wide to convert the road from a private road to a public street.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read "H. R. Veenstra Jr.", written over a horizontal line.

H. R. Veenstra Jr.

HRVjr:pjh
234



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Twin Lakes Plat 4 Replat Location

