

**Public Works Committee**

5. 2.

**Meeting Date:** 01/20/2015

**By:** Chris Anderson, Community  
Development

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**Title:**

Consider Planning Commission Recommendation to Reconstruct a Temporary Cul-De-Sac on Feldspar Street in the Brookfield Subdivision

**Purpose/Background:**

21st Century Bank (the "Applicant") has submitted an application for Sketch Plan and Preliminary Plat for a proposed minor plat known as Brookfield 5th Addition. The minor subdivision proposes to re-plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines, other than to encumber the existing cul-de-sac within right of way. The proposed plat would convert an existing outlot to a buildable lot (the "Property"). By definition, an outlot is an undeveloped area set aside for future development, at which time review of the feasibility and payment of development fees occur. The Property is generally located west of Nowthen Boulevard (CSAH 5) at the terminus of Feldspar Street and would gain access via an existing cul-de-sac constructed to temporary road standards.

At their January 8, 2015 meeting, the Planning Commission conducted a Public Hearing regarding this proposed plat. At least one (1) property owner adjacent to the cul-de-sac expressed concern with the existing conditions of the cul-de-sac. Previously, multiple property owners had expressed the same. The Planning Commission also expressed concern with the temporary cul-de-sac due to how it was originally constructed in a temporary fashion. The Planning Commission recommended that the City upgrade it to current construction standards within its existing footprint.

**Timeframe:**

30 minutes

**Observations/Alternatives:**

When BROOKFIELD 1ST ADD was approved, it was anticipated that the extension of Feldspar Street further south would occur in the near future to accommodate redevelopment of those larger, existing lots. Thus, the 'wings' of the cul de sac were designed and constructed to meet the standard of a temporary road, which does not include curb and gutter and only required a two (2) inch lift of bituminous pavement (note that Feldspar St does have curb and gutter through the center of the cul-de-sac, but the 'wings' do not). Those improvements were constructed in 2007 and signs of deterioration are beginning to emerge. It is also noted that the current configuration of curb and gutter creates maintenance issues for our Public Works Department during snow removal.

The owner of the adjacent parcel to the south has stated on multiple occasions, and again at the Public Hearing on January 8, 2015, that he he has no intention of selling or subdividing the adjacent parcel for the foreseeable future and also noted as such as part of the original review process of Brookfield in the past.

Furthermore, there is lowland in the rear yards of Lots 2 & 3, Block 3, Now and Then Estates that would further complicate the potential extension of Feldspar Street. While together these don't completely eliminate the possibility of future redevelopment and the extension of Feldspar Street, it certainly appears that it won't occur in the near future. Based on the unlikely development potential of the property to the south, at least based on information available at present time, the general sense is that this cul-de-sac is truly a 'permanent' cul-de-sac and that it should be reconstructed in accordance with the subdivision design standards of Chapter 117, Article III.

The cul-de-sac is currently encumbered with a Temporary Road Easement across portions of Lot 12, Block 2, Lot 1

Block 4, and the Property. The proposed plat of Brookfield 5th Addition would dedicate right-of-way to the City for the Property while the Temporary Road Easement would remain encumbering portions of the other two lots. The City has the opportunity to secure the necessary right-of-way as it is responding to a land use request for the Property. If directed, the City could begin discussions with the remaining impacted properties to secure the remainder of the right-of-way needs. Nonetheless, an easement exists today to allow for the cul-de-sac.

Upgrading the cul-de-sac to current construction standards would result in some benefit to our maintenance procedures. While it would not enlarge the existing footprint providing additional maneuvering area, it would eliminate the curb lines that run through the center of the cul-de-sac, thus improving the conditions during snow plowing events. Also, with Garnet St likely being reconstructed in 2015, it may be an opportune time to upgrade the cul-de-sac as the City would likely realize cost-savings on both mobilization and materials due to an anticipated reduction in bituminous pavement costs for 2015 construction due to the recent but prolonged drop in oil prices. Staff estimates the cost to reconstruct the cul-de-sac within its existing footprint will range between \$25,000 and \$50,000, depending on the level of subgrade corrections required and the limits of the required driveway apron reconstructions. Poor (clay) soils exist in this area of the City.

As a final note, within the past year, this is the second request of this nature that the City has reviewed. Additionally, similar requests have been submitted as part of the preparation of the Brookfield 4th Addition and Country Club Hills Plat. It has become very evident based on resident feedback and maintenance operations that the use of an outlot and temporary, reduced road easement is not the ideal tool to address adequate turn around space at the end of a street. Staff is working on developing a policy to avoid this situation in the future.

#### Alternatives

Option #1: Recommend to the City Council that the City upgrade this temporary cul-de-sac to current construction standards. Whether the Property is platted into a buildable lot or not, it has become evident that this cul-de-sac is no longer functioning as a temporary turn-around as originally anticipated and designed. In addition to addressing a concern raised by one of the property owners on this cul-de-sac during recent public hearings regarding the proposed plat, upgrading the cul-de-sac to current construction standards, within its existing footprint, would also benefit the City, at least as it relates to snow plowing.

Option #2: Recommend to the City Council that the Applicant be responsible for the upgrades to the cul-de-sac as part of their plat. Whether the existing outlot is platted as a buildable lot or not doesn't have any bearing on the current condition or status of the cul-de-sac. Until the property to the south is redeveloped, Feldspar Street will not be extended and thus, the cul-de-sac will remain, which means that it is really acting as a permanent cul-de-sac without being properly constructed. City Staff does not support this option, although the City would be acting within its abilities to consider at least a portion of the cost attributed to the Owner.

Option #3: Recommend to the City Council that no improvements be made to the cul-de-sac at this time. Regardless of whether Brookfield 5th Addition is approved or not, this reconstruction of the cul-de-sac will need to be addressed. It is likely that the temporary cul-de-sac wing sections will deteriorate at a quicker pace than the remainder of Feldspar Street, and thus require reconstruction sooner. Upgrading the cul-de-sac this year would allow the City to capitalize on both anticipated lower costs for bituminous material in 2015 and a savings on mobilization due to the likely reconstruction of Garnet Street in the near vicinity. Furthermore, if the cul-de-sac is left as is, there is no benefit realized with regarding to snow plowing. City Staff does not support this option.

#### **Funding Source:**

Staff estimates the cost to reconstruct the cul-de-sac within its existing footprint will range between \$25,000 and \$50,000, depending on the level of subgrade corrections required and the limits of the required driveway apron reconstructions. The funding source is yet to be determined.

#### **Recommendation:**

The Planning Commission has recommended that the City upgrade the cul-de-sac to current construction standards within its existing footprint. The end effect will not enlarge the cul-de-sac diameter itself, but improve the pavement quality and construction.

**Action:**

Motion to recommend to City Council that the City upgrade the temporary cul-de-sac to current construction standards within its existing footprint.

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**Attachments**

Site Location Map

Brookfield 5th Add Preliminary Plat

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill	Tim Gladhill	01/14/2015 04:28 PM
Bruce Westby	Bruce Westby	01/15/2015 11:21 AM
Grant Riemer	Grant Riemer	01/15/2015 11:26 AM
Kurt Ulrich	MaryJo Warner	01/15/2015 01:13 PM
Form Started By: Chris Anderson		Started On: 01/12/2015 10:15 AM
Final Approval Date: 01/15/2015		