

**VILLAGE OF POYNETTE
COLUMBIA COUNTY, WISCONSIN**

**RESOLUTION NO. PC 23.4.18 7e
POINT GARDENS PHASE 1 SPECIFIC IMPLEMENTATION PLAN (SIP)**

WHEREAS, Torque Advisors, LLC (“Developer”) has applied for a Specific Implementation Plan (SIP) for Phase 1 of Point Gardens under cover of an SIP dated 4-18-23; and

WHEREAS, Phase 1 of Point Gardens is Lots 1 – 38, and Outlots 1 and 2 on the Point Gardens Preliminary Plat; and

WHEREAS, the 4-18-23 SIP is in general conformance with the (previously named) “Glen Gardens” General Development Plan (GDP), approved by the Village Board per ordinance 2022-604 on October 24, 2022; and

WHEREAS, the Village of Poynette Plan Commission (“Commission”) held a public hearing on April 18, 2023 on the SIP; and

WHEREAS, the SIP was reviewed for all applicable requirements.

NOW, THEREFORE, BE IT RESOLVED that the Commission approves the Point Gardens Phase 1 SIP, dated 4-18-23, subject to the following conditions:

1. SIP approval is contingent upon approval of a final plat of subdivision for Lots 1 – 38.
2. Before any building permit may be issued on Lots 1-3, the Village Plan Commission shall approve a site plan for construction following owner submittal of a complete site plan application meeting all requirements of Section 2.13.09(4) of the Village zoning ordinance, Village Engineer approval of a stormwater management and erosion control plan meeting all Village ordinance requirements, recording of appropriate cross-access and other easements approved by the Village Attorney, and receipt of all required local and state permits.
3. The Plan Commission shall not review a site plan for Lots 1 – 3 until approval of site plans, setbacks, hydrant / standpipe locations and fire access by the Poynette Dekorra Fire Department is complete, nor until final landscape plans for Lots 1 – 3 and Outlot 1 are submitted.
4. The detention basin on Outlot 1 requires revision to have curvature on at least three sides.
5. Final drafts of covenants and deed restriction documents, consistent with the summary on Exhibit 17 to the 4-18-23 SIP, shall be delivered to the Village prior to the first lot sale.
6. Front porch depths for all homes not yet permitted by building permit shall be a minimum of six feet, per the Planned Neighborhood (PN) Zoning Classification.

7. In the interest of resolving conflicts of above and below ground infrastructure prior to development, Developer shall prepare a plan delineating the public and private paths and walkways for Phase 1, together with locations for street lights, fire hydrants, regulatory signs, trees and mailboxes, and all underground utilities, for Village review within 30 days.
8. Street lights in the 4-18-23 SIP are not approved as submitted. Street light type, ownership and locations will be established by the Village Board in the Point Gardens Phase One Development Agreement.
9. Blueberry Avenue from Park Street to the alley west of lots 26 - 30 must be constructed with Phase 1. The temporary road west of lots 14 and 15 is to be maintained by the Developer, including snow removal. It may be constructed of gravel, and its grade may not exceed 8%.

Adopted this 18th day of April 2023.

Authorized Signatures:

Diana L. Kaschinske
Plan Commission Chairperson

Natalie Megow
Village Clerk/Treasurer