

**Recommendation of the Town of Green Bay Planning Commission
Regarding The Proposed Tree Trimming and Dead/Dying Tree Removal On the Site of the
Edgewater Bluff Villas**

PLANNING COMMISSION MEMBERS PRESENT: John Metzler, Dianne Jacobs, Bob Boncher, Mike Gilson, Bob Geyer, Gary Jonet, Dawn Goodman.

DATE: 11/6/7

TIME ON THIS MATTER: 7:00-8:30 p.m.

We, the Town of Green Bay Planning Commission make the following recommendations in this matter:

1. The Site does indeed have extensive overgrowth of the Tree Canopy, which may impede the view of the condominium unit owners, since its inception. Trimming the designated trees seems to be a reasonable solution and fiscally advisable for resident satisfaction, continued occupancy and future unit marketability.
2. The Site does indeed have dying and dead trees present since its inception. If a tree is cut and removed, a portion of the trunk and entire root system must be left in place as a stabilization to prevent further destruction of the escarpment and soils in the event one of the dying trees should fall and uproot the vegetation and soils that help anchor the surrounding trees and vegetation and alleviate water run-off issues. In addition, it is advisable to avoid potential damage to nearby condominium units if a tree should fall on one of them.
3. The Site of the Footprints of the undeveloped condominium lots indeed has an overgrowth of vegetation, dead/dying trees and new tree growth since its inception, which would make it difficult to develop and or sell in its current condition. The wish of the current owners is to bring it to a park-like setting similar to that of the pre-existing condominium sites. Trimming the overgrowth of underbrush, trimming and even possible thinning of some trees to restore the one time view of the Bay that existed at the site's inception, as well as removing dead and dying trees, seems reasonable and fiscally advisable both for construction purposes and for the future unit marketability and eventual long-term occupancy.
4. The Residents, Owners of the Development, and Developers would like to have more autonomy and discretion regarding reasonable and appropriate removal of any tree, alive, dead or diseased, below the ledge, without the Town Board's approval. While this would seem reasonable in a normal environmental setting and one that is not contested by surrounding residents, this is not the case in this situation. The site of the Edgewater Bluff Villas is on a fragile and geologically significant area that requires special protection and measures to ensure there are no erosion and water run-off issues. In addition, the continued aesthetics and satisfaction of the view of the residents and home owners who live below the development continue to be an issue.

MOTION MADE BY Dianne Jacobs to submit this recommendation to the Town of Green Bay Town Board.

MOTION 2NDED BY: Bob Boncher

AYES: 6

NAYS: 1*

***Mike Gilson disagreed with this recommendation, stating that the Town of Green Bay is too restrictive on their dead tree removal policy.**

MOTION CARRIED.

Furthermore, in this matter regarding The Proposed Tree Trimming and Dead/Dying Tree Removal On the Site of the Edgewater Bluff Villas, the Town of Green Bay Planning Commission also made the following recommendation:

MOTION MADE BY: Dianne Jacobs to Amend the March 13, 1995 Town of Green Bay's Final Approval Resolution For Edgewater Bluff Villas, I. (a) to read:

The Edgewater Bluff Villas Association may trim or remove any dead or diseased trees and trees that could cause damage to property or injury to people within the forty (40) foot setback from the ledge. However, if a tree is cut and removed, a portion of the trunk and entire root system must be left in place as a stabilization for the fragile rock formation on the ledge.

There shall be no removal of any tree, alive, dead, or diseased below the ledge, without the approval of the Town Board or subcommittee of said body of government.

MOTION 2NDED BY: Gary Jonet

AYES: 5

NAYS: 2*

***Mike Gilson and Bob Geyer disagreed with this recommendation, stating that: "The Town of Green Bay is too restrictive on their dead tree removal policy and that the Board should let them maintain their property because it is *their* property and, furthermore, if they had a view back when they bought or moved into the property, then they should be able to maintain that view and have the same view now."**

MOTION CARRIED.