

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
July 10, 2017**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on July 10, 2017. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternative #1); and Brock Williamson (Alternate #2). Also in attendance were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator, and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing we would ask that you hold your comments until the public hearing is held. However, if you want to raise an issue and it is not on the agenda or is not a public hearing now would be your opportunity to do so. We'd ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments? I'm sorry, if you're here for a matter that appears on the agenda as a matter of public hearing we would ask that you hold your comments until that public hearing is held. However, if you're here to raise an issue that is not a matter for public hearing now would be your opportunity to do so. We'd ask you to step to the microphone and begin by giving us your name and address.

- 5. NEW BUSINESS**
 - A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #17-17 TO AMEND THE VILLAGE COMPREHENSIVE PLAN to consider the request of Jeff Raduechel on behalf Riverview Group LLC, owners of the vacant properties generally located south of 110th Street and 116th Avenue and north of 122nd Street for the following amendments to the Village Comprehensive Plan: 1) to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to correct the location of the field delineated wetlands and the primary environmental corridors as a result to detailed delineations completed; and 2) to update; and Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.**

Jean Werbie-Harris:

Mr. Chairman, I would ask that Items A and B be taken up at the same time by the Village Plan Commission. Public hearings are separate, but we'll conduct them at the same time with separate action required.

Wayne Koessl:

So moved.

Judy Juliana:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO COMBINE ITEMS A AND B FOR PURPOSES OF DISCUSSION WITH SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP for the request of Jeff Raduechel on behalf Riverview Group LLC, owners of the vacant properties generally located south of 110th Street and 116th Avenue and north of 122nd Street to rezone the field delineated wetland into the C-1, Lowland Resource Conservancy District, to rezone the field delineated Primary Environmental Corridor into the C-2, Upland Resource Conservancy District and to rezone any non-wetland and non-primary environmental corridor into the M-5, Production and Manufacturing District. All areas within the 100-year floodplain will remain unchanged.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item A is a public hearing and consideration of Plan Commission Resolution #17-17 to amend the Village Comprehensive Plan to consider the request of Jeff Raduechel on behalf Riverview Group LLC, owners of the vacant properties generally located south of 110th Street and 116th Avenue and north of 122nd Street for the following amendments to the Village's Comprehensive Plan: 1) to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to correct the location of the field delineated wetlands and the primary environmental corridors as a result of wetland delineations completed; and 2) to update an Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.

And Item B is public hearing and consideration of a Zoning Map for the request of Jeff Raduechel on behalf Riverview Group LLC, owners of the vacant properties generally located south of 110th Street and 116th Avenue and north of 122nd Street to rezone the field delineated wetland into the C-1, Lowland Resource Conservancy District and to rezone the field delineated Primary Environmental Corridor into the C-2, Upland Resource Conservancy District and to rezone any non-wetland and non-primary environmental corridor into the M-5, Production and Manufacturing District. All areas within the 100-year floodplain will remain unchanged.

As indicated, these items are related and will be discussed at the same time. However, separate action will be required.

The property owner had hired Wetland and Waterway Consultants to complete a wetland delineation on the vacant properties generally located south of 110th Street and 116th Avenue and north of 122nd Street. So this is actually just east and south of Premium Outlets. The properties are further identified as Tax Parcel Numbers: 92-4-122-303-0101, 92-4-122-304-0200; 92-4-122-311-0200, 92-4-122-312-0100, 92-4-122-312-0150, 92-4-122-312-0305 and 92-4-122-312-0310.

The wetland staking and the primary environmental corridor staking were completed on May 7, 2013, May 9, 2013 and May 10, 2013 by Wetland and Waterway Consulting, LLC. The Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers have concurred with the wetland delineation and have both issued permits to allow for a small wetland area to be filled and in their permits and letters dated March 25, 2016 and February 2, 2016, respectively.

In accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon completion of a wetland staking, the 2035 Land Use Plan Map 9.9 shall be amended to reflect the results of the aforementioned staking's and the permits that allowed for a portion of the wetland to be filled. Therefore, the Village 2035 Comprehensive Land Use Plan Map 9.9 is proposed to be corrected to show the location of the field delineated wetlands excluding the wetlands to be filled and the primary environmental corridors in those respective land use designations; the wetland areas to be filled and all other non-wetland and non-primary environmental corridors within the Industrial which is a Production and Manufacturing land use designation. There are no changes to the 100-year floodplain designations on the properties.

Furthermore, in accordance with the Village Zoning Ordinance, upon a completion of a wetland staking the Zoning Map shall be corrected to reflect the results of that staking. Therefore, the field delineated wetlands excluding the wetland areas allowed to be filled will be rezoned into the C-1, Lowland Resource Conservancy District; the field delineated Primary Environmental Corridor areas that are not wetlands will be rezoned into the C-2, Upland Resource Conservancy District; and any non-wetlands including the wetlands allowed to be filled and non-primary environmental corridors will be rezoned into the M-5, Production and Manufacturing District. All areas within the 100-year floodplain will remain unchanged.

So, again, this is typically the first step in an entitlement process before someone develops their land is that they need to evaluate their property for the environmental restrictions or limitations on their property. They complete those delineations, and then they bring them to the Village in order for them to be correctly reflected on the Zoning Maps and the Comprehensive Plan maps.

So that's the purpose of the two requests this evening. I'll continue the public hearing at this time for these two items. And there is a representative. Jeff is here if there's any questions with respect to the developer's request.

Tom Terwall:

Jeff, before I open it up is there anything you want to add? Name and address for the record, sir.

Jeff Raduechel:

Jeff Raduechel representing Riverview Group LLC, 9500 Bryn Mawr in Rosemont. I actually reside in Kenosha also. But I'm here to answer any questions. It's a fairly straightforward request. The idea is to kind of reconcile the slight discrepancy between the wetlands that occur on the top half and the delineated boundaries.

Tom Terwall:

Thank you. Anybody wishing to comment? This is a matter for public hearing. Anybody wishing to speak? Seeing none, I'll open it to comments from Commissioners and staff.

Michael Serpe:

I'd move approval of 17-17.

Wayne Koessler:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE RESOLUTION 17-17 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the Zoning Map.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE ZONING MAP AMENDMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Items C, D and E can we do that in one motion?

- C. PUBLIC HEARING AND CONSIDERATION OF A PLAN COMMISSION RESOLUTION #17-18 FOR A COMPREHENSIVE PLAN AMENDMENT to amend a portion of the Pleasant Homes Neighborhood Plan for the request of Mark Eberle, P.E. of Nielson Madsen and Barber on behalf of James and Bonita Ayres owners of the property located 11806 47th Avenue to reconfigure the lot layouts and location of the future retention basin. TO BE CONTINUED AND TABLED UNTIL THE AUGUST 14, 2017 PLAN COMMISSION MEETING.**
- D. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Mark Eberle, P.E. of Nielson Madsen and Barber on behalf of James and Bonita Ayres owners of the property located 11806 47th Avenue to rezone a portion of the property from the A-3, Limited Agricultural District to the R-3, Urban Single Family Residential District for the creation of three single family lots. TO BE CONTINUED AND TABLED UNTIL THE AUGUST 14, 2017 PLAN COMMISSION MEETING.**
- E. Consider the request of Mark Eberle, P.E. of Nielson Madsen and Barber on behalf of James and Bonita Ayres owners of the property located 11806 47th Avenue for approval of a Certified Survey Map, Development Agreement and related documents, and Declaration of Restrictions to create three single family lots and related site grading, drainage and utility improvements. TO BE CONTINUED AND TABLED UNTIL THE AUGUST 14, 2017 PLAN COMMISSION MEETING.**

Jean Werbie-Harris:

We can. And let me just read them for the record, and then I'll just explain a few things, and then you can take care of all three at the same time. So Items C, D and E we ask that all three be taken up at the same time by the Plan Commission. All three of them pertain to the same property at

the request of Mark Eberle of Nielson Madsen and Barber on behalf of James and Bonita Ayres for their property located at 11806 47th Avenue. What they're requesting to do is to amend a portion of the Pleasant Homes Neighborhood Plan. They're also requesting a Zoning Map Amendment. And they're also requesting then a Certified Survey Map, Development Agreement and related documents as well as declaration of restriction.

Specifically what they are requesting to do is modify the neighborhood plan so that they can create three lots, single family lots, along 47th Avenue north of their home. And then they're going to create a storm water basin and outlot to the west of those three lots that they'd like to create. At this time we are still working through some of the details with them and their engineer. So they've requested until all of those details can be worked out with respect to the development agreement they've asked for all three items, the Comprehensive Plan Amendment, the Zoning Map Amendment as well as the CSM Development Agreement and related documents all to be tabled until a date certain which is August 14, 2017, so about 30 days from now. They're still trying to work through those details and so they asked that they be tabled by the Plan Commission. So you'll need to take each one separately to table them if that's your request.

Tom Terwall:

And where will the water retention basin be?

Jean Werbie-Harris:

West of the three lots and north of their existing farmhouse.

Michael Serpe:

Jean, just a question on this. Who is engineering this on behalf of the Ayres?

Jean Werbie-Harris:

Nielson, Madsen and Barber, Mark Eberle.

Michael Serpe:

And then Matt is also?

Jean Werbie-Harris:

Matt is. On behalf of the Village, Matt and Kurt are doing the review on behalf of the Village and the staff.

Tom Terwall:

Anything further? Motion to table Item C would be in order.

Wayne Koessl:

So moved, Mr. Chairman that we table Items C, D and E.

Jim Bandura:

Second.

Tom Terwall:

CAN WE DO ALL THREE IN ONE? A MOTION BY WAYNE KOESSL AND A SECOND BY JIM BANDURA TO TABLE ITEMS C, D AND E UNTIL THE AUGUST 14, 2017 MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Jean Werbie-Harris:

So I just wanted to mention that we're not going to re-send the notice out. It will still be in the paper, it will be on the website. But we're not going to renote the neighbors again. We're just going to re-hold that hearing on the 14th of August.

F. Consider the request of Julie Ruhle, personal representative for the Estate of George Ruhle for approval of a Lot Line Adjustment between the properties located 2309 and 2325 116th Street owned by Danny Galvin and George Ruhle.

Jean Werbie-Harris:

Item F, consider the request of Julie Ruhle, personal representative for the Estate of George Ruhle for approval of a Lot Line Adjustment between the properties located 2309 and 2325 116th Street owned by Danny Galvin and George Ruhle.

The owners of the property located at 2309 116th Street, Tax Parcel Number 92-4-122-361-0017, owned by Danny Galvin and the property located at 2325 116th Street identified as Tax Parcel Number 92-4-122-361-0016 owned George Ruhle represented by Julie Ruhle, Personal Representative for the Estates of George Ruhle, are proposing to adjust their lot lines. Specifically 34,296 square feet of land directly south of 2309 116th Street will be detached from the property at 2325 116th Street and added to the property at 2309 116th Street to create two rectangular shaped lots.

Both properties are zoned R-4, Urban Single Family Residential District, and portions in the rear of the lots are zoned C-2, Upland Resource Conservancy District. The Lot Line Adjustment will

comply with the requirements set forth in the Village Zoning Ordinance and the Land Division and Development Control Ordinance. This is not a public hearing, and the staff does recommend approval of the lot line adjustment subject to the petitioners recording the proper transfer and deed documents with the plat of survey for the lot line adjustment as an exhibit at the Kenosha County Register of Deeds office within 30 days of the Village's approval and providing a recorded copy of the document to the Village. Staff recommends approval as presented.

Tom Terwall:

Comments or questions? What's your pleasure?

Wayne Koessl:

Mr. Chairman, I move that we approve the lot line adjustment subject to the conditions outlined by staff.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA THAT WE SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE LOT LINE ADJUSTMENT AS INDICATED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

6. ADJOURN.

Judy Juliana:

So moved.

Deb Skarda:

Second.

Tom Terwall:

Moved and second to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 6:15 p.m.