

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
March 13, 2017**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on March 13, 2017. Those in attendance were Michael Serpe; Wayne Koessl; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternative #1) and Brock Williamson (Alternate #2). Thomas Terwall and Deb Skarda were excused. Also in attendance were Mike Pollocoff, Village Administrator; Tom Shircel, Assistant 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.

Michael Serpe:

And before we go any further, I'd just like to make a special announcement that today is Wayne Koessl's 88th birthday.

3. CONSIDER APPROVAL OF THE FEBRUARY 27, 2017 PLAN COMMISSION MEETING MINUTES.

Jim Bandura:

So moved.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR APPROVAL. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

4. CORRESPONDENCE.

5. CITIZEN COMMENTS.

Michael Serpe:

We have one item on the agenda, it's a public hearing. If you wish to speak on that item you can hold your comments until it's called. And if there's anything else that anybody would wish to speak on that's not on the agenda now is your time to approach the Board. Anybody wishing to speak? Hearing none, we'll go on to New Business.

6. NEW BUSINESS:

- A. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AND MAP AMENDMENTS for the request of Ray Shinkle on behalf of T-Mobile Central LLC to rezone the property owned by the Village of Pleasant Prairie located at 10798 114th Street in LakeView Corporate Park (West) and further identified as Tax Parcel Number 92-4-122-302-0103 from the I-1, Institution District to the I-1 (PUD), Institutional District with a Planned Unit Development Overlay and a to create the specific PUD ordinance for the proposed Commercial Communication Structure improvements.**

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission and audience, the petitioner is requesting consideration of a Zoning Text and Map Amendments for the request of Ray Shinkle on behalf of T-Mobile Central LLC to rezone the property owned by the Village of Pleasant Prairie located at 10798 114th Street in LakeView Corporate Park West and further identified as Tax Parcel Number 92-4-122-302-0103 from the I-1, Institution District to the I-1 (PUD), Institutional District with a Planned Unit Development Overlay District and a to create the specific PUD ordinance for a proposed Commercial Communication Structure improvement.

The petitioner is requesting approval of a Zoning Map Amendment then this evening to rezone the property owned by the Village of Pleasant Prairie. Again, this property is at 10798 114th Street in LakeView Corporate Park West. The Tax Parcel Number is 92-4-122-302-0103. This is known as the Village's water tower site in the west area of the Village. They are seeking a rezoning from the I-1 District to the I-1 (PUD) District. Specifically also a Zoning Text Amendment to create the specific PUD ordinance for the proposed Commercial Communication Structure improvements.

Specifically the PUD is proposed to be created to allow for the paved access to the equipment shelter to be located a minimum of 15 feet from the east property line and to allow the equipment shelter to be located at the base of the tower a minimum of 15 feet from both property lines adjacent to 120th Avenue and the east property line.

The petitioner has entered into a lease agreement as conditionally approved by the Village Board on February 20, 2017. A 200 square foot equipment shelter will be constructed on the north side of the water tower site for T-Mobile. The site and location of the equipment structure will allow

for up to two additional carriers to add onto the proposed equipment shelter. An access driveway will be provided around the base of the tower to provide access to the equipment towers while not interfering with the Village's water tower and its operation.

So as you can see on the site plan, again, the first phase is just the T-Mobile structure with the ability to expand two more additional structures next to that. Again, it's kind of at the north end of the tower. So it's about 15 feet from the property lines to the east and to the west along 120th Avenue. 120th Avenue is a State roadway. 116th and Corporate Drive are Village right of ways. With that I'd like to continue the public hearing. We do have representatives here from T-Mobile if you have any additional questions for them.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing. Comments and questions from the Commission? I have one. The agreement is all done, signed, sealed?

Tom Shircel:

Yes, it has been fully executed.

Michael Serpe:

Okay, we're ready to go?

Tom Shircel:

We're ready to go.

Michael Serpe:

And that money is going to go the therapeutic rec program at the RecPlex, is that right?

Tom Shircel:

That's correct.

Michael Serpe:

Good. Anybody else? What's your pleasure, gentlemen?

Wayne Koessl:

Move approval, Chairman.

Judy Juliana:

Second.

Michael Serpe:

Motion made by Wayne Koessl and second by Judy Juliana for approval. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. ADJOURN.

Michael Serpe:

Motion to adjourn.

Wayne Koessl:

Second.

Michael Serpe:

Motion made and seconded for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:04 p.m.