

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
May 22, 2017**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on May 22, 2017. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; and Brock Williamson (Alternate #2). Bill Stoebig and John Skalbeck (Alternative #1) were excused. Also in attendance were Mike Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Village Planner and Zoning Administrator.

- 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 that public hearing is held. However, if you want to raise an issue that's not a public hearing now would be your opportunity to do so. I'd ask you to step to the microphone and begin with your name and address. Is there anybody wishing to speak under citizens comments?

- 5. NEW BUSINESS**
 - A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #17-13 TO AMEND THE COMPREHENSIVE PLAN for the request of Matt Carey, P.E. of Pinnacle Engineering Group, agent on behalf of CenterPoint WisPark Land Company, LLC owners of the property located 11559 80th Avenue as a result of approvals to fill a the small wetland area (0.08 acres) on the north central portion of the property. Specifically, the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 is proposed to be amendment to correctly show the location of the field delineated wetlands and to update Appendix 10-3 of the Plan.**

Jean Werbie-Harris:

Mr. Chairman, I would ask that both Items A and B be taken up at the same time.

Tom Terwall:

Is there a motion?

Judy Juliana:

So moved.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY JUDY JULIANA AND SECONDED BY JIM BANDURA TO COMBINE ITEMS A AND B FOR DISCUSSION PURPOSES 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 AMENDMENT for the request of Matt Carey, P.E. of Pinnacle Engineering Group, agent on behalf of CenterPoint WisPark Land Company, LLC owners of the property located 11559 80th Avenue as a result of the Wisconsin Department of Natural Resources and U.S. Army Corp of Engineers approvals to fill a small wetland area (0.08 acres) on the north central portion of the property. Specifically, the Zoning Map is proposed to be amended to rezone the wetland area to remain in the C-1, Lowland Resource Conservancy District.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item A is the public hearing and consideration of Plan Commission Resolution #17-13 to amend the Comprehensive Plan. This is for the request of Matt Carey, P.E., of Pinnacle Engineering Group, agent on behalf of CenterPoint WisPark Land Company, LLC, owners of the property located 11559 80th Avenue as a result of approvals to fill a the small wetland area, .08 acres, on the north central portion of the property. Specifically, the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 is proposed to be amendment to correctly show the location of the field delineated wetlands and to update Appendix 10-3 of the Plan.

The second item is public hearing and consideration of a Zoning Map Amendment for the request of Matt Carey, P.E., of Pinnacle Engineering Group, agent on behalf of CenterPoint WisPark

Land Company, LLC, owners for their property located 11559 80th Avenue as a result of the Wisconsin Department of Natural Resources and U.S. Army Corps of Engineers approvals to fill a small wetland area on the north central portion of the property. Specifically, the Zoning Map is proposed to be amended to rezone the wetland area to remain into the C-1, Lowland Resource Conservancy District.

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

The property owner had hired Wetland and Waterway Consultants to complete a wetland delineation on the property located 11559 80th Avenue in the LakeView Corporate Park. The property is further identified as Tax Parcel Number 92-4-122-284-0321. The wetland staking was completed October 24, 2014, and a small wetland was found in the north central portion of the site. On September 2, 2016, the owner obtained a permit from the Wisconsin DNR. And on May 18, 2016 they obtained a permit from the U.S. Army Corps of Engineers to fill in a portion of the wetlands for the development of a speculative industrial building on the property.

In accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon completion of the wetland staking the Land Use Plan Map 9.9 shall be amended to reflect the results of the wetland staking and the permits that would allow for a portion of that wetland to be filled. Therefore, the Village's Comprehensive Land Use Plan Map 9.9 is proposed to be corrected to show that the wetlands are to be filled in the General Industrial land use designation and to show the wetlands to remain in the Isolated Natural Resource Area land use designation and update Appendix 10-3 of the Comprehensive Plan.

Furthermore, in accordance with the Village Zoning Ordinance, upon completion of a wetland staking the Zoning Map shall be brought forth to correct and reflect the results of the staking. Therefore, the wetlands to remain will be rezoned into the C-1, Lowland Resource Conservancy District, and the wetlands to be filled will remain in the M-2, General Manufacturing District. The Village staff recommends that both of these items be approved, but these are matters for public hearing. And I'd like to continue the public hearings for both items at this time.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? Hearing none, I'll open it to comments and questions from Commissioners. Hearing none, what's your pleasure?

Wayne Koessl:

Move approval, Chairman.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO ADOPT RESOLUTION 17-13 SUBJECT TO THE TERMS AND CONDITIONS AS OUTLINED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the Zoning Map Amendment.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE ZONING MAP AMENDMENT AS SPECIFIED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

C. PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT for the request of Doug Stanich, Managing Member for The Cottages at Village Green LLC, for the development of 72 condominium units, including 38 single unit buildings and 17 two unit buildings located on the vacant property located north of Main Street at 47th Avenue to be known as The Cottages at Village Green.

Jean Werbie-Harris:

The next item is public hearing and consideration of a Preliminary Plat for the request of Doug Stanich, Managing Member for The Cottages at Village Green LLC, for the development of 72

condominium units, including 38 single unit buildings and 17 two unit buildings located on the vacant property located north of Main Street at 47th Avenue to be known as The Cottages at Village Green.

As some background information and, again, this was presented at a previous meeting as background information, but I'll just touch based on this again just because this is a public hearing again, for the Preliminary Plat. Background information: On March 10, 2003, the Village Board approved an initial Preliminary Plat for the proposed development of this property, at that time 50 two unit condominium units in a development to be known at Village Green Heights Townhomes North was approved. The Preliminary Plat was consistent with the Village Green Neighborhood Plan and the Village Green Heights Conceptual Plan as conditionally approved by the Village Board in 2001. The Village Green Heights Subdivision and Village Green Heights Addition #1 Subdivisions were approved in 2004 and 2006, respectively, and most of the single family lots at this time have been developed.

On April 3, 2015, the Village Board conditionally approved the Conceptual Plan for the development of the remaining vacant property that was formerly known as Village Green Heights Townhomes North. It is now known as The Cottages at Village Green Heights. The land area is located north of Main Street at 47th Avenue and east of the extension of 98th Street. The petitioner is proposing to develop a total of 72 condominium units, which would include 38 single family buildings and 17 two family buildings. The Conceptual Plan was consistent with all of the previous approvals granted by the Village with the exception of the reduction in the number of units, from 100 units to 72 units, and now it has a mixture of one and two unit homes.

Preliminary Condominium Plat: The petitioner is requesting approval of the Preliminary Condominium Plat for The Cottages at the Village Green Heights. The development will have four different ranch models ranging in size from 1,460 to 1,830 square feet and two two-story Cape Cod style units ranging from about 1,900 to 2,200 square feet. The housing units will provide for 2 or 3 bedrooms with first floor master bedrooms, 2 or 2.5 bathrooms, full basements, two car garages, and covered porches. The site will be fully landscaped with lawn irrigation. It is anticipated that the units will range from about \$270,000 to \$370,000. The developer anticipates starting construction on the required public improvements by the end of this summer and projects that the development will be completed within 2 to 3.5 years. In addition, the developer has submitted revised draft Declaration of Condominium and By-laws for the project.

With respect to Comprehensive Plan compliance and density, the proposed development is consistent with the Village's Comprehensive Land Use Plan, including the Village Green Neighborhood Plan. This development has a net density of six units per net acre. The net acres is calculated by excluding public roadways and the wetlands.

After the Preliminary Condominium Plat is approved and at such time that the Final Condominium Plat is submitted, also a required Certified Survey Map and Zoning Text and Map Amendment applications as noted need to be submitted. An application to amend the 2035 Comprehensive Land Use Map shall be submitted to remove the Urban Reserve land use designation and to correct the map to reflect the field delineated wetlands to ensure that the zoning map and the land use map are consistent.

With respect to the zoning, the property is currently zoned R-8 (UHO), Urban Two Family Residential District with an Urban Landholding Overlay District. At the time that the Final Condominium Plat is considered, the staff will recommend that the field delineated wetlands be rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland areas be rezoned R-8 Urban Two-Family Residential District with a PUD, or that Planned Unit Development Overlay be placed on the property as part of the creation of the condominium. Again, because we'll have more than one building per parcel.

As originally discussed for this property, developing this site with a PUD Overlay will allow for a modification of a few of the Ordinance requirements provided that there is a defined benefit to the community. The PUD will allow for more than one building per property and slightly reduced setbacks. Due to the reduced rear setbacks, decks will not be allowed to encroach into setback area, and no fences will be allowed within the development. Provided that the buildings are all condominiums, all units will have individual entries with no common hallways, exterior materials are maintenance free and include elements of natural stone or brick materials, and buildings types provide a common theme without being monotonous. Other community benefits include increased landscaping, improved quality of architectural standards, concrete sidewalks and concrete roads.

The Village staff will begin preparing a detailed PUD Ordinance for review by the developer, Plan Commission and the Board when the Final Condominium Plat is proposed. The required public hearing for the PUD Ordinance will be held at the same time that the Plan Commission and Board consider that plat.

With respect to the wetlands, on October 27, 2016, TRC Solutions field delineated the wetlands on the property as shown on the Conceptual Plan. The larger wetland area in the southeast corner of the site serves as the existing stormwater retention facility constructed in the mid-2000s by the previous developer. The petitioner has requested a wetland exemption from the Wisconsin DNR for this retention facility to allow the retention facility to be maintained so it can continue to function for not only the existing development but for this development as well as originally designed. This exemption shall be submitted prior to obtaining Final Condominium Plat approval. If the exemption is obtained then the stormwater facility will not be rezoned into the C-1 designation. Rather it would be placed into the PR-1 designation. We'll just put it right into the same PUD as part of the R-8.

With respect to municipal improvements, municipal sanitary sewer and water shall be provided to service all of the units within the development. As part of the Village Green Heights Addition #1 subdivision, sanitary sewer was extended and installed in a portion of this area to service the development including within Main Street and along the main north/south roadway which connects to the sanitary sewer in the Meadowdale Estates Addition #1 Subdivision to the northeast. A portion of the existing sanitary sewer is located within an easement and will be located within the dedicated public right-of-way. The new sanitary sewer infrastructure will be extended within the western extension of 98th Street and the looped within the roadway within the development. Municipal water infrastructure will be installed within all of the public street right-of-ways to service the development at the developer's cost.

The stormwater retention basin facility for this development has already been constructed and is located within that southeast corner of the site. The developer will be installing the public storm

sewer main and drainage system improvements to serve the entire development. As discussed they're looking for that wetland exemption from the DNR so it can continue to be functioning and maintained as a retention facility.

The public roadways will be constructed pursuant to the Village specs as noted in Chapter 405 of the municipal code with a slight adjustment with respect to the placement of the sidewalks. Just in an order we wanted to make sure that cars could be parked in the driveway as well as in the garage, and there would still be enough room for the sidewalk so that there wouldn't be any cars that would be overhanging onto the sidewalk areas.

With respect to the transportation improvement fee, pursuant to the original Memorandum of Understanding executed in 2004 regarding the contributions for State Trunk Highway 165 corridor improvements, the developer of the property is responsible for a payment of \$50,000 to the Village at the time of final condominium plat approval. In addition, at the time that the building permit is issued, the remaining \$50,000 will need to be paid at a rate of just under \$695 per unit for those future improvements to 165.

Construction site access, as noted on the slide the construction access to the development area for installing the roadway and utility infrastructure and building the condo units shall be from Highway 165 going north/south on 47th Avenue into and out of the development. The other minor roadways with the Village Green Heights development shall be avoided and will be posted to avoid any heavy construction equipment or traffic.

Platting and certified survey map, in addition to the required Final Condominium Plat, a Certified Survey Map is required to be approved to dedicate the public roadways, required easements and to set forth additional restrictive covenant language. As part of the Final Condominium Plat and CSM approval, the developer shall execute the Development Agreement, provide all exhibits and provide a letter of credit as financial security to the Village as a guarantee for the installation, inspection and warranty of the public improvements. A draft of the CSM has been provided that shows that the property will be divided into four parcels. Lot 1 will be 1.145 acres, Lot 2 will be 5.560 acres, Lot 3 will be 3.369 acres and Lot 4 will be 2.955 acres of land.

With that, I'd like to continue the public hearing. And the developer is here and staff is here to answer any questions that you may have.

Tom Terwall:

This is a matter for public hearing, is there anybody wishing to speak? Yes, sir?

Rick Beasley:

Hi my name is Rick Beasley I live at 9817 48th Avenue. My only question, I didn't really get a clarification on this last time. On the upper left hand corner lot 205 where you say they are shortening the roadway. They are going to be putting in a sidewalk there, I just want to make sure it not going in on my property and that I don't have to maintain that.

Tom Terwall:

Mike, can you answer that?

Mike Pollocoff:

Yeah, the sidewalk will be extended within the public right-of-way. It won't be going on private land. And sidewalk maintenance is the responsibility of the abutting property owners wherever those sidewalks are found. That would be yours to maintain.

Rick Beasley:

I don't understand why, it's not on my property.

Mike Pollocoff:

That would be something you could work out with the association. They might just go ahead and plow to the end of the street I think if you talk to them to get something done. But no plat is going to guarantee that no one ever has a sidewalk, won't have a sidewalk around their frontage. Sidewalks can be placed through a plat, through a citizens' petition, through a special district. Sidewalk can happen in any number of ways. And inasmuch as in the Village Green we've been working to incorporate more sidewalks rather than having people walking on the streets, the plan has been and the municipal standards have been modified since the original Village Green plat to encourage more sidewalks.

So you could do it or, again, I would talk to the association that's going to maintain them and have them maybe work out something with them to go the rest of the way. Now, that won't be part of this initial preliminary plat. That improvement is yet to come. So it won't be with what you see tonight. But as time goes on when that's developed that will be an improvement that's made on 98th.

Tom Terwall:

Is there anybody else? Yes, ma'am? Come on up please and give your name and address for the record.

Sherry Fox:

Hi my name is Sherry Fox and I live at 9911 48th Ave – According to the where he talking about the sidewalk going over that is Village Green area and the other side is condominium area, why are they infringing on the Village Green Area?

Mike Pollocoff:

Well, it's in the Village Green plat, but it's on public right-of-way. And the purpose of public right-of-way is to convey the public whether they're on foot or in vehicle or bikes through that area. So the terrace area that's set aside from where the curb is to the property line has been sized to be able to accommodate a sidewalk in the future. So what that sidewalk does coming from the

east to the west rather than have it stop at the back lot line of that parcel and then have the people walk on the grass to the corner to get across to the park or wherever, they'll be on a sidewalk to continue until they get to the crossing at 48th if they want to continue to go north.

Sherry Fox:

Where are they going to go after they get to the end of the sidewalk?

Mike Pollocoff:

If I'm not mistaken the rest of that land is going to be part of the park, right? So ideally they would go north across at that intersection to the park.

Sherry Fox:

But there is no sidewalks from there to the park

Mike Pollocoff:

Right. But that part of the park isn't finished yet.

Sherry Fox:

My Other question, then all of the trees in other words then you said that sidewalks may come into the subdivision then all the trees that are planted are they going to take them all down?

Mike Pollocoff:

If there's a municipal -- the terrace area should accommodate a sidewalk. And if the trees are placed where they were supposed to be placed there shouldn't be any tree damage. Now, if a contractor damaged a tree they'd have to replace it. They'd have to replace the tree.

Sherry Fox:

[Inaudible]

Mike Pollocoff:

No, the placement of trees were identified to accommodate a sidewalk in the future whenever that was going to happen so that a tree wouldn't have to be taken out. Sure.

Tom Terwall:

Anybody else? Anybody else? If not I'll open it to comments and questions from the Commissioners. Yes?

Jim Bandura:

A question to staff. Jean, you mentioned that the declarations and the by-laws were modified, were corrected.

Jean Werbie-Harris:

What I indicated is that I provided modifications to them for them to correct them.

Jim Bandura:

Okay, so in that they will address the issue of limited rental of these properties?

Jean Werbie-Harris:

They did not propose that there would be any restrictions.

Jim Bandura:

Because I thought we talked about that last time setting a certain percentage on the last meeting. I could be wrong.

Jean Werbie-Harris:

No, we talked about it about seven years ago with other developments. But due to when the economic downturn occurred it resulted in a number of condominium units going bankrupt because they weren't able to rent to family, friends or anybody. And so at this time there's no restriction as to whether or not they could be rented. It's not intended to be a rental community. It's intended to be an owner occupied community. But at this time there are no restrictions and none are being proposed.

Jim Bandura:

Would staff recommend that?

Mike Pollocoff:

I think the subject was broached at the last meeting, and what Jean said is correct. That was one of the reasons that it's difficult. And in the intervening period there's been court decisions that have shown that to be a more prohibitive restriction on property that would allow an owner to rent their own property. Now, there's conditions in the covenants that they're going to have to live up as far as maintaining the property and doing the things they have to do. But I'm trying to think, I think there's a case that was pending in Kenosha and I believe the State Legislature in their last session increased the rights of property owners and landlords to be able to escape the clauses where they have no option in order to rent their property. If they had no other option, they couldn't live there and they couldn't afford to keep it. But that was discussed I don't think it was at great length the last meeting. But the rules that existed prior to the great recession for the

rental of condo developments has changed significantly, and I think it's going to continue to change.

Tom Terwall:

Anybody else? If not I'll entertain a motion to send a favorable recommendation to the Village Board.

Judy Juliana:

So moved.

Michael Serpe:

Move approval of the preliminary plat. I need a second. We had two motions.

Brock Williamson:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY BROCK WILLIAMSON TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE PRELIMINARY PLAT 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.

D. Consider the request of Pat and Alicia Patterson for approval of Site and Operational Plans, Digital Security Imaging System Agreement and Access Easement for a new restaurant with outdoor seating to occupy the entire building located at 9080 76th Street in Prairie Ridge Market Place to be known as Iguana Wana Mexican Grill and Tequila Bar.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of Pat and Alicia Patterson for approval of Site and Operational Plans, Digital Security Imaging System Agreement and Access Easement for a new restaurant with outdoor seating to occupy the entire building located

at 9080 76th Street in the Prairie Ridge Market Place to be known as Iguana Wana Mexican Grill and Tequila Bar.

The petitioner is requesting to create a patio area and renovate the interior of the vacant commercial building located at 9080 76th Street. This is formerly known as the Cardinal Stritch University property in Prairie Ridge Marketplace. And, again, this is for a new restaurant with outdoor seating to be known as Iguana Wana Mexican Grill and Tequila Bar.

This new business will be an up-scale, finely finished establishment consisting of fresh, kitchen-cooked dining in an authentic Mexican atmosphere. A gourmet dining area will be complimented by a tequila bar, offering dining and drink space. A new pergola-rafter covered patio will be added on the north side of the building for occasional outdoor dining and reserved parties. Inside accommodations for private parties or gatherings will also be available. This is the first in this area for the Iguana Wana Mexican Grill. Pat Patterson is the petitioner. He was the former manager of Casa Bonita restaurant located in Libertyville, Illinois. He was also the original owner, contractor and proprietor of Casa Bonita for nine years which was established in 2008.

The building is 7,708 square feet and the covered patio is 1,920 square feet. The restaurant is proposed to be open from 11 am to midnight with their supply delivery hours between 7 a.m. and 10 a.m. The restaurant will employ 15 full-time and 10 part-time employees. There are 120 parking spaces on site allocated to this tenant. Pursuant to the Village Ordinance the minimum number of parking spaces required is one space for each 100 square feet of floor area plus one space for every two employees on the largest work shift. Pursuant to the application the largest number of employees on a shift is 15, therefore the minimum parking required is 92. There shall be no restaurant or employee parking on the adjacent public streets. Accommodations shall be made with adjacent land owners for off-site parking for employees during the start-up and most popular dining periods especially when they first get going. It is anticipated that the restaurant will be open in the fall of 2017.

The wetlands north of the building have been re-delineated by Hey and Associates to verify that the patio addition will meet the 25 foot setback. The following will need to be submitted to complete the wetland staking delineation process: The application fee, Comprehensive Plan Amendment, copies of letters from the Wisconsin DNR, a wetland report prepared by a biologist, and a Plat of Survey that is prepared by a Wisconsin registered land surveyor. Just by going out to the site and comparing aerial photographs for the last many, many years, the wetlands seemed to have been receding. So we feel that their setback should not be a problem or issue or concern. Again, there were a greater area of wetlands back in 1998, and that was at that time 91st Avenue was extended to Highway 50.

So there is a representative here to answer any questions that you may have and to address the Plan Commission with respect to their request.

The other things that I wanted to mention is that I did draft the development agreement, the security development agreement which is known as a DSIS as well as an access easement. And we have reviewed those security documents and those camera locations and all the information related to the security. I know that we have a few things that we want to tweak right at the entrance, and that information has already been provided back to the prospective owner.

Michael Serpe:

I have a question. Two things, Jean. I take it this is a chain, and where are they based out of?

Jean Werbie-Harris:

It's not a chain. We should probably bring the owner up to present it to you.

Michael Serpe:

My second question is the hours of operation, 11 a.m. to midnight, is that consistent with the rest of the restaurants in that area?

Jean Werbie-Harris:

Some of the restaurants in that area are open until ten o'clock, but they might not be serving alcohol. This has got a bar component to it. So I think the others are probably ten o'clock or eleven o'clock.

Tom Terwall:

Will the outdoor beverage area be secured? Is it going to be fenced?

Jean Werbie-Harris:

They will have some gating and fencing around it. I'm going to have the petitioner come up, and maybe you can ask some of the questions directly to him. But, yes, there will be a surround as you can see on the screen.

Tom Terwall:

Give us your name and address, sir, for the record.

Patrick Patterson:

Hi my name is Patrick Patterson, I owned and operated a Mexican restaurant in Libertyville, IL. We had someone come and purchase it from us last October. We decided to bring that same theme here. We do plan on having an enclosed area around the patio area. We cater to families.

Deb Skarda:

Are you going to offer catering?

Patrick Patterson:

Yes, when we sold it they were supposed to keep it the same but they tried to cheapen the food so the head chef left and walked out and the first week. He contacted us and said he wanted to work for us again. So my wife and I shopped for several months for a great location and found this one.

Michael Serpe:

You operated one similar to this in Illinois?

Patrick Patterson:

Yes, right downtown Libertyville

Michael Serpe:

A family setting? A family setting.

Patrick Patterson:

Family setting. We cater to families we do a great children's menu, we do not cater to college kids hanging out

Michael Serpe:

That was going to be my next question if you had any problems with security.

Patrick Patterson:

No we have never. We cater to the families and kids. Fun family establishment. We serve food until 10:00 p.m. usually we close after everyone is gone. It's only Friday and Saturday night we stay open later until 11:00. We just want to put into 12:00 in case we ever want to stay open later.

Michael Serpe:

One other question. Where did you get that name?

Patrick Patterson:

So, Iguana Wana, so when my wife and I went on our honeymoon to Cancun that was our favorite restaurant. We went there several times, the Iguana Wana Mexican Restaurant. Then we found out after we decided to call it that that our head chef actually worked at that restaurant. He was born in the Yucatan and he had been cooking his whole life, he was proud of his food and his recipes.

Michael Serpe:

How many parking places, Jean, are they offering?

Patrick Patterson:

With the site we have 120 spaces.

Michael Serpe:

And you have seating for how many?

Patrick Patterson:

We don't know the exact amount of seating, but there is probably seating for about 150 people

Michael Serpe:

Okay, here we go with parking again. That's a good problem to have. But you have employees there that are going to take up some parking someplace. And let's say you're full and you have people now we have no parking. Is there available parking elsewhere there? Not really.

Patrick Patterson:

Oh yeah, so we're going to work it out with we're actually doing our business with BMO Harris across the street and we've already started talking with them about letting our employees parking there. Our lunches are always quiet and slow. Our busy time is 7:00 pm. And that's when everything there is quiet. We are planning to have our employee's park at BMO Harris.

Michael Serpe:

You're not the only one with a problem out there. It's a very popular place especially for restaurants and parking lots are full.

Patrick Patterson:

I counted spaces at the Olive Garden and Cheddars. I was surprised it looks like they have huge parking lots, but we have more parking spaces than they do.

Michael Serpe:

I hope it works. That's good. Because Olive Garden and Cheddar's fills up regularly. Okay, I just hope it work. Like I said it's a good problem to have, but --

Patrick Patterson:

We hope so, we work hard to do a good job.

Michael Serpe:

I'd move approval, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE SITE AND OPERATIONAL PLAN 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.

E. Consider Plan Commission Resolution #17-14 to initiate amendments to the Village Zoning Ordinance and Village Comprehensive Plan Ordinance related to requirements in 2015 Wisconsin Act 391.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Resolution 17-14 is a Plan Commission resolution to initiate three separate ordinance amendments. Whereas, the Plan Commission may initiate a petition for amendments of the Comprehensive Plan and Zoning Ordinances, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of the ordinance; the Village staff is proposing to amend sections of the Comprehensive Plan and the Zoning Ordinance related to some new requirements that were adopted by the State in 2015 Wisconsin Act 391.

The first Whereas describes Wisconsin State Statute Section 66.1001 (4) (f) which requires the Village to maintain a list of persons or other interested parties for those who submit a written or an electronic request to the Village to receive notice of any proposed ordinance related to the Comprehensive Plan that affects the allowable uses of any property. In addition, the Village must inform its residents annually that they can add their name to the list.

The second is Wisconsin State Statutes Section 66.10015 which requires that the Village Board cannot pass a down zoning ordinance unless it is approved by two-thirds of the members of the Village Board.

And the third Whereas is pursuant to Wisconsin Statutes Section 66.1036 which requires the Village to provide a copy of the building permit to the county clerk for any activity in a shoreline area for which Sections 59.692(1k)(a) or (b) applies. And also 59.692(1k) also allows a property owner to expand the footprint of a non-conforming structure if any part is legally located in the shoreland setback area by operation of variance granted before July 13, 2015, and if the expansion is necessary for the structure to comply with applicable state or federal requirements.

The Plan Commission hereby initiates and petitions to re-evaluate the 2015 Wisconsin Act 391 requirements and make the appropriate changes to the Village Comprehensive Plan Ordinance and Zoning Ordinance to comply with these new minimum requirements; that these proposed changes in the text are hereby referred to the Village staff for further study and recommendation; and putting together the property notices. The Plan Commission is not by this Resolution this evening making any determination regarding the merits of the proposed changes, but is only rather initiating the process by which the proposed changes in the ordinances can be promptly evaluated. The staff recommends approval of Resolution 17-14.

Tom Terwall:

What's your pleasure?

Wayne Koessl:

Move approval, Chairman.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO ADOPT RESOLUTION 17-14. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Jean?

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, I know that we're just about ready to adjourn. But I wanted to tell you that Mike Pollocoff is retiring from the Village of Pleasant Prairie, and I think most of you know that. And tonight is his last Plan Commission meeting. And I just want to publically thank him for all his many years and words of wisdom for Pleasant Prairie as it pertains to planning and development, comprehensive new developments that came to our community, residential subdivisions and everything that he has done for the Village. He's been terrific to work with. And it's really been a blessing for Pleasant Prairie to have someone like Mike at our disposal for so many years, over 32 years.

Jim Bandura:

I second that.

Tom Terwall:

Jean, you stole my thunder. I have a statement I want to read.

Jean Werbie-Harris:

I will let you read that statement.

Tom Terwall:

Tonight is the last meeting of the Plan Commission at which Mike Pollocoff will be in attendance as the Village Administrator. On behalf of this Commission I wanted to express our best wishes to Mike in his retirement and to thank him for his endless support of this Board in providing us with information we needed to make decisions that were in the best interest of the Village.

When I joined the Board back in the '70s, the ten Town Chairman lost his seat in the same election. A few days later we discovered that the deposed Town Chairman had been secretly negotiating with representatives from Northern Illinois to have their garbage hauled by train to Pleasant Prairie where he was planning to create one of the largest landfills in Southeastern Wisconsin. The other two members of the Town Board weren't even aware of his plans in this community. Suffice it to say the new Board very quickly nixed this plan to create a massive rate infested garbage dump. In its place this community created LakeView Corporate Park, Prairie Springs Park, the RecPlex and the Shoppes at Pleasant Prairie Outlet Mall. We owe a debt of gratitude to Mike and to Jean Werbie-Harris for her efforts and their staff for their efforts in bringing these projects to fruition.

At that time our police department consisted of three part-time officers, and the total vehicle fleet was comprised of one used bright yellow Nash station wagon. Our fire department consisted of two full-time drivers that were on duty 24 hours a day, 6 days a week. Their wives provided 24 hour a day dispatching meaning that one of them had to be home around the clock. Emergency medical service was provided by the Sheriff's Department that utilized Rambler station wagons as ambulances for transport. And the service consisted of driving like a bat out of hell to the nearest hospital with the hope that the patient was still alive upon arrival.

Thanks in large part to Mike and Jean's efforts and guidance our police department now consists of 33 full-time professional safety officers. Dispatch is now in the hands of eight dispatchers, and the fire department now has 24 full-time fire medics. This Planning Commission has seamlessly transitioned to its current highly qualified Commissioners. We owe a debt of gratitude to those Commissioners that have left this world. I'm thinking of Ed Kauffman, Roger Prange, Larry Zarletti and John Braig in particular. Mike, thanks for all you've done for this community and this Commission. We appreciate your efforts.

In closing, let me extend our congratulations to Tom Shircel for his promotion to the position of Interim Village Administrator. We look forward to your leadership in the coming months, Tom. Thank you. With that, I'll entertain a motion.

Mike Pollocoff:

Thank you. It's really easy to do good staff work when you have people who really have a desire and want to ford the community together and deal with some of the tough issues. Sometimes doing the right thing isn't the popular thing, and this Commission has always taken the long view. You've owned your title as Planning Commission, and you've looked out for the Village's interest over and over again. And from my standpoint, and I know it's true for Jean and Tom and the people that have sat here, we didn't feel like we were having to argue or drag you along to a good decision. You guys were well prepared, you knew what was going on, and you wanted to do the right thing. And over time I think that's borne fruit.

This community has grown a lot. I think it's grown responsibly and we can do what we need to do. But the Plan Commission in so many ways serves as the bones for a community. But what you guys put down as a marker for how things are going to develop is what guides us. And it allows the Village to say no when we have to say no and say yes when we really need to say yes and get something done. So thank you for your support. I'm going to be staying in this community because you've built a good community. I wouldn't leave it for a second.

Jim Bandura:

Thanks, Mike. Mike, this is really hard because you've taken this Village from zero to 60 in this period of time.

Tom Terwall:

Thirty two years.

Jim Bandura:

Yeah, 32 years, but that's short. I mean from what's been developed it's just unbelievable. I remember when I applied for the Plan Commission, the words out of my mouth was I like the way that we're going. And if it wasn't for you and Jean and the staff putting together presentations like this it would be difficult for the Commission to make decisions. And I've had the opportunity to come before boards and commissions, and in my mind this -- for an audience to be out there and get this type of presentation it just makes it really easy. And, again, you've got somebody that's interim and you do a good job of mentoring. So you're going to be missed.

Mike Pollocoff:

Tom will do a great job I'm fully convinced. I didn't need to be convinced. I just know he will.

Michael Serpe:

We can talk about you after you leave. From the gentleman from the Iguana Wana you're sitting in what used to be the fire department.

Patrick Patterson:

I'm a general contractor too and I've sat in on a lot of Village Meetings in the surround North shore in Illinois and honestly this is one of the best set up presentations it's been great to work with the staff. I've never felt so good at a Village Meeting it's very well organized. I think it super exceeds what I've seen on the north shore, and the presentations are phenomenal.

Michael Serpe:

Good people make the difference.

Judy Juliana:

We've had very good leadership with Mike. And from my heart, Mike, I want to say we could not be where we're at today without your marvelous leadership and mentoring all the staff. I know in years to come that you're going to be talked of very highly in so many circles because where we are today we owe a deep gratitude to you and the staff. Thank you so much for all of your service which I know you've done a tremendous amount. And it's really, really appreciated and valued.

Mike Pollocoff:

Thank you very much.

Tom Shircel:

Mr. Chairman if I could, thanks Tom and the rest of the Plan Commission for the vote of confidence. And like you said Mike laid down a great foundation here. And I look forward to working with the Plan Commission and continue to work with Jean and with Peggy and with Jan here. I know you guys make some tough decisions. You make final decisions. You make recommendations to the Board. It's not always easy especially when you have people filling this auditorium. It's not always easy to make your point and stand up to those points and back them up. I look forward to working with you, and it will be a pleasure.

Michael Serpe:

Likewise, Tom.

Tom Terwall:

Thank you. With that a motion to adjourn would be in order.

6. ADJOURN.

Michael Serpe:

So moved.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 6:50 p.m.