

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
October 24, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on October 24, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Also in attendance were Michael 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.**
- 3. CONSIDER APPROVAL OF THE SEPTEMBER 26, 2016 PLAN COMMISSION MEETING MINUTES.**

Judy Juliana:

Move to approve.

Bill Stoebig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY BILL STOEBIG TO APPROVE THE MINUTES OF THE SEPTEMBER 26, 2016 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**
- 5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for one of items on the agenda that's a matter for public hearing, we would ask that you hold your comments until a public hearing is held. However, if you want to raise an issue that's not on the agenda now would be your opportunity to do so. We'd ask you to step to the microphone and give us your name and address. Anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-11 for the request of Sabino Rodriguez, on behalf of Rodriguez Enterprise Corporation, owner of the vacant property generally located at the 11700 block of Old Green Bay Road and further identified as Tax Parcel Number 92-4-122-342-0143 as a result of the wetland delineation completed by a Wisconsin Department of Natural Resources assured biologist to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to change the Low Density Residential with an Urban Reserve land use designations to the Park, Recreational and Other Open Space Lands with a Field Verified Wetlands land use designations on the portion of the property identified as wetlands and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, I'd ask that Items A and B be taken up at the same time. They're related, and I'd like to make one presentation, but separate action is required.

Tom Terwall:

Is there a motion to that effect?

Wayne Koessl:

So moved, Chairman.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO COMBINE ITEMS A AND B FOR THE PURPOSES OF PRESENTATION REQUIRING TWO 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 Sabino Rodriguez, on behalf of Rodriguez Enterprise Corporation, owner of the vacant property generally located at the 11700 block of Old Green Bay Road and further identified as Tax Parcel Number 92-4-122-342-0143 as a result of the wetland delineation completed by a Wisconsin Department of Natural Resources assured biologist to rezone the portion of the property that was field delineated as wetlands into the C-1, Lowland Resource Conservancy District and the remainder of the property will remain in the R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District.

Jean Werbie-Harris:

Item A is consideration of Plan Commission Resolution #16-11 for the request of Sabino Rodriguez, on behalf of Rodriguez Enterprise Corporation, owner of the vacant property generally located at the 11700 block of Old Green Bay Road and further identified as Tax Parcel Number 92-4-122-342-0143. This is as a result of the wetland delineation completed by a Wisconsin Department of Natural Resources assured biologist to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to change the Low Density Residential with an Urban Reserve land use designations to the Park, Recreational and Other Open Space Lands with a Field Verified Wetlands land use designations on the portion of the property identified as wetlands and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.

Item B is the consideration of a Zoning Map Amendment for the request of Sabino Rodriguez, on behalf of Rodriguez Enterprise Corporation, owner of the vacant property generally located at the 11700 block of Old Green Bay Road also identified as Tax Parcel Number 92-4-122-342-0143 as a result of a wetland delineation completed by a Wisconsin Department of Natural Resources assured biologist to rezone the portion of the property that was field delineated as wetlands into the C-1, Lowland Resource Conservancy District, and the remainder of the property will remain in the R-4 (UHO), which is the Urban Single Family Residential District with an Urban Landholding Overlay District.

As I mentioned, these items are related and will be discussed at the same time. However, separate action is required by the Plan Commission.

The property owner had hired Wetland & Waterway Consulting, LLC, a Wisconsin Department of Natural Resources Assured Biologist, to complete a wetland delineation on the property that is located and identified as Tax Parcel Number 92-4-122-342-0143 at the 11700 block of Old Green Bay Road. The wetland staking was completed on August 16, 2016, and the wetlands area were identified as shown on the attached plat of survey that's also on the screen.

In accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon the completion of a wetland staking the Plan Map 9.9 shall be amended to reflect the results of the aforementioned wetland staking. Therefore, the Village of Pleasant Prairie Map is proposed to be corrected to change the Low Density Residential with an Urban Reserve land use designations to the Park, Recreational and Other Open Space Lands with a Field Verified Wetlands land use designations on a portion of the property identified as wetlands and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin 2035 Comprehensive Plan.

In addition, in accordance with the Village Zoning Ordinance and upon completion of a wetland staking, the Zoning Map shall also be corrected to reflect the results of the staking. Specifically, the request is to rezone the portion of the property that was field delineated as wetlands into the C-1, Lowland Resource Conservancy District with the remainder of the property to remain as R-4 (UHO), which is an Urban Single Family Residential District with an Urban Landholding Overlay District. This is a matter of public hearing, and I'd like to continue the public hearing at this time.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak? Anybody? Seeing none I'll open it up to comments and questions from Commissioners.

Michael Serpe:

Is what's left buildable?

Jean Werbie-Harris:

The area outside of the wetland area is considered buildable. They will need to have a 25 foot setback from the wetland for the new home that they're looking to build, and they have more than adequate area for that. And they are proposing to build that new home.

Michael Serpe:

Move approval of Resolution 16-11.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE RESOLUTION 16-11 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. A motion then on the second one to approve the Zoning Map Amendment.

Wayne Koessl:

So moved.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL 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.

C. Consider request to Change the Official Addresses of the property at 8100A Cooper Road (Tax Parcel Number 91-4-122-113-0264 owned by Mario and Angie Castillo to 8100 Cooper Road; and the property at 8100B Cooper Road (Tax Parcel Number 91-4-122-113-0262) owned by Kevin Finley to 8080 Cooper Road.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item C is to consider the request to change the official addresses of the property at 8100A Cooper Road identified as Tax Parcel Number 91-4-122-113-0264 owned by Mario and Angie Castillo to 8100 Cooper Road; and the property at 8100B Cooper Road identified as Tax Parcel Number 91-4-122-113-0262 owned by Kevin Finley to 8080 Cooper Road.

On October 17, 2016, the Village Board adopted Resolution #16-37 to initiate the change of the official addresses of 8100A Cooper Road owned by Mario and Angie Castillo and 8100B Cooper Road owned by Kevin Finley. The addresses assigned could create problems for emergency response personnel, deliveries and other persons trying to locate the properties since the homes

are now located on separate parcels, but actually one is in front of the other. There's a driveway that kind of wraps around the north of 8100A to get to 8100B.

On October 19, 2016, the Village sent a notice to the property owners related to the proposed changes noting that a public hearing will be held by the Village Board on November 21, 2016 to discuss said changes. The address of 8100A Cooper Road is proposed to be changed to 8100 Cooper Road, and the address of 8100B Cooper Road is proposed to be changed to 8080 Cooper Road. If the address change is approved by the Village Board it would then be recommended that the address changes be effective December 1, 2016.

The owners will be responsible for contacting their financial institutions, family, friends and other interested parties of their new addresses. In addition, the address on the mail box or house must be changed as well. The Village will notify the Kenosha County Land Records Office, the U.S. Post Office and the 911 emergency services offices of these proposed changes if approved by the Village Board. The staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the address changes as requested following the public hearing.

Michael Serpe:

I have a question. Where are the sewer and water services coming from on the back parcel?

Jean Werbie-Harris:

I don't know that. I would assume they're going down that driveway.

Wayne Koessl:

I think they come down that common driveway that they share.

Jean Werbie-Harris:

I think they might come down the driveway on the north side. But we can do some checking before the Board meeting.

Mike Pollocoff:

[Inaudible] the main is not that deep through there. And there's been a couple other homes that we've discovered in this area that actually pay a fee to the Village for sanitary sewer but they're not connected. So this one here I'd be surprised if it wasn't. It's still going through the original tile that it was drained into because there's not enough grade to get back to that house.

Michael Serpe:

We can't have them put a pump in, a grinder pump?

Mike Pollocoff:

We could. I mean there hasn't been a notice by the County Sanitarian that there's open sewage running anyplace.

Michael Serpe:

And how old is this parcel, very old?

Mike Pollocoff:

Yes. It's kind of scattered. In fact, I think the same thing is true for the parcel to the north of this one if you look at that one. And then you go back down farther south, and for whatever reason back whenever the Town allowed these parcels to be split with a house in the front and a house in the back. The sewer main on Cooper Road is about eight to nine feet deep.

Michael Serpe:

So there's no public road servicing 8100B?

Mike Pollocoff:

No. Well, just the frontage, that frontage on Cooper whatever that distance is.

Tom Terwall:

Any further comments or questions? Then I'll entertain a motion.

Wayne Koessler:

Mr. Chairman, I would move that the Plan Commission send a favorable recommendation to the Village Board to approve the address change as requested.

Deb Skarda:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY DEB SKARDA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ADDRESSES AS INDICTED 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.

7. ADJOURN.

Michael Serpe:

So moved.

Bill Stoebig:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 6:14 p.m.