

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
FEBRUARY 8, 2016**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. New Business.
  - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-03** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 as a result of no wetlands being found on the properties and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments. Specifically, Map 9.9 is proposed to be amended to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designation to the Low-Medium Density Residential land use designation on the two vacant properties within Carol Beach Estates Unit #6 Subdivision (Lot 17 of Block 5 identified as Tax Parcel Number 93-4-123-184-1210 owned by Carlo and Lauretta Coduti and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190 owned by Christine Erickson.
  - B. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road for the development of 65 single family lots and 7 Outlots on the remainder of the original Creekside Crossing development to be known as Creekside Terrace.
  - C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-04** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road to correct and amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments for the proposed Creekside Terrace development. The amendments include: 1) to show the dedicated right-of-way within the "Existing Rights-Of-Way" designation; 2) to show the 7 Outlots as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands land use designation and to designate Outlot 5 with an "N" for a Neighborhood Park; 3) to show the wetlands as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands with a Field Verified Wetlands land use designation; 4) to show the 65 single family lots as shown on the Preliminary Plat within the Low-Medium Density Residential land use designation; and 5) to remove the Urban Reserve designation on the

properties. [Note: The existing retention basins will remain in the Surface Water designation and the location of the 100-year floodplain designation will remain unchanged at this time.]

- D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road to rezone the proposed 65 single family lots into the R 4.5 Urban Single Family Residential District, to rezone the 7 Outlots (excluding the wetlands) into the PR-1, Neighborhood Park and Recreational District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District for the proposed Creekside Terrace development. The location of the 100-year floodplain (FPO, Floodplain Overlay District) will remain unchanged at this time.
- E. Consider **Plan Commission Resolution #16-05** to initiate a zoning text amendment to the Westfield Commercial Area Planned Unit Development.
- F. Consider **Plan Commission Resolution #16-06** to initiate zoning text amendments related to the shoreland regulations as a result of recent new State legislation.

6. Adjourn.

It is possible that members and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above.

**The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400.**

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-03** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 as a result of no wetlands being found on the properties and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments. Specifically, Map 9.9 is proposed to be amended to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations to the Low-Medium Density Residential land use designation on the two vacant properties within Carol Beach Estates Unit #6 Subdivision (Lot 17 of Block 5 identified as Tax Parcel Number 93-4-123-184-1210 owned by Carlo and Laretta Coduti and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190 owned by Christine Erickson.

**Recommendation:** Village staff recommends that the Plan Commission approve **Plan Commission Resolution #16-03** to approve amendments to the Comprehensive Plan as outlined in said Resolution.

## VILLAGE STAFF REPORT OF FEBRUARY 8, 2016

**PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-03** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 as a result of no wetlands found on the properties and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments. Specifically, Map 9.9 is proposed to be amended to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations to the Low-Medium Density Residential land use designation on the two vacant properties within Carol Beach Estates Unit #6 Subdivision (Lot 17 of Block 5 identified as Tax Parcel Number 93-4-123-184-1210 owned by Carlo and Lauretta Coduti and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190 owned by Christine Erickson.

*On December 14, 2015 the Plan Commission adopted Resolution #15-20 to initiate and petition the Village to amend the 2035 Land Use Plan Map 9.9 related to the wetland designation on two (2) vacant properties within Carol Beach Estates Unit #6 Subdivision (Lot 17 of Block 5 identified as Tax Parcel Number 93-4-123-184-1210 owned by Carlo and Lauretta Coduti and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190 owned by Christine Erickson who recently had wetland staking's completed by a biologist and both properties were determined that they were not classified as wetlands.*

Specifically, Lot 17 of Block 5 of Carol Beach Estates Unit #6 TRC Environmental Corporation completed a wetland staking on August 31, 2015 and determined that there were no wetlands on the property [Note: TRC Environmental Corporation is a 2015 Wisconsin DNR Assured Biologist]; and Lot 13 of Block 5 of Carol Beach Estates Unit #6 the Wisconsin DNR on a October 13, 2015 site visit verified that there were no wetlands on the property.

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 aforementioned wetland stakings. The properties are currently zoned R-6, Urban Single Family Residential, therefore a zoning map amendment is not required.

Village staff recommends that the Plan Commission approve Plan Commission Resolution #16-03 and send a favorable recommendation to the Village Board to approve the comprehensive plan amendments as presented.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION #16-03  
TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN  
2035 COMPREHENSIVE PLAN**

**WHEREAS**, on December 19, 2009 the Village Board of Trustees adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

**WHEREAS**, on December 14, 2015 the Plan Commission adopted Resolution #15-20 to initiate and petition the Village to amend the 2035 Land Use Plan Map 9.9 related to the wetland designation on two (2) vacant properties within Carol Beach Estates Unit #6 Subdivision (Lot 17 of Block 5 identified as Tax Parcel Number 93-4-123-184-1210 owned by Carlo and Laretta Coduti and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190 owned by Christine Erickson (See **Exhibit 1**) who recently had wetland staking's completed by a biologist and both properties were determined that they were not classified as wetlands; and

**WHEREAS**, Lot 17 of Block 5 of Carol Beach Estates Unit #6 TRC Environmental Corporation completed a wetland staking on August 31, 2015 and determined that there were no wetlands on the property [Note: TRC Environmental Corporation is a 2015 Wisconsin DNR Assured Biologist] (See **Exhibit 2**); and

**WHEREAS**, Lot 13 of Block 5 of Carol Beach Estates Unit #6 the Wisconsin DNR on a October 13, 2015 site visit verified that there were no wetlands on the property (See **Exhibit 3**); and

**WHEREAS**, the following amendments to the Village Comprehensive Plan are proposed:

1. to amend the Village 2035 Land Use Plan Map 9.9 to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations to the Low-Medium Density Residential land use designation on the two vacant properties within Carol Beach Estates Unit #6 Subdivision as shown on **Exhibit 4** (Lot 17 of Block 5 identified as Tax Parcel Number 93-4-123-184-1210 and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190); and
2. to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

**WHEREAS**, on February 8, 2016 the Village Plan Commission held a public hearing to discuss the proposed amendments.

**NOW THEREFORE, BE IT RESOLVED**, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby approves the aforementioned amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the February 8, 2016 public hearing.

**BE IT FURTHER RESOLVED** that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the amendments, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

**Adopted this 8<sup>th</sup> day of February 2016.**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

\_\_\_\_\_  
Thomas W. Terwall  
Plan Commission Chairman

\_\_\_\_\_  
Michael J. Serpe  
Vice Chairman

Date Posted: \_\_\_\_\_  
03-Comp Plan Amendments--Coduti and Erickson-No wetland LU  
CODE1512-001



Exhibit 1



1 inch = 100 feet  
Date Printed: 12/1/2015

subject properties



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

RECEIVED

SEP 23 2015

PLEASANT PRAIRIE

*Results you can rely on*150 North Patrick Blvd  
Brookfield, WI 53045Office: (262) 879-1212  
Fax: (262) 879-1220  
www.TRCSolutions.com

September 18, 2015

Mr. Drew Coduti  
PO Box 12902  
Albuquerque, NM 87195RE: **Wetland Assessment Services**  
**Lot # 93-4-123-184-1210, 93<sup>rd</sup> Street, Pleasant Prairie, Kenosha County, WI**  
Project Number: 242113

Dear Mr. Coduti:

TRC Environmental Corporation (TRC) conducted a wetland assessment within Lot # 93-4-123-184-1210 (hereafter referred to as Study Area), 93<sup>rd</sup> Street, Pleasant Prairie, Kenosha County, WI (Figure 1, Appendix A). The Study Area was approximately 0.19 acre in size. It is located in the southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 18, Township 1 North, Range 23 East in Pleasant Prairie, Kenosha County, WI.

The wetland assessment field investigation was conducted by TRC scientists Lesley Brotkowski and Kara Kikkert on August 31, 2015. No wetlands were found within the Study Area.

## 1.0 METHODS

### 1.1 Off-Site Review

Prior to conducting fieldwork, TRC scientist Lesley Brotkowski reviewed several maps including the United States Geological Survey (USGS) 7.5' Quadrangle maps, Wisconsin Wetland Inventory Map, Natural Resource Conservation Service (NRCS) Soil Survey Map, and aerial photographs. These sources were used to identify areas which could likely to contain potential wetlands.

### 1.2 On-Site Field Investigation

Areas having wetland field indicators within the Study Area were evaluated in the field by TRC wetland scientists Lesley Brotkowski and Kara Kikkert on August 31, 2015. One sample point was located in the center of the Study Area. Data were collected to document the vegetation, soil profile, and wetland hydrology indicators.

September 18, 2015

## 2.0 RESULTS

### 2.1 Off-Site Review

The USGS topographic map (Appendix A, Figure 1) showed elevations ranging from 615 to 620 feet above sea level. The Wisconsin Wetland Inventory (WWI) map (Appendix A, Figure 2) depicted one mapped wetland within the Study Area. This wetland is classified as S3K (Scrub/shrub; Broad-leaved deciduous; Wet soil, palustrine). According to the NRCS Soil Survey map (Appendix A, Figure 3) Boyer loamy sand (BmB), a non-hydric soil, and Aztalan loam (AzA), a partially hydric soil, are located within the Study Area. A review of the aerial photography (Appendix A, Figure 4) reveals the Study Area is comprised of a forested area.

### 2.2 On-Site Field Investigation

The Study Area is located along the north side of 93<sup>rd</sup> Street, Pleasant Prairie, Kenosha County, WI and is comprised of mixed hardwood forest habitat (Appendix B, Site Photographs). No wetland habitat was observed within the Study Area.

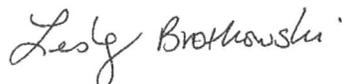
One data point, DP-1, was taken in the Study Area (Appendix C, Wetland Delineation Data Form) in the area mapped to contain S3K wetland. Dominant vegetation consisted of *Prunus serotina* (black cherry), *Lonicera x bella* (honeysuckle), *Circaea canadensis* (enchanter's nightshade), and *Vitis riparia* (riverbank grape). No hydrology indicators were observed and soils did not display characteristics of hydric soil. This area exhibited characteristics of an upland hardwood forest; no evidence of wetland habitat was observed.

## 3.0 CONCLUSIONS

Based on the wetland assessment completed by TRC, no wetland habitat was observed within the Study Area.

If you have any questions please feel free to contact me (402) 238-7789 or by e-mail at [lbrotkowski@trcsolutions.com](mailto:lbrotkowski@trcsolutions.com).

Sincerely,

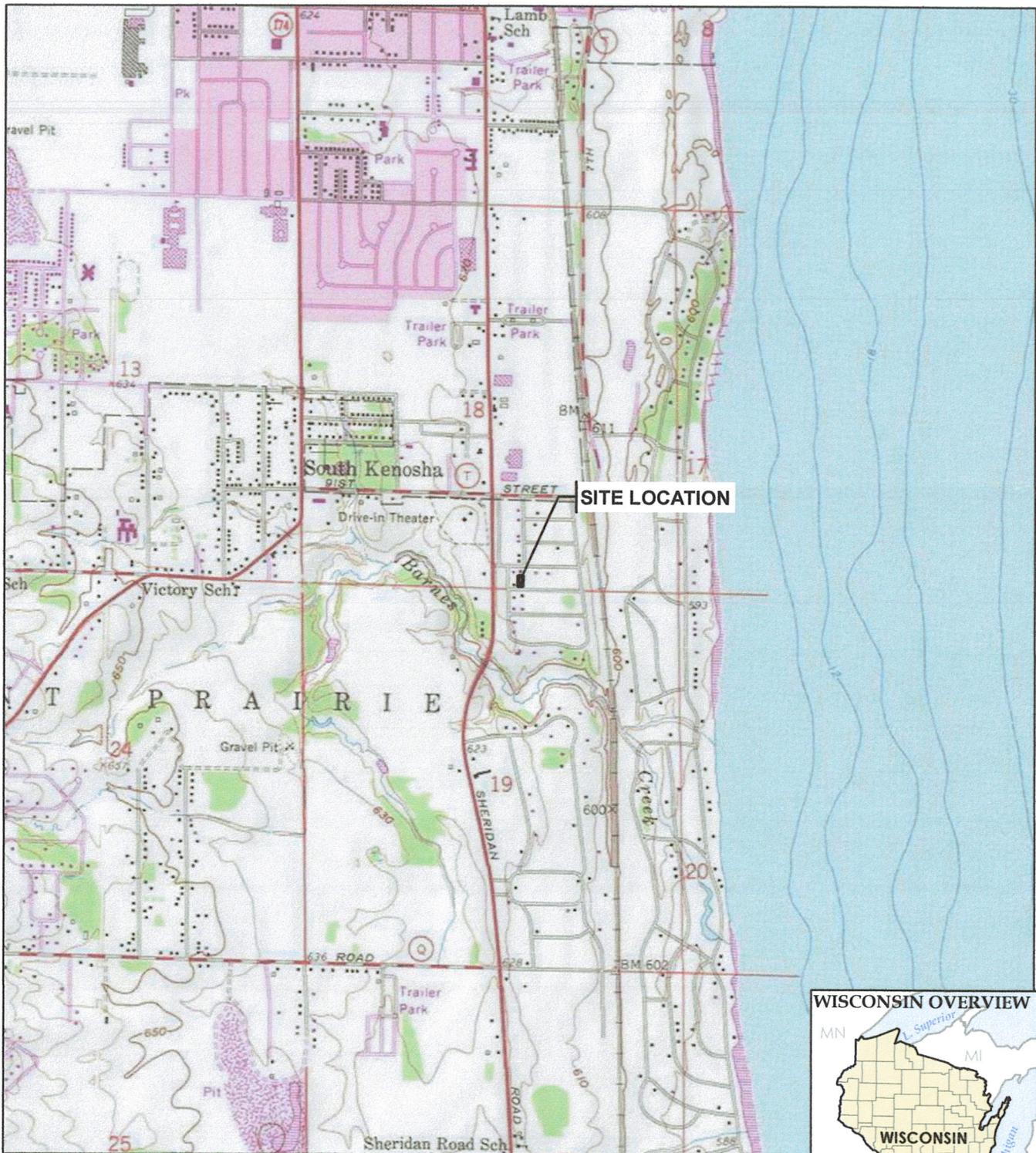


Lesley Brotkowski  
Senior Ecologist, WDNR Assured Wetland Delineator

Attachments: Appendix A: Figures  
Appendix B: Site Photographs  
Appendix C: Wetland Delineation Data Form

September 18, 2015

**APPENDIX A:  
FIGURES**



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.




708 Heartland Trail  
Suite 3000  
Madison, WI 53717  
Phone: 608.826.3600

TRC - GIS

PROJECT:	<b>CODUTI WETLAND REPORT 93RD STREET PLEASANT PRAIRIE, KENSOHA COUNTY, WISCONSIN</b>
TITLE:	<b>USGS TOPOGRAPHIC MAP</b>

DRAWN BY:	RHODE B
CHECKED BY:	BROTKOWSKI L
APPROVED BY:	BROTKOWSKI L
DATE:	SEPTEMBER 2015
PROJ. NO.:	242113
FILE:	242113-001slm.mxd

**FIGURE 1**



**LEGEND**

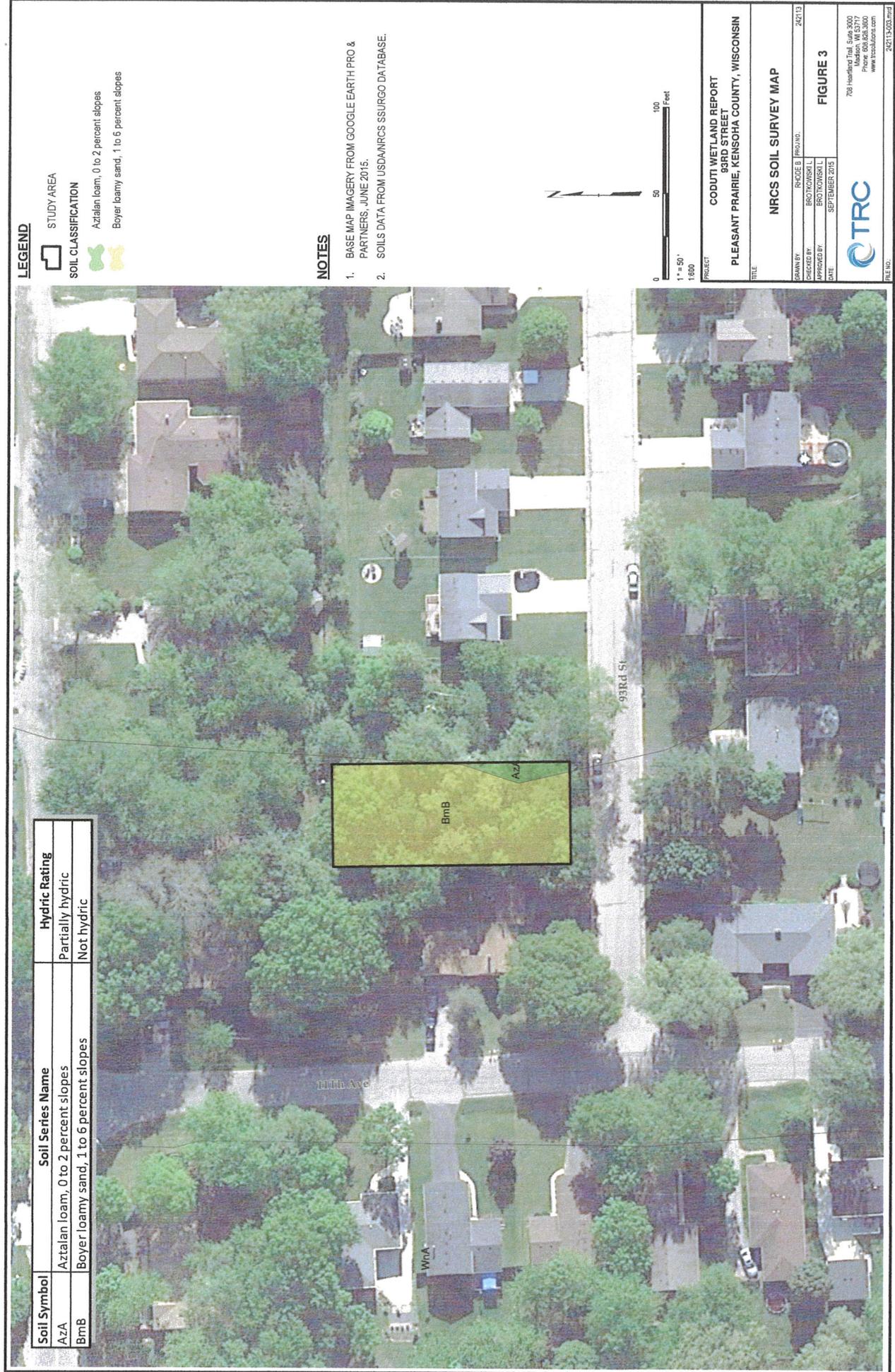
-  STUDY AREA
-  WDNR WWI WETLANDS

**NOTES**

1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.
2. WDNR WWI WETLANDS ACQUIRED FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES.



PROJECT	
CODUTI WETLAND REPORT 93RD STREET PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN	
TITLE	
WISCONSIN WETLAND INVENTORY (WWI) MAP	
DRAWN BY	PROJECT NO.
DESIGNED BY	242113
APPROVED BY	REVISIONS
DATE	SEPTEMBER 2015
<b>FIGURE 2</b>	
	
750 Howard Trail, Suite 3000 Madison, WI 53717 Phone: 608.261.1100 www.trcinc.com	
FILE NO. 242113-02.mxd	



**LEGEND**

-  STUDY AREA
- SOIL CLASSIFICATION**
-  Aztalan loam, 0 to 2 percent slopes
-  Boyer loamy sand, 1 to 6 percent slopes

**NOTES**

1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.
2. SOILS DATA FROM USDMNRCS SSGURGO DATABASE.

Soil Symbol	Soil Series Name	Hydric Rating
AzA	Aztalan loam, 0 to 2 percent slopes	Partially hydric
BmB	Boyer loamy sand, 1 to 6 percent slopes	Not hydric

**PROJECT**  
 CODUTI WETLAND REPORT  
 93RD STREET  
 PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

**TITLE**  
 NRCS SOIL SURVEY MAP

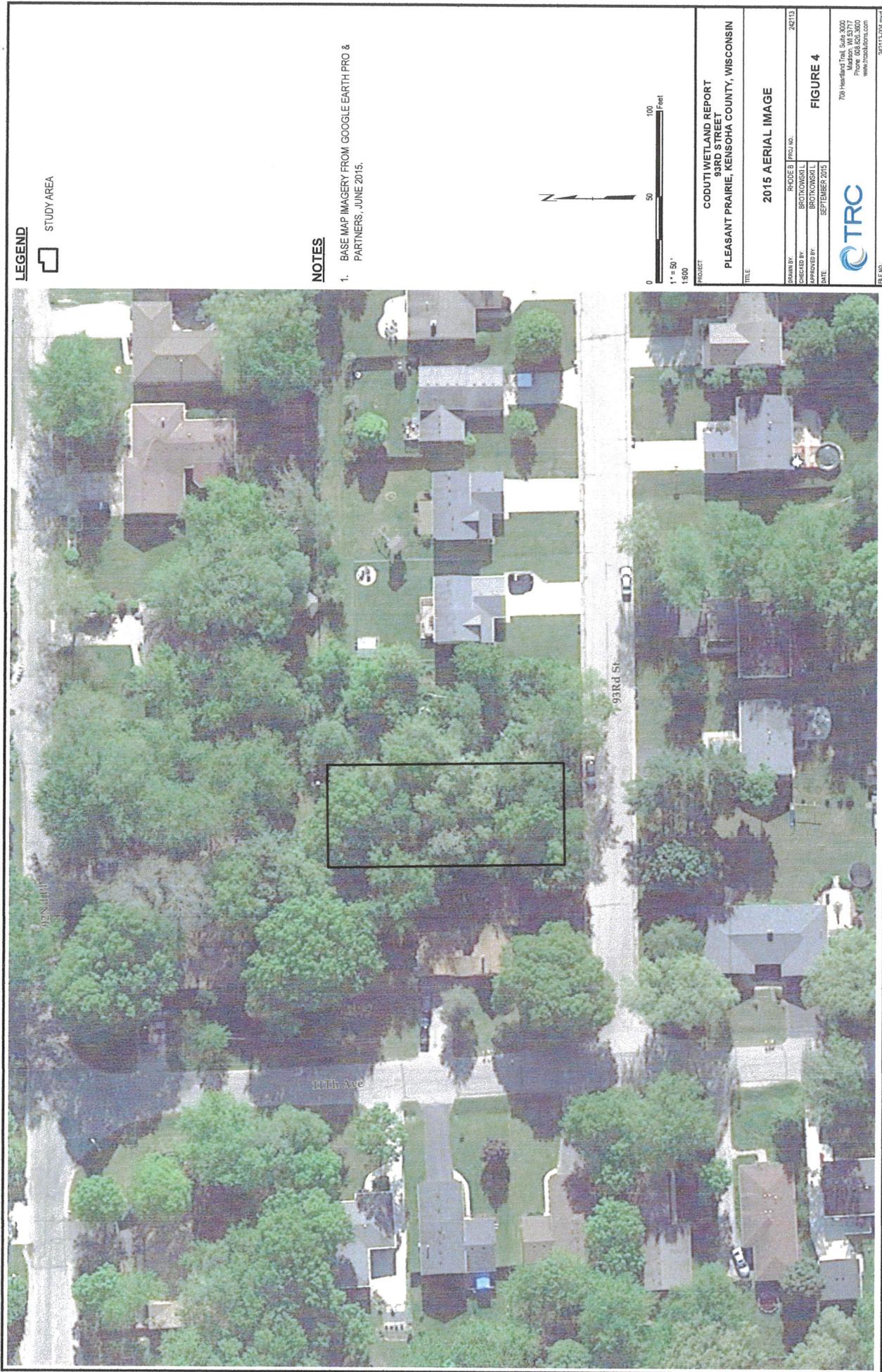
DRAWN BY: BRUCE B. PROCHNOWSKI 242113  
 CHECKED BY: BRUCE B. PROCHNOWSKI  
 APPROVED BY: BRUCE B. PROCHNOWSKI  
 DATE: SEPTEMBER 2015

**FIGURE 3**

708 Highland Trail, Suite 3000  
 Madison, WI 53717  
 Tel: 608.261.2200  
 www.trcsoil.com

**TRC**

FILE NO.: 242113000.mxd



**LEGEND**

 STUDY AREA

**NOTES**

1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO & PARTNERS, JUNE 2015.



PROJECT	
CODUTI WETLAND REPORT 93RD STREET PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN	
TITLE	
2015 AERIAL IMAGE	
DRAWN BY:	PHDUE B [PAC] NO.
DESIGNED BY:	20113
APPROVED BY:	BRONKHORST
DATE:	SEPTEMBER 2015
FIGURE 4	
700 Highland Trail, Suite 3000 Madison, WI 53717 Phone: 608.261.1100 www.trcinc.com	
TRC	
FILE NO. 242113-004.mxd	

September 18, 2015

**APPENDIX B:  
SITE PHOTOGRAPHS**

**Photo 1:**

Upland hardwood forest habitat within the Study Area, facing north.



**Photo 2:**

DP-1 within the Study Area, facing south.



September 18, 2015

**APPENDIX C:  
WETLAND DELINEATION DATA FORM**

**SOIL**

Sampling Point: DP-1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0 - 3	10 YR 2/1	100					Loamy sand	
3 - 10	10 YR 4/3	100					Loamy sand	
10 - 24	10 YR 4/3	85	10 YR 4/6	15	C	M	Loamy sand	

\*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. \*\*Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils:
<input type="checkbox"/> Histisol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Iron-manganese masses (F12) (LRR K, L, R)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (explain in remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

\*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

**Restrictive Layer (if observed):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric soil present? N

Remarks:  
 The criterion for hydric soil is not met. Several soil probes were taken throughout the Study Area and none produced hydric soil.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Gauge or Well Data (D9)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	
<input type="checkbox"/> Water-Stained Leaves (B9)	
	<input type="checkbox"/> Surface Soil Cracks (B6)
	<input type="checkbox"/> Drainage Patterns (B10)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> FAC-Neutral Test (D5)

**Field Observations:**  
 Surface water present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_  
 Water table present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_  
 Saturation present? Yes \_\_\_\_\_ No X Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

USGS Topo maps, aerial photos, NRCS soils maps

Remarks:  
 The criterion for wetland hydrology is not met.



January 30, 2015

Leslie Brotkowski  
TRC  
150 North Patrick Boulevard  
Brookfield, WI 53045

Subject: Assured Wetland Delineator 2015 Concurrence

Dear Ms. Brotkowski:

This letter is your concurrence for wetland delineations conducted in calendar year 2015. We have randomly selected three wetland delineation reports from those you submitted during calendar year 2014. A panel reviewed those delineation reports and we are pleased to inform you that your work continues to meet the standards for the Wetland Delineation Professional Assurance Program.

You and your clients will not need to wait for the department to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

In the instance where a municipality may require a letter of concurrence for your work prior to moving forward in the local regulatory process, this letter shall serve as that concurrence.

### **Code of Ethics**

Being an assured wetland delineator requires a high level of moral integrity and technical competencies. An assured wetland delineator that is no longer fulfilling the moral and ethical standards of the program will be subject to removal. The following are examples of activities that are in violation of the assured program's moral and ethical standards:

- Knowingly taking part in an activity that results in the violation of state or federal wetland or waterway regulations.
- Knowingly falsifying or misrepresenting a wetland boundary.
- Signing your name to a non-assured delineator's work.
- Failing to submit all delineation reports to the wetland assurance program.
- Repeatedly failing to apply standard wetland delineation protocols.
- Failing to keep abreast of the current state of the science, including techniques, methods, and reporting protocols.

In the event that an assured delineator is found to be in violation of the program's moral and ethical standards, they will be notified and allowed a chance to discuss the issue. In the event that a delineator's assured status is revoked, they will be reclassified as conditionally assured, and will need to reapply to the program to regain their previous status.

## Continuing Education Requirements

Being an assured delineator requires a high level of technical knowledge related to the science of wetland delineation. For that reason, the program requires assured delineators to accumulate three Continuing Education Credits every three years. The credits need to be gained from activities related to wetland science, such as hydric soils, wetland hydrology, plant identification, wetland delineation, wetland restoration, wetland permitting, or other wetland related topics.

Continuing education units (CEU's) shall be awarded at the following rate, for the following activities:

- College Courses: 1 College Credit = 1CEU
- Workshops: 0.1 CEU's per hour (eg. 16 hours = 1.6 CEU's)
  - This includes hydric soil, plant identification, wetland delineation, and other similar workshops.
- Presenting or Teaching: 0.2 CEU's per item (leading a group workshop or presenting at a professional meeting = 0.2 CEU's)
- Attending Professional Meetings: 8 hour meeting = 0.25 CEU's.
  - Total accumulation from this category cannot exceed 1 CEU over a three year period.
  - Examples of relevant meetings include, but are not limited to, annual conferences such as those held by the Society of Wetland Scientists or the Wisconsin Wetlands Association.

Using 2012 as a starting point, **we have records of you completing 4.9 continuing education credits.** Please let us know if this record is incorrect by sending us any pertinent certificates or records. **You have accumulated all required continuing education credits** for the January 1, 2012 through January 1, 2015 time period.

## Program Considerations

As an assured wetland delineator, there are a few important general considerations to keep in mind:

- Please submit all delineations throughout the year as they are completed. This is especially important as it relates to required, annual field reviews of an assured delineator's work. Submit any late season delineations no later than January 15, 2016. Failure to submit wetland delineation reports before January 15 may result in suspension from this program.
- You must complete and submit at least three delineation reports each year to maintain your assured status.
- You must submit documentation of continuing education on an annual basis. Please submit this information by January 15, 2016. Applicable continuing education includes wetland delineation, vegetation, soils, hydrology, restoration, regulation, ecology or management coursework, as well as wetland conferences or other events. The advanced wetland delineation course offered by UW-LaCrosse or an equivalent course is required every 6 years.
- As an assured delineator, you may not conduct wetland delineations as a non-assured delineator.

## General Delineation Considerations

In our review of all assured wetland delineation reports we noted some data-reporting issues that we would like all assured delineators to address:

- If delineations are done very early or very late in the growing season, explain why conditions are suitable, particularly in relation to vegetation identification, or conduct a follow-up visit to verify dominance determinations and wetland boundaries.
- Refer to the *normal range* from the WETS table when determining antecedent hydrologic conditions. Do not compare rainfall data to the *average* values. Clearly state whether the antecedent conditions were normal, abnormally wet, or abnormally dry. The NRCS weighted month method is a simple way to make

this determination, and additional data such as USGS Waterwatch or the Palmer Drought Index can be used as supplemental information.

- If multiple people worked on a delineation, be sure to indicate you, as an assured delineator, were the lead field worker and author.
- Any areas that have been filled need to be evaluated for possible wetland law violations. It is essential to include at least a rough estimate of the date when the wetland was filled, and any permit data if available.
- Dig soil pits to at least 20 inches, or deeper if necessary, to properly assess any potential soil or hydrology indicators. If refusal is encountered when digging the soil pit, document the reasons on the data sheet.
- Adequately characterize a site by documenting the characteristics of all plant communities/landscape positions. The proper amount of data collection should be based upon the site's size and complexity. Guidance on data collection can be found in Part IV, Section D of the Corps of Engineers 1987 Wetland Delineation Manual. Generally speaking, small homogenous areas require less documentation, and large heterogeneous areas require a greater amount of data collection. The following features are examples of areas that should be characterized with a data sheet:
  - wet spot on soil map
  - wetness signature on aerial photography
  - areas of hydric soils or soils with hydric inclusions
  - distinct plant communities observed on aerial photography
  - mapped wetland areas
- Do not make jurisdictional determinations on artificial wetland features such as ditches or ponds. WDNR needs to make a determination whether those features provide significant habitat for aquatic or wetland dependent organisms.
- Have a thorough understanding of disturbed and naturally problematic conditions. Document these conditions on your data sheets as appropriate.
- Please provide additional documentation for hydrology and soil indicators where appropriate and/or required. For example, if hydrology indicator B13 (Aquatic Fauna) is checked on a data form it should be noted what types and amounts of organisms were observed in the remarks.
- Make sure you are properly applying the hydric soil indicators based on soil profile textures.
- If you include regulatory language in your reports, please keep the language updated by removing references to obsolete and/or non-relevant programs and regulatory guidance. The following paragraph is an example of a concise summary of agency regulatory authority<sup>1</sup>:

“Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the U.S. Army Corps of Engineers (USACE). Additionally, the Wisconsin Department of Natural Resources (WDNR) has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350, and 353. Furthermore, municipalities, townships and counties may have local zoning authority over certain areas or types of wetlands and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.”

### Specific Delineation Considerations

The panel reviewed the Marine Drive Property, Blakesville/Snow Property, and Briohn Ventures 24, LLC delineation reports, and based upon this review the panel has the following comments:

- Consider modifying language in the the Regulatory Definitions section of your reports. For example, add language about Wisconsin's state jurisdiction. Also suggest removing information about what is considered a “WUS.”

<sup>1</sup> Language provided by Stantec Consulting Services, Inc. Used with permission.

- Understand when wetland hydrology indicators should be applied. At Sample Point DP-9 of the Blakesville & Snow Report, Drainage Patterns was checked for wetland hydrology, but this indicator typically does not apply to non-wetland areas.
- Collect an adequate amount of data points. For example, the far southeast corner of the Briohn Ventures site is mapped as a WWI wetland and has mapped hydric soil, but no sample points were taken in the area during the delineation.
- Include all data sheets in your report. There was no data form included for Sample Point T1-DP1 in the Briohn Ventures report.
- Make sure your figures are of adequate size for use by reviewers. It was difficult to locate the sample point locations on the delineation/survey figure for the Briohn Ventures report.
- Apply the proper wetland indicator status to plant species. In both the Blakesville/Snow Property and the Marine Drive Property reports, Norway Spruce was given a NI indicator status. Since it is not included on the hydrophytic plant list, this species should have been considered UPL.
- Properly apply hydric soil indicators.
  - For Sample Point DP-4 at the Marine Drive Property, the soil profile textures are too sandy for the F6 indicator; the S7 indicator may have been applicable, or you may have had rely on best professional judgement.
  - At Sample Point T2-DP5 in the Blakesville/Snow Property report, the A11 hydric soil field indicator should have been checked (horizon change at 12 inches should be included within A11).

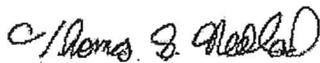
Please address these comments in your future work. It is important to note the review panel did not feel the concerns listed above resulted in inaccurate wetland boundaries, and that we are pleased with the quality of the reports you submitted.

We will be performing field evaluations for assured delineators again in 2015. Each assured delineator will have a field review conducted on at least one of their reports. The field reviews will provide an opportunity for us to discuss specific issues that may need to be addressed.

We know you will encounter difficult sites in the upcoming year. If you have any questions about one of those sites, please feel free to contact me. Members of the review panel are happy to meet with you to assist with specific wetland delineations or to discuss general delineation issues. Another good resource for difficult sites, especially related to artificial wetland features and their potential exemption status, are the local Water Management Specialists. We encourage you to contact the local Water Management Specialists for guidance on handling artificial wetland features such as ponds and roadside ditches.

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at [thomas.nedland@wisconsin.gov](mailto:thomas.nedland@wisconsin.gov) or phone at 920-303-5439. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,



Tom Nedland, PWS  
Wetland Identification Program Coordinator  
Waterway and Wetland Protection Section  
Bureau of Watershed Management



November 24, 2015

WIC-SE-2015-30-03895

Christine Erickson  
42674 N. Kenosha Road  
Zion, IL 60099

RE: Wetland Delineation Report for a vacant residential lot located east of 1097 92<sup>nd</sup> Place, in the SW1/4 of the SE1/4 of Section 18, Township 1 North, Range 23 East, Village of Pleasant Prairie, Kenosha County

Dear Ms. Erickson:

We have received and reviewed the wetland delineation report prepared for the above mentioned site by DK Environmental Services, Inc. This letter will serve as confirmation that no state regulated wetland is present within the project area. This confirmation is based upon an October 13, 2015 site visit. Our finding of a lack of state regulated wetland is valid for five years unless altered site conditions warrant a new wetland delineation be conducted.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (262) 574-2115 or email [Neil.Molstad@wisconsin.gov](mailto:Neil.Molstad@wisconsin.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Molstad'. The signature is stylized and somewhat cursive.

Neil Molstad  
Wetland Identification Specialist

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

cc: Marie Kopka, Project Manager, U.S. Army Corps of Engineers  
Community Development Department, Village of Pleasant Prairie  
Daniel Krill, DK Environmental Services, Inc.  
Elaine Johnson, DNR Water Management Specialist  
Intake, SE Region DNR Stormwater  
Chris Jors, SEWRPC

Attachments:

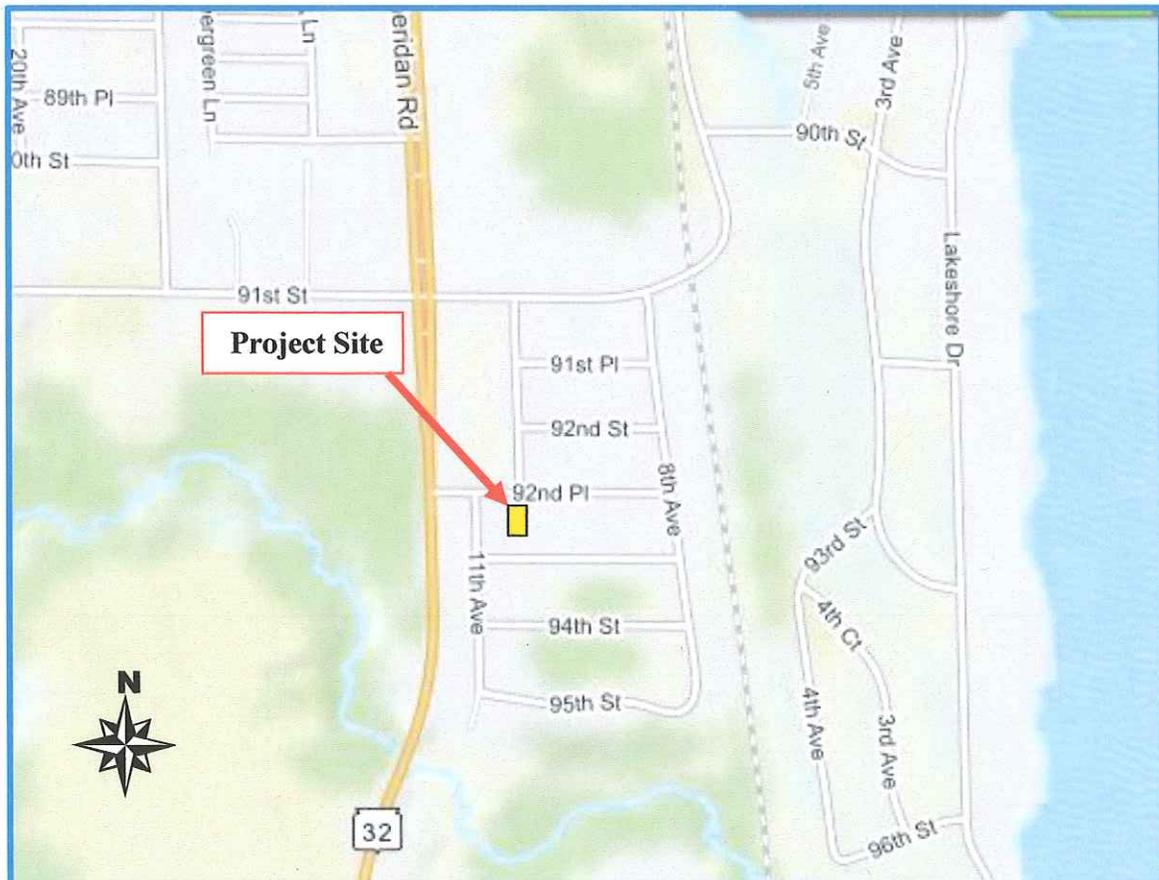
General Site Location Map  
Aerial Photography of the Project Area

**APPENDIX A**

The following reference materials were reviewed and used to assist in the wetland field reconnaissance.

**1. LOCATION**

The ±0.19-acre project site is a vacant, residential lot located east of 1097 92<sup>nd</sup> Place, just southwest of the intersection of 11<sup>th</sup> Ave, and 92<sup>nd</sup> Place in the Village of Pleasant Prairie, Wisconsin. The property is located in a mature residential area in Carol Beach Estates subdivision in the SE ¼ of Section 18, Township 01 North, Range 23 East of the Third Principle Meridian. The central portion of the study area is located approximately at 42.537265° North Latitude and -87.823022° West Longitude.



5. AERIAL PHOTOGRAPH  
APPROXIMATE DATA POINT LOCATIONS



**AFFIDAVIT OF POSTING**

**STATE OF WISCONSIN)  
:SS  
COUNTY OF KENOSHA)**

I, Janice Petrovic, of the Community Development Department of the Village of Pleasant Prairie, Kenosha County, Wisconsin, do hereby certify that I posted Resolution #15-20 adopted on December 14, 2015. A copy is attached hereto and was posted in the following public places within the Municipality:

One at Pleasant Prairie Municipal Building  
8915 39<sup>th</sup> Avenue – Pleasant Prairie, WI 53158

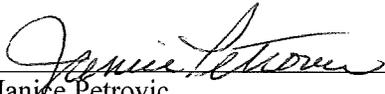
One at Roger Prange Municipal Center  
8600 Green Bay Road –Pleasant Prairie, WI 53158

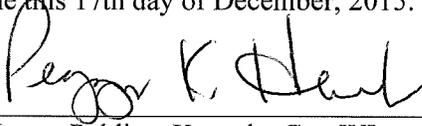
One at LakeView RecPlex  
9900 Terwall Terrace – Pleasant Prairie, WI 53158

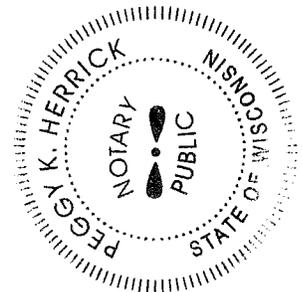
I, further certify that each of said places is a place frequented by the residents of the Municipality and is normally used as a place for the posting of official notices of the Municipality and is visible from a public thoroughfare.

A copy of the proposed changes are available from the Office of the Village Clerk.

IN WITNESS WHEREOF, I have executed this Certificate on behalf of the Municipality this 17th day of December, 2015.

  
\_\_\_\_\_  
Janice Petrovic  
Subscribed and sworn to before  
me this 17th day of December, 2015.

  
\_\_\_\_\_  
Notary Public – Kenosha Co., WI  
My Commission Expires: 12/2/17



## 2035 LAND USE PLAN MAP 9.9 (portion of)



To change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations to the Low-Medium Density Residential land use designation.

**THE PETITIONER HAS REQUESTED THAT THESE THREE ITEMS BE TABLED UNTIL  
THE MARCH,14, 2016 PLAN COMMISSION MEETING**

- B. **PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road for the development of 65 single family lots and 7 Outlots on the remainder of the original Creekside Crossing development to be known as Creekside Terrace.
- C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-04** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road to correct and amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments for the proposed Creekside Terrace development. The amendments include: 1) to show the dedicated right-of-way within the "Existing Rights-Of-Way" designation; 2) to show the 7 Outlots as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands land use designation and to designate Outlot 5 with an "N" for a Neighborhood Park; 3) to show the wetlands as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands with a Field Verified Wetlands land use designation; 4) to show the 65 single family lots as shown on the Preliminary Plat within the Low-Medium Density Residential land use designation; and 5) to remove the Urban Reserve designation on the properties. [Note: The existing retention basins will remain in the Surface Water designation and the location of the 100-year floodplain designation will remain unchanged at this time.]
- D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road to rezone the proposed 65 single family lots into the R 4.5 Urban Single Family Residential District, to rezone the 7 Outlots (excluding the wetlands) into the PR-1, Neighborhood Park and Recreational District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District for the proposed Creekside Terrace development. The location of the 100-year floodplain (FPO, Floodplain Overlay District) will remain unchanged at this time.



February 4, 2016

Peggy Herrick  
Village of Pleasant Prairie Assistant Planner  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53518

RE: Creekside Terrace

Dear Ms. Herrick:

Bear Development is receipt of your email correspondence dated February 3, 2016 regarding the Creekside Terrace matter that are currently scheduled for the February 8, 2016 Village Plan Commission Meeting. Your email message included the Plan Commission agenda and the Village Staff review comments.

Based on the extent of the review comments, please accept this letter as a formal request for the following Plan Commission items to be tabled until the March 14, 2016 Plan Commission meeting:

- Public Hearing and Consideration of the Creekside Terrace Preliminary Plat
- Public Hearing and Consideration of Plan Commission Resolution #16-04
- Public Hearing and Consideration of a Zoning Map Amendment for Creekside Terrace

As the Applicant and Developer for the Creekside Terrace Subdivision, we require additional time to review and assess the Village Staff comments prior to appearing before the Plan Commission.

We also respectfully request that the Land Division Ordinance Variance that is scheduled before the Village Board on February 15, 2016 also be tabled, as it directly related to the Creekside Terrace Preliminary Plat.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Thank you for your time and consideration on this matter.

Respectfully,

S.R. Mills  
Bear Development

**VILLAGE OF PLEASANT PRAIRIE  
PLAN COMMISSION  
RESOLUTION #16-05  
TO INITIATE A ZONING TEXT AMENDMENT**

**WHEREAS**, the Plan Commission may initiate a petition for amendments of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance.

**WHEREAS**, an amendment to the Westfield Heights Commercial Area Planned Unit Development within Appendix C entitled Specific Development Plan #33 in Chapter 420 of the Village Municipal Code is proposed based upon new information provided to the Village.

**NOW THEREFORE, BE IT RESOLVED**, by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions to amend the Village Zoning Ordinance; and
2. That the proposed changes in the Zoning Text are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Text, but rather, is only initiating the process by which the proposed changes in the Zoning Ordinance Text can be promptly evaluated.

**Adopted this 8<sup>th</sup> day of February 2016.**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

\_\_\_\_\_  
Thomas W. Terwall  
Plan Commission Chairman

\_\_\_\_\_  
Michael Serpe  
Plan Commission Vice Chairman

\_\_\_\_\_  
Date Posted:

05-Westfield Heights PUD amend

**VILLAGE OF PLEASANT PRAIRIE  
PLAN COMMISSION  
RESOLUTION #16-06  
TO INITIATE ZONING TEXT AMENDMENTS**

**WHEREAS,** the Plan Commission may initiate a petition for amendments of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance.

**WHEREAS,** the Village staff is proposing to amend sections of the Village Zoning Ordinance related to shoreland regulated that were adopted by the State in 2013 Wisconsin Act 80.

**NOW THEREFORE, BE IT RESOLVED,** by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions to re-evaluate the 2013 Wisconsin Act 80 and make appropriate changes to the Village Zoning Ordinance to comply with these new minimum requirements; and
2. That the proposed changes in the Zoning Text are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Text, but rather, is only initiating the process by which the proposed changes in the Zoning Ordinance Text can be promptly evaluated.

**Adopted this 8<sup>th</sup> day of February 2016.**

ATTEST:

VILLAGE OF PLEASANT PRAIRIE

\_\_\_\_\_  
Michael J. Serpe  
Plan Commission Vice Chairman

\_\_\_\_\_  
Thomas W. Terwall  
Plan Commission Chairman

\_\_\_\_\_  
Date Posted:

06-Shoreland regulations