

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
January 22, 2007**

Due to technical difficulties these minutes are not verbatim.

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on January 22, 2007. Those in attendance were Michael Serpe; Wayne Koessl; Andrea Rode; Jim Bandura; John Braig; Donald Hackbarth; Larry Zarletti and Judy Juliana. Thomas Terwall was excused. Also in attendance were Michael Pollocoff-Village Administrator; Peggy Herrick-Asst. Planner/Zoning Administrator and Tom Shircel-Asst. Planner/Zoning Administrator.

1. CALL TO ORDER.

2. ROLL CALL.

3. CORRESPONDENCE.

4. CITIZEN COMMENTS.

5. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTIONS #07-01 and #07-02 to amend the Village Comprehensive Land Use Plan and to revise the Highpoint Neighborhood Plan. The Highpoint Neighborhood is bounded by STH 31 on the west, STH 165 on the south, approximately 57th Avenue on the east and 93rd Street on the north.

VILLAGE STAFF REPORT OF JANUARY 22, 2007

CONSIDERATION OF PLAN COMMISSION RESOLUTIONS #07-01 and #07-02 to amend the Village Comprehensive Land Use Plan and to revise the Highpoint Neighborhood Plan. The Highpoint Neighborhood is bounded by STH 31 on the west, STH 165 on the south, approximately 57th Avenue on the east and 93rd Street on the north.

The Village of Pleasant Prairie, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a Village Plan Commission and this Commission has the authority to adopt master plans, comprehensive plans or portions thereof. Neighborhood Plans are a component of the Village's master plan or the Village's Comprehensive Land Use Plan. The hearing tonight is to consider amendments to the Village Comprehensive Land Use Plan and to revise the Highpoint Neighborhood Plan. The Highpoint Neighborhood is bounded by STH 31 (Green Bay Road) on the west, STH 165 on the south, approximately 57th Avenue on the east and 93rd Street on the north and is located in U.S. Public Land Survey Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie.

Neighborhood Plans are based on geographical areas or neighborhoods as delineated in the Village's Comprehensive Land Use Plan, and are intended to provide the Village Plan Commission, Village Board and Village residents with an early opportunity to review future probable patterns of

existing and proposed land uses within a particular neighborhood. Neighborhood Plans take into account the compatibility of land uses, identifies how future land divisions could occur, plans how access roadways to the land divisions could be provided and examines the practicability of providing certain lot layouts, road layouts, parkways, open space areas, park areas, preservation areas, public community facilities, infrastructure improvements and municipal services to service the area. Neighborhood Planning is essential to the orderly growth of the community and establishes a framework as to how development should occur and, if and when it should occur.

On June 23, 1997 the Plan Commission adopted a Neighborhood Plan for the Highpoint Neighborhood and on July 7, 1997 the Village Board adopted Resolution #97-40 to concur with and support the Neighborhood Plan as approved by the Plan Commission.

A revised Neighborhood Plan has been prepared for the **Highpoint Neighborhood** because the Village has received several inquiries and development proposals to develop vacant properties within the neighborhood, new environmental information has been presented to the Village and revised community facility information has been given to the Village.

This neighborhood is primarily farm land with a number of home sites adjacent to the arterial roadways with the exception of residential development at the northeast corner of Old Green Bay Road and STH 165.

The Village's Comprehensive Plan indicates that a Middle School Site and a Community Park would be centrally located within the Neighborhood, a Community Commercial Development would be located at STH 165 and STH 31 and at 95th Street and STH 31 and the remainder of the land within the neighborhood would be developed as residential uses with the preservation of the secondary environmental corridor and the isolated natural area in the neighborhood. Specifically the Highpoint Neighborhood Plan includes:

COMMUNITY COMMERCIAL AREAS: Approximately 21 acres of land within the neighborhood is identified as Community Commercial. The Community Commercial area includes the triangular area at the northeast corner of STH 165 and STH 31. The Village Comprehensive Plan indicated that a second Community Commercial Area be developed at STH 31 and Dabbs Farm Drive; however, based on the conversations between Jean Werbie, Community Development Director and Ms. Sharron Vokes with Anderson Economic Group, LLC regarding future commercial development in the Village she recommended that commercial development is it not appropriate at the intersection of Old Green Bay Road and 93rd Street for a number of reasons including that the 93rd Street/95th Street interconnects with existing and proposed neighborhoods adjacent to STH 31 and terminates west into Prairie Springs Park thus not linking traffic to IH-94. She further indicated that retail projects like at this location need to compete with all other retailers which is different for retailers that have direct access to the interstate wherein "if we build it, they will come" mentality. For the Village to make the Village Center project viable and to allow other commercial development along arterials roadways that inter-connect to IH-94 the location of commercial areas in other areas shall be examined more closely.

GOVERNMENT/INSTITUTIONAL AREA: Approximately 33 acres of land within the neighborhood is identified as Institutional use, including: the existing water tower site at 57th Avenue and STH 165 and the existing Village Water Storage tank at 93rd Street and 66th Avenue and the surrounding approximately 11 acres of land for future Institutional Uses. (Examples of such uses include clinics, medical offices, churches, day cares facilities and educational facilities) In addition, a future approximately 18 acre middle school site is centrally located within this neighborhood as identified on the Village Comprehensive Plan. The Village staff continues to work with the Kenosha Unified School District on proposed developments and the locating of future schools. This site is

intended for development in approximately 10 years depending on the development status of the surrounding neighborhood. In addition, the middle school site would share athletic facilities and storm water management facilities with the proposed Community Park adjacent to the school site.

TRANSPORTATION/UTILITIES: The eastern approximately 8.98 acres of this neighborhood is a Utility Easement with electric transmission towers.

ACCESS TO ARTERIAL ROADS: The Wisconsin Department of Transportation (WIDOT) is preparing a Corridor Study of STH 165 from STH 31 to STH 32. This study upon its completion will indicate the amount of right-of-way needed for future expansion and the restricted roadway access to STH 165. The access shown to STH 165 is based on the best available information known at this time. Prior to any development adjacent to STH 165, the WIDOT will require a Traffic Impact Analysis (TIA) to be completed and the Village may require the developer to provide funds to the Village for the future improvements to STH 165. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that Old Green Bay Road and 93rd Street should be improved or widened when traffic counts/new developments warrant such improvements. Proposed roundabouts are shown at STH 165 and Old Green Bay Road, Old Green Bay Road and 102nd Street and Old Green Bay Road and Main Street. These roundabout locations will be further evaluated at the time that the proposed commercial development is considered. In addition, the connection of Main Street to STH 31 will be required to be approved by the WIDOT. The Developers of the Commercial area have been preparing the required TIA for the WIDOT review and approval.

Main Street is intended to be a collector street extending through the Neighborhood that connects STH 31 to future community park and future middle school site through Village Green Heights Subdivision and to the Village Center at Springbrook Road in the Village Green Neighborhood. A roundabout could be evaluated at the intersection of Main Street and 62nd Avenue. Access to Dabbs Farm Drive will be limited with no direct driveway or private roadway access. The residential lots and the east side of Dabbs Farm Drive will have access from other adjacent roadways and the future government/institutional area on the west side of Dabbs Farm Drive will have limited access which will be evaluated at the time a proposed development is considered. Access to 93rd Street is limited to 63rd Avenue and 60th Avenue, connecting to existing streets on the north side of 93rd Street and a third access point at approximately 58th Avenue to align with a future roadway on the north side of 93rd Street.

OPEN SPACE: This Neighborhood Plan identifies approximately 182 acres or 28% of the lands within the neighborhood to remain as open space. This open space includes approximately 18 acres of floodplain, 7 acres of wetlands, approximately 35 acres for a Community Park and approximately 122.5 acres of other open space throughout the neighborhood.

- **FLOODPLAIN AREAS:** The 100-year floodplain is currently located south of 93rd Street at approximately 60th Avenue and extending south of proposed Main Street and a small area south of 93rd Street at approximately 57th Avenue. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency

Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation. The Neighborhood Plan indicates that floodplain adjustments will be required and that approximately 18 acres of land would be located within the 100-year floodplain after the adjustments are made.

- **WETLAND AREAS:** The Neighborhood Plan identifies approximately 7 acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **COMMUNITY PARK:** The Neighborhood Plan identifies approximately 35 acres of land for a Community Park that is centrally located within the Neighborhood and adjacent to the proposed Middle School. The Neighborhood Plan indicates that land could be used for such uses as ball diamonds, soccer fields, tennis courts, a pavilion and on-site parking facilities.

In addition, to the Community Park, a green space corridor (along an ATC transmission easement) has been created to connect the Middle School Site/Community Park with the Village Green Neighborhood Park to the east. The Plan also indicates location for interconnection of a pedestrian trail system. The Park location and trail system is consistent with the Village's Park and Open Space Plan component of the Village Comprehensive Plan.

- **OTHER OPEN SPACE:** The Neighborhood Plan identifies approximately 80 acres of other open space within the Neighborhood which includes retention facilities and other open space surrounding the retention facilities, non-wetland, non-floodplain areas throughout the multi-family areas and open space adjacent to the wetland and floodplain areas. In addition, approximately 42.5 acres of woodlands are proposed to be preserved in the neighborhood.

The Neighborhood Plan indicates existing retention facilities within the developed areas and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements.

RESIDENTIAL AREA: Approximately 394 acres of land (excluding existing and future rights-of-way, Commercial, Government/Institutional, Transportation/Utilities, Public Park, 100-year floodplain and wetlands) within the Neighborhood are proposed to be developed as Residential. [The 394 acres of land includes the approximately 80 acres of the other open space and approximately 42.5 acres of woodlands to be preserved as described above.].

There are 54 existing single family lots within the Neighborhood and these existing residential developments include: Meadowlands Subdivision, development on 64th and 63rd Avenues south of 100th Street; residential development along STH 165, Old Green Bay Road and 93rd Street. A total of 232 new single family lots are proposed to be developed within the neighborhood.

There are 232 existing multi-family units in the neighborhood including: 80 condominium units within the Meadowlands, 128 condominium units within the Meadowland Villas and 24 condominium units within the Trillium at the Meadowlands which are all located at the northeast corner of STH 165 and Old Green Bay Road. The proposed 410 multi-family condominium units in

the neighborhood located along Old Green Bay Road north to Dabbs Farm Drive. The condominium buildings shown range in size from 2 units per building to 10 units per building

The Neighborhood Plan proposes a total of 391 single family lots and 642 multi-family condominium units for a total of 1033 dwelling units.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan is 16,635 square feet per dwelling unit (394 net residential acres multiplied by 43,560 square feet in an area divided by 1033 dwelling units). This density is in compliance with the Village Comprehensive Plan.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

Current population within the Neighborhood:

- 286 dwelling units
- 781 persons (which includes 180 school age children)

Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

- 1,033 dwelling units
- 2,820 persons (which includes 649 school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), therefore; a total of **434 public school age children** are likely to come from this neighborhood.

[Note: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of student that will attend public school is 42% of the number of dwelling units.]

COMPREHENSIVE LAND USE PLAN AMENDMENTS: The Comprehensive Land Use Plan is proposed to be amended to conform with the Highpoint Neighborhood Plan. Specifically the changes to the Comprehensive Land Use Plan include:

The Community Commercial Area shown on the Comprehensive Land Use Plan at Dabbs Farm Drive and STH 31 is proposed to be modified. An area at 93rd Street and Old Green Bay Road is proposed to be changed to the lower-medium residential land use designation and the remainder of the land on the north side of Dabbs Farm Drive is proposed to be shown as a Government/Institutional land use designation. The area on the south side of Dabbs Farm Drive is proposed to be changed into the lower-medium residential land use.

The Community Park and Middle School Site as shown on the Comprehensive Plan are proposed to be amended to conform with the location shown on the Highpoint Neighborhood Plan and upon shifting these locations slightly the other land is proposed to be changed to the lower-medium residential land use designation.

Tim Dabbs:

Tim was at the meeting representing his family. He had talked to Scott Simon and he would like him to speak on their behalf.

Scott Simon:

Density on Dabbs property south of 93rd street could be increased to 70 Condo units. This would not greatly affect the overall density of the neighborhood.

Plan Commission:

Staff should look at this and bring in another alternative for the Plan Commission to review.

Village staff recommends that the Village Plan Commission approve Plan Commission Resolution #07-01 and #07-02 as presented.

IT'S BEEN MOVED BY DON HACKBARTH AND SECOND BY WAYNE KOESSL TO APPROVE RESOLUTION #07-01 AND #07-02 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

ALL IN FAVOR

- B.** Consider **Plan Commission Resolution #07-03** to initiate a zoning text amendment related to the I-1 District uses and requirements.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #07-03
RESOLUTION TO INITIATE A ZONING TEXT AMENDMENT**

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

WHEREAS, Section 420-126 of the Village Zoning Ordinance entitled, "I-1 Institutional District" is intended to provide for areas which are under private or public ownership and where the uses

in those areas for public purposes or institutional purposes, whether public or private, are anticipated to be permanent; and

WHEREAS, the I-1 District and related other sections are proposed to be reevaluated.

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

1. That the Plan Commission hereby initiates and petitions to amend Section 420-126 related to the I-1 District regulations. in addition, as result of changes in the Institutional Districts other sections of the Ordinance may be need to be re-evaluated and updated such as but not limited to specific regulations related to Conditional Uses within the Institutional District, Definitions, and amendments to the Zoning Map.
2. That these proposed changes in the Zoning Text and/or Zoning Map 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 and/or Zoning Map, but rather, is only initiating the process by which the proposed changes in the Zoning Text can be promptly evaluated.

Recommendation:

Village staff recommends approval of Plan Commission Resolution #07-03 as presented.

IT'S BEEN MOVED BY DON HACKBARTH AND SECOND BY JUDY JULIANA TO APPROVE RESOLUTION #07-03 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

ALL IN FAVOR

6. ADJOURN.

MOVED BY JOHN BRAIG AND SECONDED BY JULIE JULIANA TO ADJOURN. ALL IN FAVOR SIGNIFY BY SAYING AYE.

ALL IN FAVOR

Meeting Adjourned at 5:50 p.m.