

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
November 10, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on November 10, 2014. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Deb Skarda (Alternate #2) was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; and Jean Werbie-Harris, Community Development Director.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE OCTOBER 27, 2014 PLAN COMMISSION MEETING.**

Judy Juliana:

Move to approve.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY JOHN BRAIG TO APPROVE THE MINUTES OF THE OCTOBER 27, 2014 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 the only item that's on the agenda because it's a matter for public hearing we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as an official part of the record. However, if you're here for any other reason now would be your opportunity to speak. We'd ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to consider an amendment to Section 420-139 B (2) (b) of the Village Zoning Ordinance related to the required street setback for access to a Manufactured Home/Mobile Home within a licensed park.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a public hearing in consideration of a zoning text amendment to consider an amendment to Section 420-139B (2) (b) of the Village zoning ordinance related to the required street setback for access to a manufactured home/mobile home within a licensed mobile home park.

The owners of the Westwood Manufactured Mobile Home Park are requesting an amendment to the Village zoning ordinance to allow for the setback for a deck and porches including steps and stairs to encroach into the required street setback a maximum of four feet to all for a minimum required deck or porch area for the required ingress or egress to a manufactured home. The R-12 District requires that all manufactured homes be set back a minimum of 30 feet as measured from the foundation to the private street or public right of way with an exception to allow for a reduced setback to the average of the existing abutting homes provided that the setback is not less than 10 feet from the Village's right of way or less than 5 feet from a private roadway.

So in the newer areas of the Village there's typically a 30 foot setback. But we have a number of older areas of the Village where the homes were much closer to the street, so we automatically put this exception in so that if there are existing homes on either side and you're replacing the lots typically would not be deep enough, and you would not be able to put one at 30 foot setback. So we have two different kind of sets of provisions and exceptions within the zoning ordinance at this time.

But what we're looking at today is we're specifically looking for a street setback for decks and porches including steps and stairs which require that the deck porch, steps and stairs meet the minimum setback as part of the manufactured home. The amendment would allow for the setback for a deck and porch, including their steps and stairs, to be allowed to encroach into the required street setback a maximum of four feet in order to allow for the minimum required deck or porch area for the required ingress or egress to the manufactured home.

So specifically we have a situation where their setback is typically 30 feet, and even with a single family home we do allow for some encroachments into the setback for that required ingress or

egress. So what we're saying is we would like to incorporate that into the ordinance for manufactured home as well.

So I'm going to read the whole section, and the area that's highlighted in yellow on your screens or bolded on the screen those are the changes that we're making. The required street setback distance of principle structures for all manufactured mobile homes located within a licensed park as of January 1, 1998 may be decreased to the average of the existing street setback distance of the abutting structures on each side. But in no case shall the setback distances be reduced to less than 10 feet from a Village right of way or less than 5 feet from a private roadway as measured from the back of the curb or road pavement. The required street setback distance for the deck or a porch including steps or stairs used for the minimum required ingress or egress into any manufactured mobile home located within a licensed park may encroach up to 4 feet into the required street setback. But in no case shall the setback distance be reduced to less than 10 feet from the Village right of way or less than 5 feet from the private roadway as measured from the back of curb or the road pavement.

With that I'd like to continue the public hearing. There are representatives here from Westwood that have requested this specific amendment. The staff does support this amendment, and I'm not sure if you have any questions for them or the staff.

Tom Terwall:

Anything you wanted to add? Need your name and address.

Kendra Corkins:

Thank you. I'm Kendra Corkins, the community manager at Westwood Estates. Our address there is 7801 88th Avenue. We met with Jean and several members of her staff, and they assisted us in this process. And we're very comfortable with what her and her staff have written up. This is what we're asking for.

Tom Terwall:

Thank you.

Kendra Corkins:

Anything else?

Tom Terwall:

You are available to answer questions, right?

Kendra Corkins:

Yes.

Tom Terwall:

Jean, I have a question. These porches and so forth cannot be enclosed, is that correct?

Jean Werbie-Harris:

That's correct, that's correct. I mean it's intended to be used for just getting in and out of the units. So coming out it's the landing, it's the steps or the deck area. But it's not intended to add onto the front of the unit because then they'd have to meet the required setback.

Tom Terwall:

Thank you.

Jim Bandura:

Just a quick issue. Is that the edge of the road pavement that we're doing the measuring?

Jean Werbie-Harris:

Well, if it's a public road it would have curb and gutter and so it's the back of curb that we measure, and then for the road pavement for a private street.

Jim Bandura:

Okay, so it would be the edge of the road.

Jean Werbie-Harris:

Correct, as opposed to the gravel edge.

Jim Bandura:

Do you think it would be wise to just add that in there, edge of road pavement for clarification, the last sentence?

Jean Werbie-Harris:

We can add the word edge of the road pavement as opposed to the center of the pavement. Usually it's the closest distance, but we can put edge of road pavement as opposed to the gravel or to the center if it's more clear.

Tom Terwall:

Any other comments or questions?

Don Hackbarth:

Move approval.

Wayne Koessl:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE 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. Thank you.

Kendra Corkins:

Thank you.

7. ADJOURN.

John Braig:

Move adjournment.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY JUDY JULIANA THAT WE ADJOURN. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? I think that breaks the record. We stand adjourned.

Meeting Adjourned at 6:08 p.m.