

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JANUARY 26, 2015**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the January 12, 2015 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-02 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085).
 - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District as the result of a wetland staking being completed on the vacant property generally located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085). All other overlay districts on the property will remain unchanged.
 - C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-03 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305).
 - D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to rezone the field delineated wetlands on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305) into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District. All other overlay districts on the property will remain unchanged.
 - E. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-04 FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN** to consider a revised Concept Plan for Pleasant Prairie Park as shown as Figure 8.3 of the Village of Pleasant Prairie Park and Open Space Plan, a component of the Village's 2035 Comprehensive Plan. The revised plan eliminates two ball fields and adds a football field in the north central portion of the park; adds a cell tower site in the central portion of the site; and relocates the pond further east.

- F. Consider **Plan Commission Resolution #15-05** to initiate a Zoning Text Amendment to re-evaluate the PUD, Planned Unit Development Overlay District requirements.

7. 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 39th Avenue, Pleasant Prairie, WI (262) 694-1400.

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
January 12, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on January 12, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

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

Don Hackbarth:

So moved.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JOHN BRAIG TO APPROVE THE MINUTES OF THE DECEMBER 1, 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.**
- 6. NEW BUSINESS**

A. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to Section 420-27 C related to fees and clarification to Pre-Development Agreements.

Jean Werbie-Harris:

Mr. Chairman, I would ask that the public hearings be opened for both Items A and B. They're related to the same thing, and I would just like to make one presentation. And it relates to these items that are both in the zoning ordinance and the land division and development control ordinance.

Don Hackbarth:

Move to take up both together.

John Braig:

Second.

Tom Terwall:

MOVED BY DON HACKBARTH AND SECONDED BY JOHN BRAIG TO COMBINE ITEMS A AND B FOR PURPOSES OF A COMBINED PUBLIC HEARING WITH TWO SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF A LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE TEXT AMENDMENT to Section 395-87 C related to fees and clarification to Pre-Development Agreements.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, both items, the first and second items, the first is zoning text amendment to Section 420-27 C related to fees and clarification to the pre-development agreements. And the second item is consideration of a land division and development control ordinance text amendment to Section 395-87 C. And, again, this is related to fees and clarification to the pre-development agreement.

On December 15, 2014, the Board adopted Resolution #14-40 to initiate amendments to the zoning ordinance to clarify what is being billed as part of a pre-development agreement. Pre-development agreements are used for specific zoning applications as well as applications related to land use development control in the Village.

The Ordinance 420-27 C of the zoning ordinance and 395-87 C of the land division ordinance are being amended to clarify that the Village will invoice and the applicant and property owners for the staff billable time and the costs spent for processing and reviewing the plans, specifications, drawings and other documents submitted with respect to the proposed application, specific plans, plats, and maps for the development or project; for preparing memorandums and letters; for preparing, mailing, faxing, emailing and publishing meeting notices and agendas; and for meetings, telephone calls and emails with the applicant, agents, developers, property owners, officials and neighbors. Billable time includes preparing reports and documents for the Village Plan Commission, Village Board of Appeals or the Village Board; and any other Village staff time expended to review or analyze the application, specific plans, plats, maps or development plans. So some of the additional changes that are charges that we do bill for just for clarification or putting it into the ordinance are associated with the following:

- Preparing and publishing Village municipal code text and map amendments for the referenced application from the Village's consultant. Note, invoices from the Village's general e-code consultant are typically sent semi-annually, which often results in a time delay in sending final invoices from the Village to the owner and applicant;
- The Village staff seeking expert advice in meetings and reviewing and preparing correspondence regarding the specific plans, plats, maps, development plans or projects such as but not limited to the Village's attorney, environmental consultant, or architectural consultant expertise; and
- Requests from the agent/developer/property owners in gathering additional information; preparing GIS mapping; reviewing materials; preparing meetings, letters, emails and other correspondence; and researching information and for existing and speculative development proposals to assure that the proposed application, specific plans, plats, maps, development plans or project are in compliance with the applicable Village, County, State or federal ordinances, rules and regulations and any approved plans or specifications.

As you might have guessed we had had in this past year a couple of questions and concerns and challenges to what a pre-development agreement really is and what it should cover. So for that reason we felt that we needed to detail it very specifically so there is no question in anyone's mind. When I say it's for all of the services being provided it really means all of the services, and we tried to detail those here. So with that I'd like to continue the public hearings for both the land division and the zoning ordinance related to these maps.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak? Anybody? Not hearing any, open it up to Commissioners. Yes, Mike?

Michael Serpe:

Jean, what method do you use now to track your time?

Jean Werbie-Harris:

Right now we do it through Outlook, and it's specific we identify by project. And we actually have a time clock system where when we're working on a project we start it, and when we're done we stop it. So we can start and stop. Down to the minute we track our time on these projects. And then we collectively gather that information. And on a monthly basis Peggy then organizes it and gets it over to finance for billing. So we can actually track it by specific project down to the minute. And this includes everything from our phone calls to all the activities that have been described in this memorandum.

Tom Terwall:

How will this put us as far as competition with other municipalities?

Jean Werbie-Harris:

This is what we've been doing since 2004. So we've been doing the same thing since that time. I think part of the confusion to some of the developers and for some of the projects is that there's a little time delay on a couple of different items, whether it's the e-code billing or something to that effect we need to try to tighten that up. But we wanted to make sure that they were aware of the fact that that billing will come. Sometimes it's within six months of their project finishing up.

Don Hackbarth:

Do you have a fee schedule?

Jean Werbie-Harris:

We do. For based on the employee. My billable rate is different than Peggy's, it's different than Jan's, and it's different than the GIS specialist. So the people that do the billing have different billable rates.

Don Hackbarth:

Okay, point number 2 here. Somebody comes in with drawings to get the process going for building a church or something like that, a church or a school or a house or whatever. Is that billed, too, is that charged, too? Or how does that work?

Jean Werbie-Harris:

No, typically what we do is front counter time is not billable if it's a new project. There might be a couple, two or three meetings that we have until we know it's an actual project and there's an actual developer or owner, someone we're working with on a project. So we give that initial time, and we help them do some due diligence initially without billing any of that time out.

Tom Terwall:

Any other questions?

Jean Werbie-Harris:

We notify them when the billing will start, and they submit a pre-development agreement towards that end.

Jim Bandura:

Quick question to staff then. Is this information available to the developers and whoever questions your billing time?

Jean Werbie-Harris:

Absolutely. And, in fact, the application which is that pre-development agreement all of this is spelled out along with the rates, along with what it's for. And we also require them to tell us who we should bill, who is the landowner. Signatures are notarized so it's a complete process. So it should be of no surprise. But for those that are just doing new projects in this area or weren't aware of some of the additional things that we do that we bill for this will clarify all of that for them.

Tom Terwall:

Typically do we get 100 percent payment?

Jean Werbie-Harris:

We do, and I'll tell you why. It's because if we don't then it rolls to tax roll and it becomes a special charge on the property.

Michael Serpe:

We've taken a position for years that the taxpayer doesn't want to subsidize the developer. So this is a good way of keeping that the way it's supposed to be.

Jean Werbie-Harris:

One of the other things that we do is, for example, the property owner who wants to sell the land they're ultimately responsible. But if there is some question or concern or if they think the project is speculative we've worked with a number of businesses who put cash deposits down with the Village, either \$3,000 or \$5,000 to start. And then finance will run invoices against that cash on deposit. So that way if there is some question or hesitation by the landowner for which the property is being requested a project then we have that backup as well.

Don Hackbarth:

I move we approve the consideration of the zoning text amendment.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENT. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the land division and development control.

Wayne Koessl:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE TEXT 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 Plan Commission Resolution #15-01 to initiate a zoning text amendment to further clarify the definition of Household Pets in Section 420-152 of the Village Zoning Ordinance.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and audience, this Resolution #15-01. And it's a resolution to initiate a petition for an amendment to the zoning ordinance. The Village staff is proposing to amend the definition for household pets in Section 420-152 of the Village zoning ordinance. And the only reason for this is to clarify the language that is currently written. We do not intend to change the purpose or intent or what we have been enforcing. But it does appear when somebody looks at it that is not familiar with our process and what we have done in the past they could interpret it a little bit differently. So it was recommended by our police department that we clarify or move some words around so it's a little bit clearer.

And this is to clarify the definition of household pets, to clarify that only type of livestock that's allowed as a household pet are rabbits. And all other animals such as fowl, poultry, goats, pot bellied pigs, exotic snakes, large reptiles and other exotic animals that are not commonly found in residences are not allowed as household pets. So this resolution is just initiating the process and petitioning to review this definition. And these changes in the text are being referred to the Village staff for any review or study and for the purposes of setting a public hearing. The Plan Commission by this resolution is not making any determination regarding the merits of this proposed definition change but rather is just starting the process to set the public hearing to consider it next month.

John Braig:

Move approval of Resolution 15-01.

Don Hackbarth:

I've got a question here. Are we ever going to consider dangerous dogs?

Jean Werbie-Harris:

Well, we did consider dangerous dogs, wolf-dog hybrids. And Mike can update you where we don't allow those anymore.

Mike Pollocoff:

The only dog that's been prohibited is a wolf hybrid dog. But basically right now the ordinance has said that a dog is vicious or declared vicious when it's committed a vicious act. Our attorneys have told us not to exclude pit bulls as a general class of dog. There's case law that shows that that hasn't been successful. So in some respects I think what it really is the dog doesn't get due process but the dog's owners get some due process to make sure that they're not being penalized for what somebody anticipates their dogs' action might be.

Don Hackbarth:

Is there anything then that we could write in to say that there has to be a certain insurance amount if we assess that animal to be vicious?

Mike Pollocoff:

We already have that. The owners are required to purchase liability for any damage done. The dog has to be tattooed on the inside of its mouth or a chip has to be placed on the dog. What ends up happening it's pretty rigorous. It's pretty hard to find an insurance company that will insure a dog that's been biting people for future bites. So what ends up happening is they find another community that doesn't have the same standard or else the dog is destroyed.

Michael Serpe:

In most cases we have a vicious dog hearing and we punish the dog, and the one that should be punished is the owner for creating the dog to be ordered as --

Don Hackbarth:

How long has that been in force, the insurance idea?

Mike Pollocoff:

It's been over 30 years that I know of.

Don Hackbarth:

Well, we had a fellow down the road on 104th. He had two dogs. And they constantly came onto our property. And I talked to the Chief at that time saying something's got to be done because we have little kids that go out for play time, and if they come up and start biting then what are the parents going to do, are they going to sue us?

Mike Pollocoff:

If a dog is on someone else's property the ordinance requires that someone has to have control of their dog and that's with a leash. So that would be the violation. The fact that they might them wouldn't be one unless it happened. And if they're repeatedly off their property without a leash then the owner gets fined in increasing amounts before they do it. But we can't declare the dog vicious before something vicious happens.

Don Hackbarth:

I don't believe there's teeth in that ordinance because years ago these two dogs came on our property and they brutally attacked our dog and cut him apart and nothing was done.

Mike Pollocoff:

If a dog attacks another dog that still constitutes vicious. It doesn't have to be human.

Don Hackbarth:

I talked to the Chief and he said there was nothing he could, quote, do. And I said to him, well, don't worry about it. I'll take care of it. I've got a .30-30. If they come on the property you

won't see them again.

Michael Serpe:

Move approval of 15-01.

John Braig:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPEAND SECONDED BY JOHN BRAIG TO ADOPT
RESOLUTION 15-01. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. ADJOURN.

John Braig:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned.

Meeting Adjourned: 6:17 p.m.

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-02 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085).

Recommendation: Village staff recommends approval of **Plan Commission Resolution #15-02** to approve amendments to the Comprehensive Plan as outlined in said Resolution.

- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District as the result of a wetland staking being completed on the vacant property generally located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085). All other overlay districts on the property will remain unchanged.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map Amendment** as presented in the Village Staff Report of January 26, 2015.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

VILLAGE STAFF REPORT OF JANUARY 26, 2015

CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-02 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085).

CONSIDERATION OF A ZONING MAP AMENDMENT to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District as the result of a wetland staking being completed on the vacant property generally located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085). All other overlay districts on the property will remain unchanged.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

On October 24, 2014 the Village Plan Commission adopted Resolution #14-15 to initiate and petition to correct and amend the 2035 Land Use Plan Map 9.9 and the Official Zoning Map, as it relates to the wetland staking completed on the vacant property generally located on 3rd Avenue at the 11300 block known as Lot 20 of Block 16 in Carol Beach Estates Subdivision Unit #2 and further identified as Tax Parcel Number 93-4-123-304-0085.

On August 24, 2012 the Village received an application from Ms. Susan Weyers, on behalf of the property owner, Johnson Bank to re-delineate the wetlands on this vacant property. On October 4, 2012, the Southeastern Wisconsin Regional Planning Commission biologist conducted a wetland staking on the property and on September 24, 2014 the Village received a letter from SEWRPC approving the plat of survey shown on Exhibit 1 of Plan Commission Resolution #15-02.

As a result of the wetland staking being completed the Comprehensive Plan and the Zoning Map are being amended to correctly identify the field delineated wetlands on the property. Specifically, the following amendments are proposed to the Comprehensive Plan as specified in Plan Commission Resolution #15-02:

1. To amend the 2035 Land Use Plan to correctly identify the field delineated wetlands as shown on Exhibit 1 with the field verified wetland land use designation. All other land use designations on the property will remain unchanged.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.

Pursuant to the Village Comprehensive Plan, the Village Zoning Map and the Comprehensive Land Use Plan shall be consistent; therefore, the Zoning Map is being corrected to rezone the field delineated wetlands to C-1, Lowland Resource Conservancy District and to rezone the non-wetland areas into the R-5, Urban Single Family Residential District. All other Zoning Overlay Districts will remain unchanged on the property.

RECOMMENDATIONS:

Item A: Village staff recommends approval of **Plan Commission Resolution #15-02** to approve amendments to the Comprehensive Plan as presented.

Item B: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map Amendment** as presented.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #15-02**

**TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN**

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

WHEREAS, on August 24, 2012 the Village received an application from Ms. Susan Weyers, on behalf of the property owner, Johnson Bank to re-delineate the wetlands on the vacant property generally located on 3rd Avenue at the 11300 block known as Lot 20 of Block 16 in Carol Beach Estates Subdivision Unit #2 and further identified as Tax Parcel Number 93-4-123-304-0085; and

WHEREAS, on October 4, 2012, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) biologist conducted a wetland staking on the property and on September 24, 2014 the Village received a letter from SEWRPC approving the plat of survey shown on **Exhibit 1**; and

WHEREAS, 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 staking; and

WHEREAS, on October 24, 2014 the Village Plan Commission adopted Resolution #14-15 to initiate and petition to correct and amend the 2035 Land Use Plan Map 9.9 and the Official Zoning Map, as it relates to the wetland staking completed on said property; and

WHEREAS, on December 26, 2014 the required 30-day notice was published in the Kenosha News and notices were sent to property owners within 300 feet of the subject property regarding the January 26, 2015 public hearing to be held by the Village Plan Commission.

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 following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the January 26, 2015 public hearing:

1. To amend the 2035 Land Use Plan to correctly identify the field delineated wetlands as shown on **Exhibit 1** with the field verified wetland land use designation. All other land use designations on the property will remain unchanged.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.

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 26th day of January 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Donald Hackbarth
Secretary

Thomas W. Terwall
Plan Commission Chairman

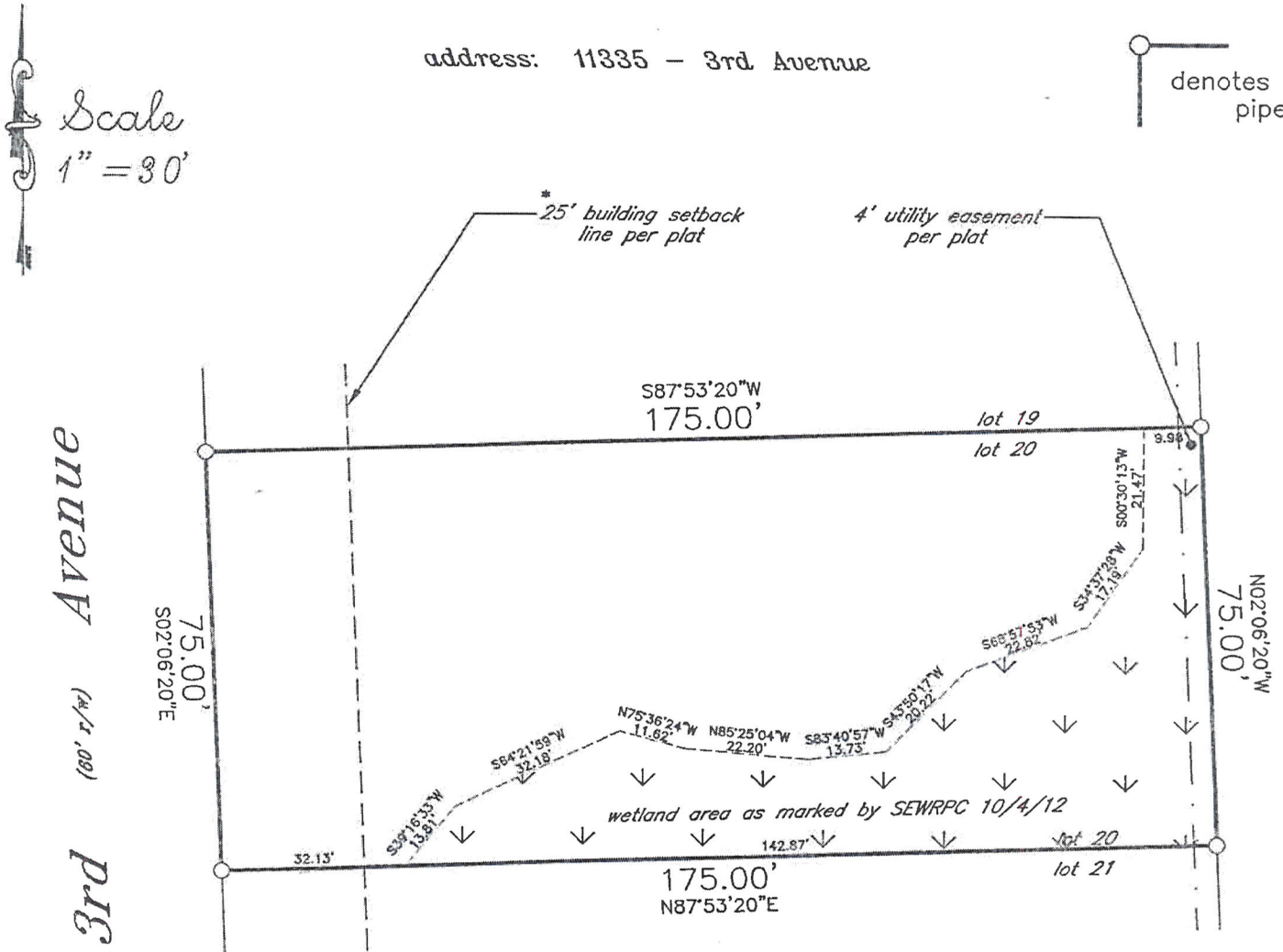
Date Posted: _____

Exhibit 1

RECEIVED
AUG 27 2014
Village of Pleasant Prairie

address: 11335 - 3rd Avenue

denotes iron pipe



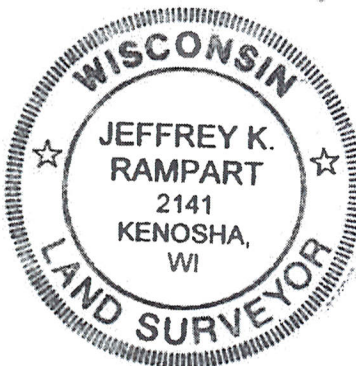
LEGAL DESCRIPTION OF WETLAND AREA: Part of Lot 20 Block 16 in Carol Beach Estates Unit No. 2, a plat of record; lying and being in part of the Southeast Quarter of Section 30, Town 1 North, Range 23 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as: Commencing at the southwest corner of said lot; thence N87°53'20"E along the south line of said lot, 32.13 feet to the point of beginning of the wetland area to be herein described; thence continue N87°53'20"E along said south line 142.87 feet to the southeast corner of said lot; thence N02°06'20" along the east line of said lot, 75.00 feet to the northeast corner thereof; thence S87°53'20"W along the north line of said lot, 9.98 feet; thence S00°30'13"W 21.47 feet; thence S34°37'28"W 17.19 feet; thence S68°57'53"W 22.82 feet; thence S43°50'17"W 20.22 feet; thence S83°40'57"W 13.73 feet; thence N85°25'04"W 22.20 feet; thence N75°36'24"W 11.62 feet; thence S64°21'59"W 32.18 feet; thence S39°16'33"W 13.81 feet to the south line of said lot and the point of beginning; containing 3,875 square feet, 0.09 acre, more or less.

tax key no.: 93-4-123-304-0085

* May be superseded by local ordinance

Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

[Signature]

Reg. Land Surveyor
October 18, 2012

Plat of Survey of
LOT 20 BLOCK 16 IN
CAROL BEACH ESTATES UNIT NO. 2
in SE1/4 Section 30-1-23
CITY OF KENOSHA
KENOSHA COUNTY, WIS.
-for-
Johnson Bank

ORD. # 15-

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE**

**BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees,
Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended
as follows:**

The subject property generally located on 3rd Avenue at the 11300 block, known as Lot 20 of Block 16 in Carol Beach Estates Subdivision Unit #2 in U.S. Public Land Survey Section 30, Township 1 North, Range 23 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 93-4-123-304-0085 is hereby rezoned as follows: 1) the field delineated wetlands as shown and legally described on **Exhibit 1** are rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland areas are rezoned into the R-5, Urban Single Family Residential District. All other Zoning Overlay Districts will remain unchanged on the property.

The Village Zoning Administrator is hereby directed to record this Zoning Map Amendment on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Municipal Code shall be updated to include said amendment.

Adopted this ____ day of _____, 2015.

VILLAGE BOARD OF TRUSTEES

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

Posted:_____

___-Johnson Bank wetland

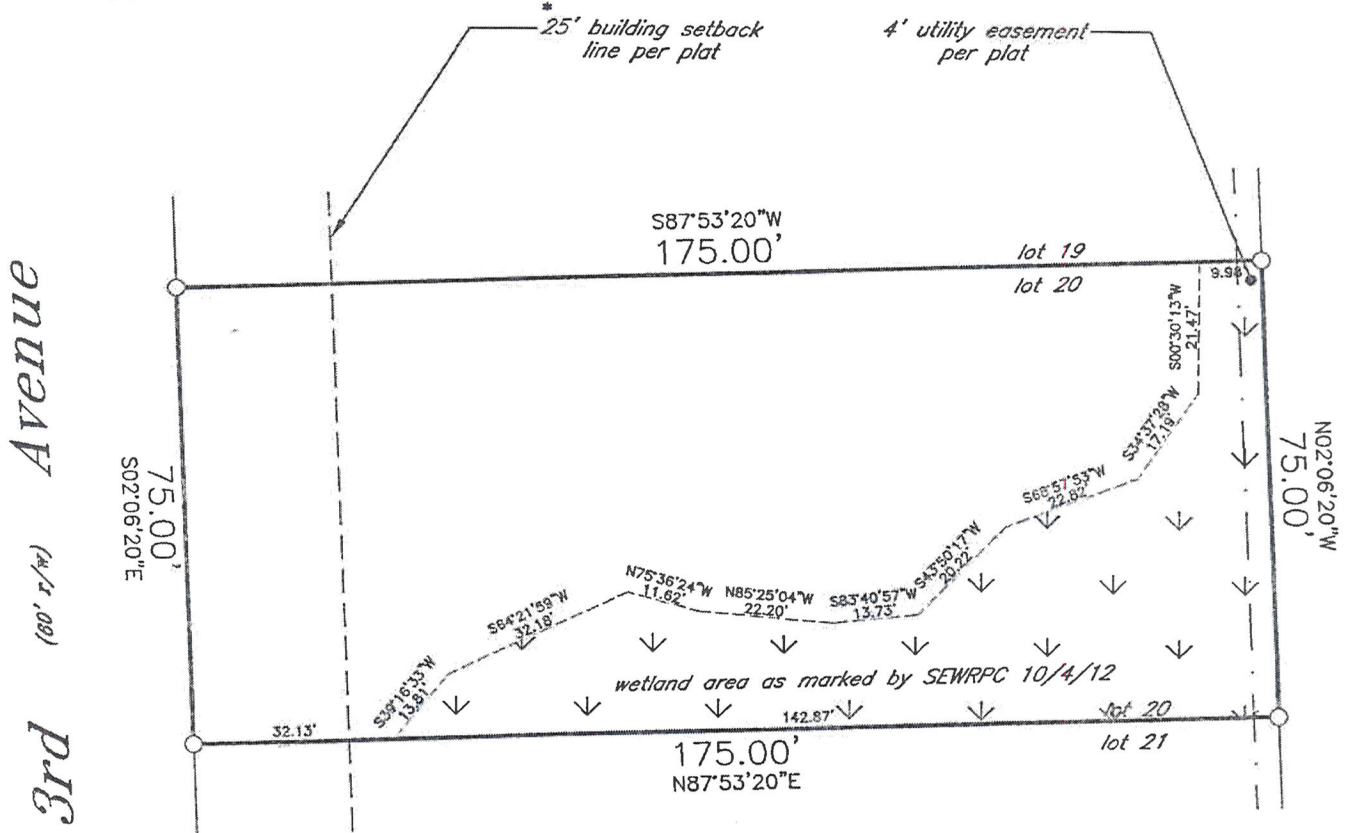
Exhibit 1

RECEIVED
AUG 27 2014
Village of Pleasant Prairie

address: 11335 - 3rd Avenue

denotes iron pipe

Scale
1" = 30'



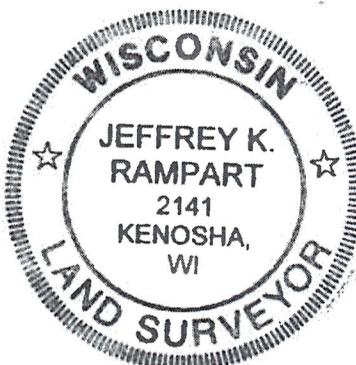
LEGAL DESCRIPTION OF WETLAND AREA: Part of Lot 20 Block 16 in Carol Beach Estates Unit No. 2, a plat of record; lying and being in part of the Southeast Quarter of Section 30, Town 1 North, Range 23 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as: Commencing at the southwest corner of said lot; thence N87°53'20"E along the south line of said lot, 32.13 feet to the point of beginning of the wetland area to be herein described; thence continue N87°53'20"E along said south line 142.87 feet to the southeast corner of said lot; thence N02°06'20" along the east line of said lot, 75.00 feet to the northeast corner thereof; thence S87°53'20"W along the north line of said lot, 9.98 feet; thence S00°30'13"W 21.47 feet; thence S34°37'28"W 17.19 feet; thence S68°57'53"W 22.82 feet; thence S43°50'17"W 20.22 feet; thence S83°40'57"W 13.73 feet; thence N85°25'04"W 22.20 feet; thence N75°36'24"W 11.62 feet; thence S64°21'59"W 32.18 feet; thence S39°16'33"W 13.81 feet to the south line of said lot and the point of beginning; containing 3,875 square feet, 0.09 acre, more or less.

tax key no.: 93-4-123-304-0085

* May be superseded by local ordinance

Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

[Signature]

Reg. Land Surveyor
October 18, 2012

Plat of Survey of
LOT 20 BLOCK 16 IN
CAROL BEACH ESTATES UNIT NO. 2
in SE1/4 Section 30-1-23

CITY OF KENOSHA
KENOSHA COUNTY, WIS.

-for-
Johnson Bank

- C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-03 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305).

Recommendation: Village staff recommends approval of **Plan Commission Resolution #15-03** to approve amendments to the Comprehensive Plan as outlined in said Resolution.

- D. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to rezone the field delineated wetlands on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305) into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District. All other overlay districts on the property will remain unchanged.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map Amendment** as presented in the Village Staff Report of January 26, 2015.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

VILLAGE STAFF REPORT OF JANUARY 26, 2015

CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-03 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305).

CONSIDERATION OF A ZONING MAP AMENDMENT to rezone the field delineated wetlands on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305) into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District. All other overlay districts on the property will remain unchanged.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

On September 8, 2014 the Village Plan Commission adopted Resolution #14-13 to initiate and petition to correct and amend the 2035 Land Use Plan Map 9.9 and the Official Zoning Map, as it relates to the wetland staking completed on the vacant property generally located at the southwest corner of Lakeshore Drive and 102nd Street Lot 15 of block 35 in Carol Beach Estates Subdivision Unit #4 and further identified as Tax Parcel Number 93-4-123-203-0305.

On June 20, 2013 the Village received an application from David Grochocenske, Trustee in bankruptcy of Frank and Mabel Newman (deceased) for a wetland staking to be completed. On July 23, 2013, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) biologist conducted a wetland staking on the property and on August 18, 2014 the Village received a letter from SEWRPC approving the plat of survey shown on Exhibit 1 of Plan Commission Resolution #15-03.

As a result of the wetland staking being completed the Comprehensive Plan and the Zoning Map are being amended to correctly identify the field delineated wetlands on the property. Specifically, the following amendments are proposed to the Comprehensive Plan as specified in Plan Commission Resolution #15-02:

1. To amend the 2035 Land Use Plan to correctly identify the field delineated wetlands as shown on Exhibit 1 with the field verified wetland land use designation. All other land use designations on the property will remain unchanged.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.

Pursuant to the Village Comprehensive Plan, the Village Zoning Map and the Comprehensive Land Use Plan shall be consistent; therefore, the Zoning Map is being corrected to rezone the field delineated wetlands to C-1, Lowland Resource Conservancy District and to rezone the non-wetland areas into the R-5, Urban Single Family Residential District. All other Zoning Overlay Districts will remain unchanged on the property.

RECOMMENDATIONS:

Item C: Village staff recommends approval of **Plan Commission Resolution #15-03** to approve amendments to the Comprehensive Plan as presented.

Item D: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map Amendment** as presented.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #15-03**

**TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN**

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

WHEREAS, on June 20, 2013 the Village received an application from David Grochocenske, Trustee in bankruptcy of Frank and Mabel Newman (deceased) for a wetland staking to be completed on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street Known as Lot 15 of block 35 in Carol Beach Estates Subdivision Unit #4 and further identified as Tax Parcel Number 93-4-123-203-0305; and

WHEREAS, on July 23, 2013, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) biologist conducted a wetland staking on the property and on August 18, 2014 the Village received a letter from SEWRPC approving the plat of survey shown on **Exhibit 1**; and

WHEREAS, 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 staking; and

WHEREAS, on September 8, 2014 the Village Plan Commission adopted Resolution #14-13 to initiate and petition to correct and amend the 2035 Land Use Plan Map 9.9 and the Official Zoning Map, as it relates to the wetland staking completed on said property; and

WHEREAS, on December 26, 2014 the required 30-day notice was published in the Kenosha News and notices were sent to property owners within 300 feet of the subject property regarding the January 26, 2015 public hearing to be held by the Village Plan Commission.

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 following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the January 26, 2015 public hearing:

1. To amend the 2035 Land Use Plan to correctly identify the field delineated wetlands as shown on **Exhibit 1** with the field verified wetland land use designation. All other land use designations on the property will remain unchanged.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.

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 26th day of January 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Donald Hackbarth
Secretary

Thomas W. Terwall
Plan Commission Chairman

Date Posted: _____

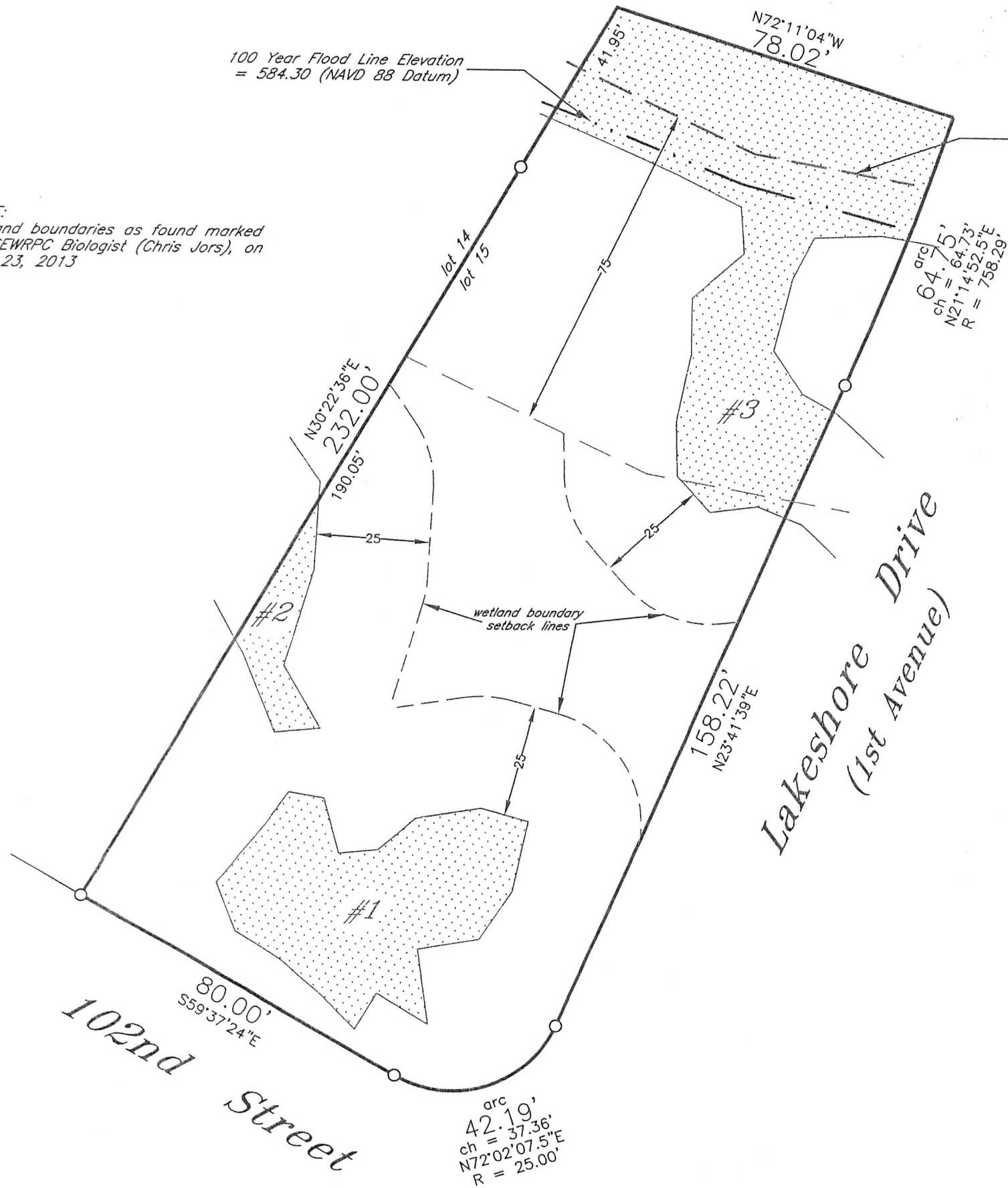
Scale
1" = 30'



100 Year Flood Line Elevation
= 584.30 (NAVD 88 Datum)

Ordinary High Water Mark as
established by Elaine Johnson, WDNR,
on 10/30/13 - elevation = 582.10

NOTE:
Wetland boundaries as found marked
by SEWRPC Biologist (Chris Jors), on
July 23, 2013



Refer to a current title report for easements or restrictions which may affect
the use of this site that are not shown on the recorded subdivision plat.



tax key no.: 93-4-123-203-0305

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that
this property was
surveyed under my
direction and this
plat is a true re-
presentation thereof.

[Signature]
Reg. Land Surveyor
November 12, 2013

Plat of Survey of
LOT 15 BLOCK 35 IN
CAROL BEACH ESTATES UNIT NO. 4
in SW1/4 Section 20-1-23
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-

Adam Bullamore

WETLAND AREA LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS OF WETLAND AREAS: PRECEDE EACH DESCRIPTION WITH THIS PREAMBLE: Part of Lot 15 in Block 35 in CAROL BEACH ESTATES UNIT NO. 4, a subdivision plat on file and of record in the Kenosha County Land Registry; lying and being in part of the Southwest Quarter of Section 20, Town 1 North, Range 22 East of the Fourth Principal Meridian and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as:

WETLAND AREA #1: Commencing at the southwest corner of said Lot 15; thence N83°57'03"E 29.86 feet to the point of beginning; thence S20°46'48"E 11.99 feet; thence S56°17'23"E 12.05 feet; thence S48°44'02"E 12.41 feet; thence S44°22'21"E 9.91 feet; thence N31°09'38"E 9.36 feet; thence S58°50'45"E 13.10 feet; thence N07°36'26"W 16.87 feet; thence N79°52'23"E 13.74 feet; thence N32°45'47"E 13.38 feet; thence N12°26'16"E 16.20 feet; thence N74°28'59"W 10.76 feet; thence S80°42'25"W 14.62 feet; thence S49°02'58"W 10.98 feet; thence S83°55'19"W 8.62 feet; thence N14°36'31"W 12.87 feet; thence N80°15'01"W 7.86 feet; thence S35°25'14"W 8.23 feet; thence S39°08'48"W 17.73 feet to the point of beginning; containing 2,109 square feet; 0.05 acre, more or less.

WETLAND AREA #2: Commencing at the southwest corner of said Lot 15; thence N30°22'36"E along the westerly line of said lot, 66.82 feet to the point of beginning; thence continue N30°22'36"E along said westerly line 36.22 feet; thence S03°38'09"W 15.67 feet; thence S17°00'27"W 22.47 feet; thence S29°52'28"E 16.06 feet; thence S84°56'32"W 10.09 feet; thence N21°45'30"W 18.93 feet; thence N28°26'30"W 3.53 feet to aforesaid westerly line and the point of beginning; containing 418 square feet; 0.01 acre, more or less.

WETLAND AREA #3: Commencing at the southwest corner of said Lot 15; thence S59°37'24"E along the south line of said lot, 80.00 feet; thence northeasterly 42.19 feet along the arc of a curve concave to the northwest; said curve having a radius of 25.00 feet and a chord which bears N72°02'07.5"E 37.36 feet; thence N23°41'39"E along the easterly line of said lot, 125.33 feet to the point of beginning; thence continue N23°41'39"E along said easterly line 26.41 feet; thence N60°34'14"W 7.59 feet; thence N34°02'28"W 11.68 feet; thence N13°45'22"E 16.56 feet; thence N27°11'38"E 10.42 feet; thence N87°31'00"E 14.84 feet; thence S80°07'59"E 5.68 feet; thence N19°55'12"E 29.60 feet; thence N72°11'04"W 78.02 feet; thence S30°22'36"W 29.23 feet; thence S66°56'43"E 15.17 feet; thence S65°55'45"E 16.05 feet; thence S63°26'30"E 15.41 feet; thence S03°43'15"E 10.44 feet; thence S48°33'24"W 15.22 feet; thence S00°02'16"E 12.38 feet; thence S12°02'36"W 15.58 feet; thence S00°53'57"E 12.43 feet; thence S41°56'19"E 10.87 feet; thence N82°31'48"E 10.60 feet; thence S67°33'19"E 6.48 feet to aforesaid easterly line and the point of beginning; containing 4,068 square feet; 0.09 acre, more or less.

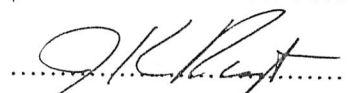
Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

tax key no.: 93-4-123-203-0305

J.K.R. SURVEYING, INC.
9121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.


Reg. Land Surveyor
November 12, 2013

*Plat of Survey of
LOT 15 BLOCK 35 IN
CAROL BEACH ESTATES UNIT NO. 4
in SW1/4 Section 20-1-23
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.*

-for-

Adam Bullamore

ORD. # 15-

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE**

**BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees,
Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended
as follows:**

The subject property generally located on the southwest corner of Lakeshore Drive and 102nd Street, known as Lot 15 of Block 35 in Carol Beach Estates Subdivision Unit #4 located in U.S. Public Land Survey Section 30, Township 1 North, Range 23 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 93-4-123-203-0305 is hereby rezoned as follows: 1) the field delineated wetlands as shown and legally described on **Exhibit 1** are rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland areas on the property are rezoned into the R-5, Urban Single Family Residential District. All other Zoning Overlay Districts will remain unchanged on the property.

The Village Zoning Administrator is hereby directed to record this Zoning Map Amendment on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Municipal Code shall be updated to include said amendment.

Adopted this ____ day of _____, 2015.

VILLAGE BOARD OF TRUSTEES

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

Posted:_____

___-Newman wetland

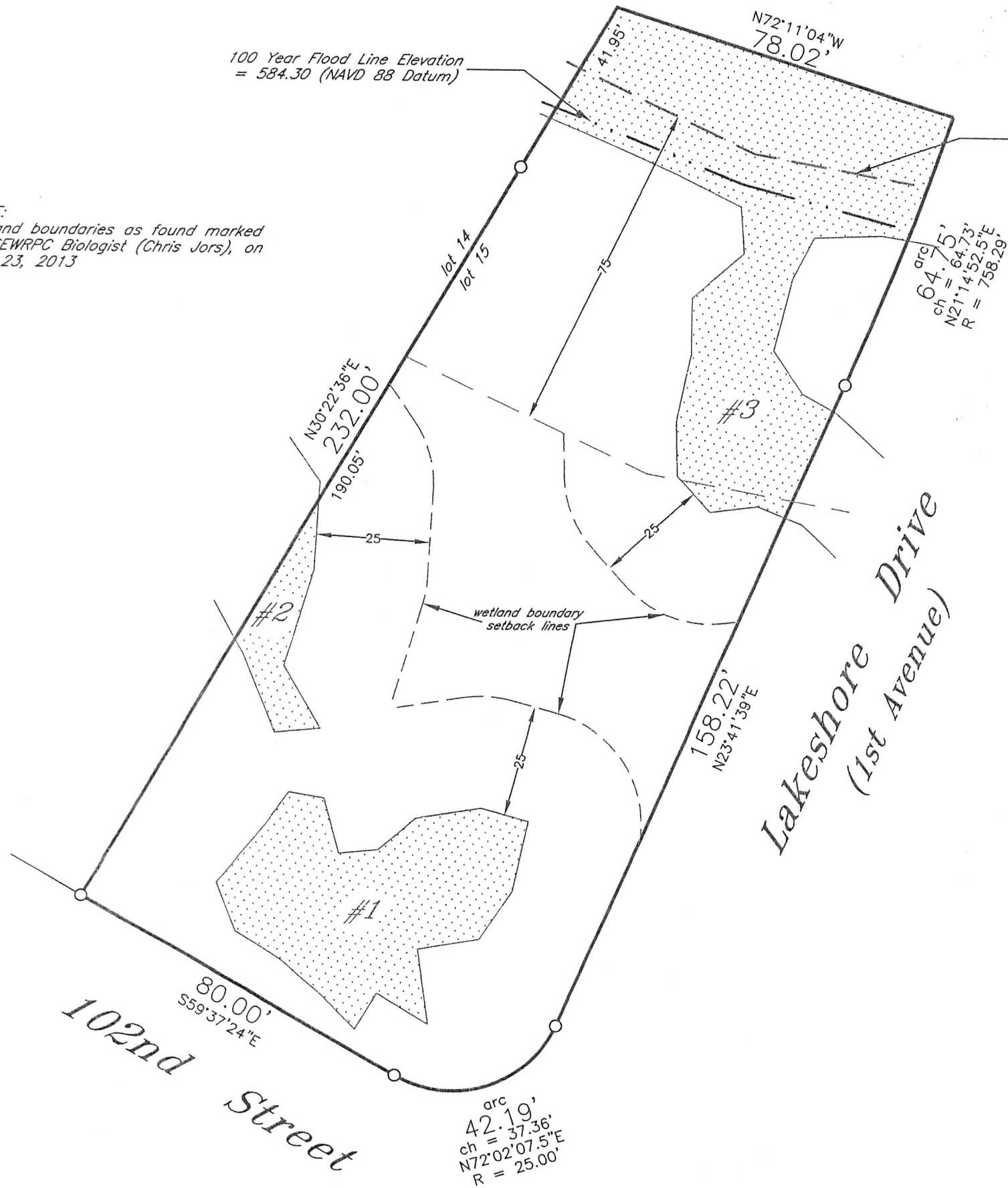
Scale
1" = 30'



100 Year Flood Line Elevation
= 584.30 (NAVD 88 Datum)

Ordinary High Water Mark as
established by Elaine Johnson, WDNR,
on 10/30/13 - elevation = 582.10

NOTE:
Wetland boundaries as found marked
by SEWRPC Biologist (Chris Jors), on
July 23, 2013



Refer to a current title report for easements or restrictions which may affect
the use of this site that are not shown on the recorded subdivision plat.



tax key no.: 93-4-123-203-0305

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that
this property was
surveyed under my
direction and this
plat is a true re-
presentation thereof.

[Signature]
Reg. Land Surveyor
November 12, 2013

Plat of Survey of
LOT 15 BLOCK 35 IN
CAROL BEACH ESTATES UNIT NO. 4
in SW1/4 Section 20-1-23
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-

Adam Bullamore

WETLAND AREA LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS OF WETLAND AREAS: PRECEDE EACH DESCRIPTION WITH THIS PREAMBLE: Part of Lot 15 in Block 35 in CAROL BEACH ESTATES UNIT NO. 4, a subdivision plat on file and of record in the Kenosha County Land Registry; lying and being in part of the Southwest Quarter of Section 20, Town 1 North, Range 22 East of the Fourth Principal Meridian and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as:

WETLAND AREA #1: Commencing at the southwest corner of said Lot 15; thence N83°57'03"E 29.86 feet to the point of beginning; thence S20°46'48"E 11.99 feet; thence S56°17'23"E 12.05 feet; thence S48°44'02"E 12.41 feet; thence S44°22'21"E 9.91 feet; thence N31°09'38"E 9.36 feet; thence S58°50'45"E 13.10 feet; thence N07°36'26"W 16.87 feet; thence N79°52'23"E 13.74 feet; thence N32°45'47"E 13.38 feet; thence N12°26'16"E 16.20 feet; thence N74°28'59"W 10.76 feet; thence S80°42'25"W 14.62 feet; thence S49°02'58"W 10.98 feet; thence S83°55'19"W 8.62 feet; thence N14°36'31"W 12.87 feet; thence N80°15'01"W 7.86 feet; thence S35°25'14"W 8.23 feet; thence S39°08'48"W 17.73 feet to the point of beginning; containing 2,109 square feet; 0.05 acre, more or less.

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WETLAND AREA #3: Commencing at the southwest corner of said Lot 15; thence S59°37'24"E along the south line of said lot, 80.00 feet; thence northeasterly 42.19 feet along the arc of a curve concave to the northwest; said curve having a radius of 25.00 feet and a chord which bears N72°02'07.5"E 37.36 feet; thence N23°41'39"E along the easterly line of said lot, 125.33 feet to the point of beginning; thence continue N23°41'39"E along said easterly line 26.41 feet; thence N60°34'14"W 7.59 feet; thence N34°02'28"W 11.68 feet; thence N13°45'22"E 16.56 feet; thence N27°11'38"E 10.42 feet; thence N87°31'00"E 14.84 feet; thence S80°07'59"E 5.68 feet; thence N19°55'12"E 29.60 feet; thence N72°11'04"W 78.02 feet; thence S30°22'36"W 29.23 feet; thence S66°56'43"E 15.17 feet; thence S65°55'45"E 16.05 feet; thence S63°26'30"E 15.41 feet; thence S03°43'15"E 10.44 feet; thence S48°33'24"W 15.22 feet; thence S00°02'16"E 12.38 feet; thence S12°02'36"W 15.58 feet; thence S00°53'57"E 12.43 feet; thence S41°56'19"E 10.87 feet; thence N82°31'48"E 10.60 feet; thence S67°33'19"E 6.48 feet to aforesaid easterly line and the point of beginning; containing 4,068 square feet; 0.09 acre, more or less.

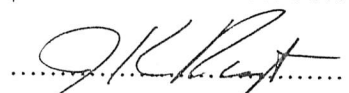
Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

tax key no.: 93-4-123-203-0305

J.K.R. SURVEYING, INC.
9121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.


Reg. Land Surveyor
November 12, 2013

*Plat of Survey of
LOT 15 BLOCK 35 IN
CAROL BEACH ESTATES UNIT NO. 4
in SW1/4 Section 20-1-23
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.*

-for-

Adam Bullamore

E. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-04 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN** to consider a revised Concept Plan for Pleasant Prairie Park as shown as Figure 8.3 of the Village of Pleasant Prairie Park and Open Space Plan, a component of the Village's 2035 Comprehensive Plan. The revised plan eliminates two ball fields and adds a football field in the north central portion of the park; adds a cell tower site in the central portion of the site; and relocates the pond further east.

Recommendation: Village staff recommends approval of **Plan Commission Resolution #15-04** to approve amendments to the Comprehensive Plan as outlined in said Resolution.

VILLAGE STAFF REPORT OF JANUARY 26, 2015

CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-04 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN to consider a revised Concept Plan for Pleasant Prairie Park as shown as Figure 8.3 of the Village of Pleasant Prairie Park and Open Space Plan, a component of the Village's 2035 Comprehensive Plan. The revised plan eliminates two ball fields and adds a football field in the north central portion of the park; adds a cell tower site in the central portion of the site; and relocates the pond further east.

On December 19, 2009 the Village Board adopted the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan (Comprehensive Plan) and on May 20, 2013, the Village Board adopted the Village of Pleasant Prairie Park and Open Space Plan; 2013-2018 (Ordinance # 13-16) as a component of the Comprehensive Plan. The Park and Open Space Plan includes Background Information, Goals, Objective and Standards, Analysis of Existing Park and Recreational Facilities, Policies Recommendations and Program Implementation and Recommended Park, Open Space and Trail Conceptual Plans.

The Village Park Commission at its December 2, 2014 meeting recommended that the Concept Plan for Pleasant Prairie Park as shown on Figure 8.3 on page 95 of the Village's Park and Open Space Plan be amended to eliminate two ball fields and add a football field in the north central portion of the park; add a cell tower site in the central portion of the site; and relocate the pond further east. **Exhibit 1** shows the existing Concept Plan and **Exhibit 2** shows the proposed Concept Plan for Pleasant Prairie Park. On December 15, 2014, the Village Board adopted Resolution #14-39 to initiate and petition to consider the revised Concept Plan for the Pleasant Prairie Park as shown on Exhibit 2.

Village staff recommends approval of **Plan Commission Resolution #15-04** to adopt the revised Concept Plan as shown on Exhibit 2 and to replace Figure 8.3 on page 95 in the Village of Pleasant Prairie Park and Open Space Plan; 2013-2018 with the revised Concept Plan as shown on Exhibit 2.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #15-04**

**TO AMEND THE PARK AND OPEN SPACE PLAN: 2013-2018, A COMPONENT OF THE VILLAGE
OF PLEASANT PRAIRIE, WISCONSIN 2035 COMPREHENSIVE PLAN**

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

WHEREAS, on May 20, 2013, the Village Board adopted the Village of Pleasant Prairie Park and Open Space Plan; 2013-2018 (Ordinance # 13-16) as a component of the Comprehensive Plan; and

WHEREAS, the Village Park Commission at its December 2, 2014 meeting recommended that the Concept Plan for Pleasant Prairie Park as shown on in the Village's Park and Open Space Plan be amended to eliminate two ball fields and adds a football field in the north central portion of the park; add a cell tower site in the central portion of the site; and relocate the pond further east. **Exhibit 1** shows the existing Concept Plan and **Exhibit 2** shows the proposed Concept Plan for Pleasant Prairie Park.

WHEREAS, on December 15, 2014, the Village Board adopted Resolution #14-39 to initiate and petition to consider the revised Concept Plan for the Pleasant Prairie Park as shown on Exhibit 2; and

WHEREAS, on December 26, 2014 the required 30-day notice was published in the Kenosha News regarding the January 26, 2015 public hearing to be held by the Village Plan Commission.

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 revised Concept Plan as shown on Exhibit 2 and to replace Figure 8.3 on page 95 in the Village of Pleasant Prairie Park and Open Space Plan; 2013-2018 with the revised Concept Plan as shown on **Exhibit 2**.

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 26th day of January 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

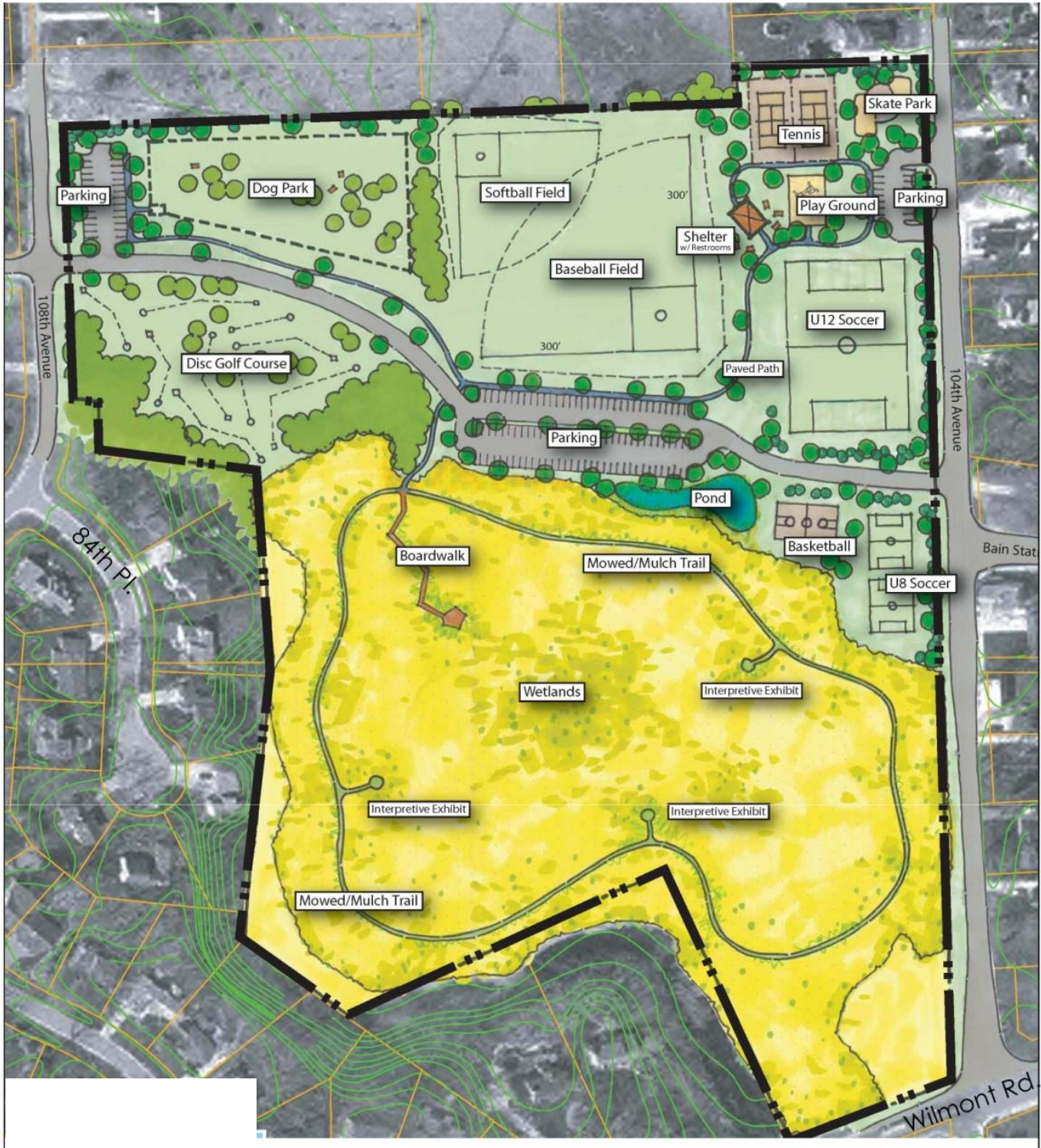
Thomas W. Terwall
Plan Commission Chairman

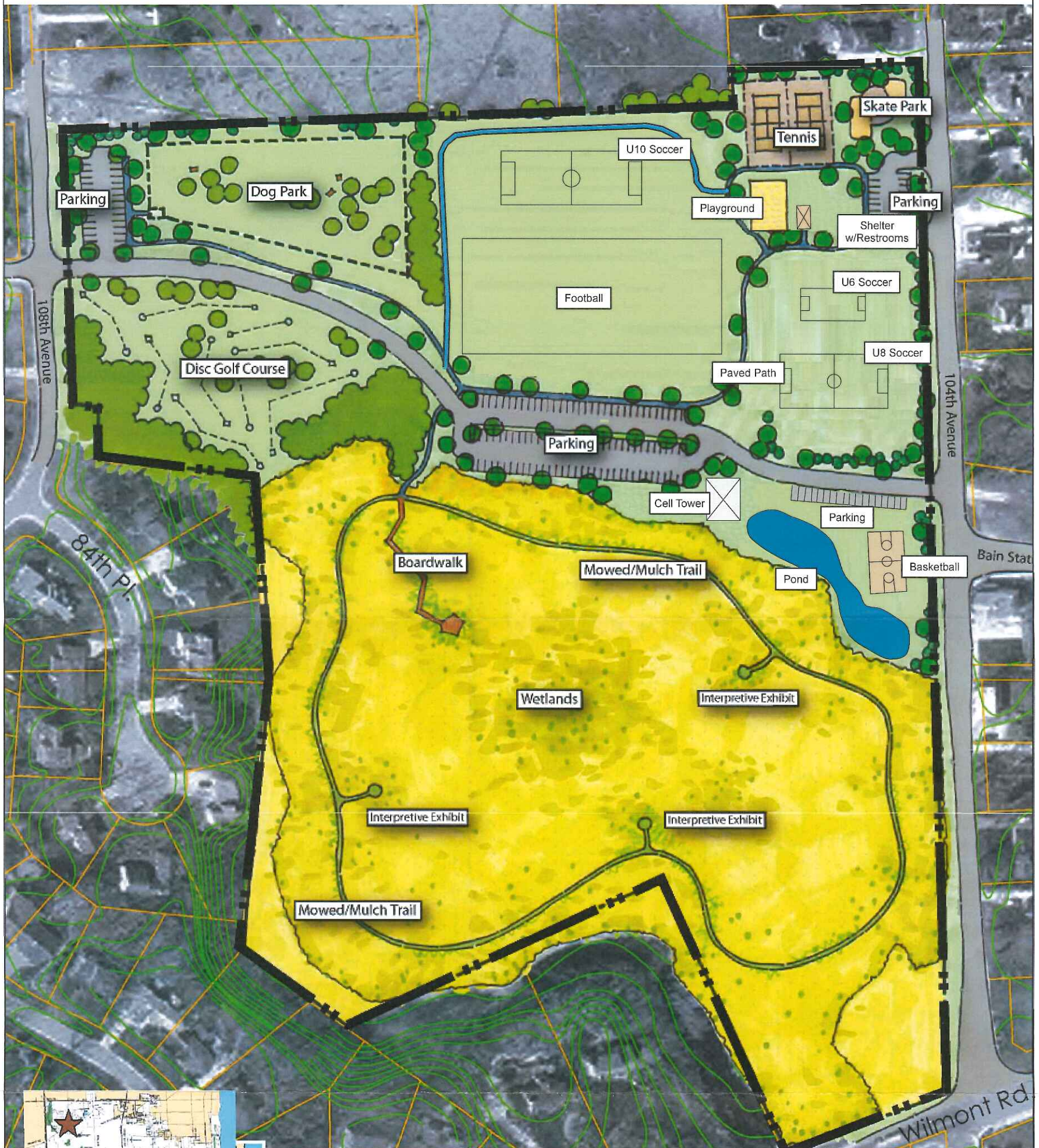
Donald Hackbarth
Secretary

Date Posted: _____

04-Comp Plan PP Park Revised Concept Plan

Figure 8.3
Concept Plan for Pleasant Prairie Park





Prepared for:
The Village of Pleasant Prairie
Pleasant Prairie, WI

DesignPerspectives
Grounded in Creativity
1260 Troquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

DRAFT

November 2012
Revised: November 2014
0 1 2
SCALE: NTS
N

**VILLAGE OF PLEASANT PRAIRIE
PLAN COMMISSION
RESOLUTION #15-05
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 re-evaluate the Planned Unit Development Overlay District regulations (Section 420-137 of the Village Zoning Ordinance) to clarify that dimensional and design standards may be modified by a PUD but principal, accessory or conditional uses only specified in the underlying district are allowed.

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 and clarify the Planned Unit Development Overlay District regulations; 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 26th day of January 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Thomas W. Terwall
Plan Commission Chairman

Donald Hackbarth
Secretary

Date Posted:

05-PUD Amend