

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
February 23, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on February 23, 2015. Those in attendance were Thomas Terwall; Donald Hackbarth; Wayne Koessl; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Michael Serpe was excused. 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 JANUARY 26, 2015 PLAN COMMISSION MEETING.**

Judy Juliana:

Move to approve.

Don Hackbarth:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY DON HACKBARTH TO APPROVE THE MINUTES OF THE JANUARY 26TH PLAN COMMISSION IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Jean Werbie-Harris:

You indicated January 26th correct?

Tom Terwall:

Yes.

**4. CORRESPONDENCE.**

**5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for Item A on the agenda which is a public hearing, we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as a part of the official record. However, if you're here for an item that is not a public hearing or you want to raise an issue that is not on the agenda now would be your opportunity to do so. 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 Section 420-137 C and E of the PUD, Planned Unit Development Overlay District to clarify what items may be modified and included in a specific PUD Ordinance.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and audience, before you is consideration of zoning text amendment to Section 420-137 C and E of the PUD, Planned Unit Development Overlay District, to clarify what items may be modified and included in a specific PUD Ordinance.

On January 26, 2015, the Village Board had adopted Resolution #15-05 to initiate amendments to the Village Zoning Ordinance to re-evaluate the Planned Unit Development Overlay District regulations, specifically Section 420-137, to clarify that dimensional and design standards may be modified by a PUD but principal, accessory or conditional uses are only specified in the underlying district.

Section 420-17 C and E are proposed to be amended to read as follows. Those items that I'm going to be reading that are highlighted in yellow are new, and the words that are in red are being stricken.

For paragraph C, principal, accessory and conditional uses. Principal, accessory and conditional uses permitted in a planned unit development overlay district shall conform to uses permitted in the underlying basic use district, except that the PUD Overlay District may prohibit certain permitted principal, accessory and conditional uses specified in the basic use district, as determined by the Village Board.

And paragraph E, modifications allowed. The PUD Overlay District may also modify, with approval of the Village Board, dimensional requirements including but not limited to setbacks, structure height, lot width and area requirements of the underlying basic zoning district. In addition the PUD Overlay District may also modify, with approval of the Village Board other sections of the Zoning Ordinance including but not limited to traffic, parking and access requirements and sign requirements.

This is a matter for public hearing.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak? Anybody wishing to speak? Hearing none, I'm going to open it up to comments from Commissioners and staff.

Jim Bandura:

Just a quick one. Question to staff. This isn't going to open up a can of worms? If there's two entities coming before the Boards or whatever is there going to be like a he said/she said? Could there be any discrepancies?

Jean Werbie-Harris:

I don't think so. Our PUD ordinance that we typically put together is very specific, and it's very unique to a set of plans being approved by the Plan Commission and Board for a particular property. They're not generic at all in nature, and they're very unique to the facts being presented. So with each plan and with each project it's up to the Plan Commission to make recommendation and the Board to make the final decision based on the specifics on merit.

Tom Terwall:

No comments? What's your pleasure?

Jim Bandura:

I would move for approval.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JOHN BRAIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE AMENDMENT AS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**B. Consider the request of Walter and Mollie Wiesztort for a Lot Line Adjustment between their property at 4122 93rd Street and the property to the north located at 9261 42nd Avenue owned by Brian and Angeline Kielar.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item B is to consider the request of Walter and Mollie Wiesztort for a lot line adjustment between their property at 4122 93rd Street and the property to the north located at 9261 42nd Avenue owned by Brian and Angeline Kielar.

The properties located at 4122 93rd Street, Lot 1 of CSM 2308 and further identified as Tax Parcel Number 92-4-122-144-0131 owned by Walter and Mollie Wiesztort, and 9261 42nd Avenue, which is Lot 3 of CSM 2308 and further identified as Tax Parcel Number 92-4-122-144-0133 owned by Brian and Angeline Kielar Revocable Trust, are proposed to be adjusted.

Specifically, four feet is being added to the rear of the Wiesztort lot from the side of Kielar lot. Both properties are zoned R-4, Urban Single Family Residential District, which requires lots to be a minimum of 15,000 square feet. After the adjustment both lots will continue to meet the minimum lot area of the R-4 District. The lot line adjustment and will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

There is a representative here if you have any questions. But it had to do with a fence being placed on the lot. And they would like the fence to go with the lot that requested the fence in the first place.

Don Hackbarth:

Is this to require the 15,000 square feet, cutting that additional?

Jean Werbie-Harris:

They both still will have the 15,000 square feet.

Jim Bandura:

So this is just the four feet adding onto it is because the fence is there?

Jean Werbie-Harris:

Yes.

Jim Bandura:

Okay.

Wayne Koessler:

Mr. Chairman, not unless there's more questions I'd move approval.

Don Hackbarth:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY DON HACKBARTH TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE LOT LINE ADJUSTMENT AS INDICATED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

## **7. ADJOURN.**

John Braig:

Move adjournment.

Judy Juliana:

Second.

Tom Terwall:

It's been moved and seconded that we adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**Meeting Adjourned: 6:08 p.m.**