

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
February 8, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on February 8, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda (Alternate #1); Jim Bandura; Judy Juliana and Bill Stoebig. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; and Jean Werbie-Harris, Community Development Director.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that's on the agenda but is not a matter for public hearing, or if you want to discuss an item not on the agenda at all now would be your opportunity to do so. We ask you to step to the microphone and begin by giving your name and address. Is there anybody wishing to speak under citizens' comments?

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

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Resolution 16003 is to correct and to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9. And this is as a result of no wetlands found on the properties and to update Appendix 10-3 of the Village of

Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments. Specifically, Map 9.9 is proposed to be amended to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations to the Low-Medium Density Residential land use designation on the two vacant properties within Carol Beach Estates Unit #6 Subdivision, Lot 17 of Block 5 identified as Tax Parcel Number 93-4-123-184-1210 owned by Carlo and Laurreta Coduti, and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190 owned by Christine Erickson.

On December 14, 2015, the Plan Commission had adopted Resolution 15-20 to initiate and petition the Village to amend the 2035 Land Use Plan Map, and this is related to the wetland designation on two vacant properties within Carol Beach Estates Unit #6 Subdivision. Again, these are identified as Tax Parcel Number 93-4-123-184-1210 and 93-4-123-184-1190. These owners recently had wetland stakings completed by a biologist, and both properties were determined that they were not classified as wetlands.

Specifically, Lot 17 of Block 5 of Carol Beach Estates Unit #6, TRC Environmental Corporation completed a wetland staking on August 31, 2015 and determined that there were no wetlands on the property. And TRC for your information is a 2015 Wisconsin DNR Assured Biologist; and Lot 13 of Block 5 of Carol Beach Estates Unit #6 the Wisconsin DNR on a October 13, 2015 completed a site visit, and they verified that there were no wetlands on the property as well. Again, both of these properties are identified on your screen in the Carol Beach Subdivision.

So in accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon completion of the wetland staking the 2035 Land Use Plan Map 9.9 shall be amended to reflect the aforementioned wetland stakings. The properties are currently zoned R-6, Urban Single Family Residential, therefore a zoning map amendment is not required. The staff recommends that the Plan Commission approve Plan Commission Resolution 16-03 and send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendments as presented. This is a public hearing.

Tom Terwall:

This is a matter for public hearing. Is there anybody wishing to speak on this issue? Anybody wishing to speak? Anybody wishing to speak? Seeing none I'll open it up to comments and questions from Commissioners and staff. Any comments? If not, a motion to approve would be in order.

Wayne Koessler:

I would move that we send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendments as presented.

Deb Skarda:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY DEB SKARDA TO APPROVE AND SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO ADOPT RESOLUTION 16-03 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. Items B, C and D are being tabled at the request of the petitioner. We need a motion to that effect.

Jim Bandura:

So moved.

Michael Serpe:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY MICHAEL SERPE TO TABLE ITEMS B, C AND D TO A DATE SPECIFIC JEAN?**

Jean Werbie-Harris:

Yes, until March 14, 2016 Plan Commission meeting.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**E. Consider Plan Commission Resolution #16-05 to initiate a zoning text amendment to the Westfield Commercial Area Planned Unit Development.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, before you, you have Resolution 16-05, and this is to initiate a zoning text amendment. The Plan Commission may initiate a petition for the amendments of the zoning ordinance which may include rezoning of property, change in zoning district boundaries or changes in the text of the ordinance. An amendment to the Westfield Heights Commercial Area Planned Unit Development within Appendix C entitled Specific Development Plan Number 33 and Chapter 420 of the Municipal Code which is the zoning ordinance is proposed to be amended based on some new information provided to the Village.

The Plan Commission, therefore, is hereby through this resolution initiating and petitioning to amend the Village zoning ordinance. Proposed changes in the text are being referred to the staff for further study and recommendation. The Plan Commission is not by this resolution making any determination regarding the merits of the proposed changes to the text, but is only initiating the process by which the changes in the zoning ordinance can be promptly evaluated. Staff recommends approval of Resolution 16-05.

Tom Terwall:

Comments or questions from Commissioners?

Michael Serpe:

Move approval of 16-05.

Judy Juliana:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JUDY JULIANA TO ADOPT RESOLUTION 16-05 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.

**F. Consider Plan Commission Resolution #16-06 to initiate zoning text amendments related to the shoreland regulations as a result of recent new State legislation.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Resolution 16-06 is a Plan Commission resolution to also initiate zoning text amendments. The Plan Commission may initiate a petition

for amendments of the zoning ordinance which could include rezoning of property, changes in zoning district boundaries or changes in the text of the ordinance. The Village staff is proposing to amend sections of the Village zoning ordinance as it relates to shoreland regulations that were adopted by the State in 2013, Wisconsin Act 80.

Now, therefore be it resolved, the Plan Commission hereby initiates and petitions to re-evaluate the 2013 Wisconsin Act 80 and make the appropriate changes to the Village zoning ordinance to comply with these new minimum requirements. That the proposed changes in the zoning text are being referred to the staff for further study and recommendation. And that the Village Commission is not by this resolution making any determination regarding the merits of the proposed changes, but is rather only initiating the process by which the proposed changes in the zoning ordinance text can be promptly evaluated and a public hearing can be held. Staff recommends approval of Resolution 16-06.

Tom Terwall:

Comments or questions from staff?

Wayne Koessl:

Move approval, Chairman.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO ADOPT RESOLUTION 16-06 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.

## **6. ADJOURN.**

Jim Bandura:

So moved.

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? We stand adjourned.

**Meeting Adjourned: 6:10 p.m.**