

**(SUMMARY MINUTES OF THE VILLAGE BOARD MEETING OF JANUARY 17, 2005.  
PLEASE CONTACT THE VILLAGE CLERK FOR A COPY OF THE OFFICIAL MINUTES.)**

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
LAKE MICHIGAN SEWER UTILITY DISTRICT  
SEWER UTILITY DISTRICT "D"  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI  
January 17, 2005  
5:00 p.m.**

A Regular Meeting of the Pleasant Prairie Village Board was held on Monday, January 17, 2005. Meeting called to order at 5:00 p.m. Present were Village Board members John Steinbrink, Tom Terwall, Steve Kumorkiewicz, Bill O'Toole and Mike Serpe. Also present were Mike Pollocoff, Village Administrator; Jean Werbie, Community Development Director; Kathy Goessl, Finance Director/Treasurer and Jane Romanowski, Village Clerk.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS – DECEMBER 20, 2004**

**TERWALL MOVED TO APPROVE THE MINUTES OF THE DECEMBER 20, 2004 VILLAGE BOARD MINUTES AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

**5. PUBLIC HEARINGS**

- A. Consider Request of Lizhu Cao, Agent for Honada Pleasant Prairie LLC, for a "Class B" Intoxicating Liquor License and Class "B" Fermented Malt Beverage License for the proposed Honada Sushi & Hibachi Restaurant, 8501 75<sup>th</sup> Street Suite G.**

**SERPE MOVED TO APPROVE THE REQUEST OF LIZHU CAO, AGENT FOR HONADA PLEASANT PRAIRIE LLC, FOR A "CLASS B" INTOXICATING LIQUOR LICENSE AND CLASS "B" FERMENTED MALT BEVERAGE LICENSE FOR THE PROPOSED HONADA SUSHI & HIBACHI RESTAURANT, 8501 75<sup>TH</sup> STREET SUITE G, SUBJECT TO THE CONDITIONS SET FORTH; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

- B. Consider the request of Paul B. Wokwicz, agent for John Cina, owner, for a variance from Section 18.0706 F. of the Land Division and Development Control Ordinance related to Lot Depth.**

**TERWALL MOVED TO CONCUR WITH THE RECOMMENDATION OF THE PLAN COMMISSION AND APPROVE THE REQUEST OF PAUL B. WOKWICZ, AGENT FOR JOHN CINA, OWNER, FOR A VARIANCE FROM SECTION 18.0706 F. OF THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE RELATED TO LOT DEPTH, SUBJECT TO THE TERMS AND CONDITIONS AS OUTLINED BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

**6. CITIZEN COMMENTS**

John Barcelona of Chestnut Homes; Margaret Cote, 4211 122<sup>nd</sup> Street and Dusica Cvorovic of Creekside Hill LLC, spoke under Citizen Comments.

**7. VILLAGE BOARD COMMENTS**

**8. CORRESPONDENCE**

- A. Receive Request for the Construction of Municipal Water to 5222 Springbrook Road**

**TERWALL MOVED TO RECEIVE AND FILE THE REQUEST FOR THE CONSTRUCTION OF MUNICIPAL WATER TO 5222 SPRINGBROOK ROAD; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

**9. NEW BUSINESS**

- A. Receive Plan Commission Recommendation and Consider the request of Attorney Paul B. Wokwicz, agent for John Cina, owner, for a Certified Survey Map to subdivide the vacant property located at the northwest corner of Springbrook Road and 26<sup>th</sup> Avenue into two (2) parcels.**

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF ATTORNEY PAUL B. WOKWICZ, AGENT FOR JOHN CINA, OWNER, FOR A CERTIFIED SURVEY MAP TO SUBDIVIDE THE VACANT PROPERTY LOCATED AT THE NORTHWEST CORNER OF SPRINGBROOK ROAD AND 26<sup>TH</sup> AVENUE INTO TWO (2) PARCELS, SUBJECT TO THE TERMS AND CONDITIONS AS OUTLINED BY STAFF; SECONDED BY TERWALL; MOTION CARRIED UNANIMOUSLY.**

- B. Receive Plan Commission Recommendation and Consider Ord. #05-04 and #05-05 for a Zoning Map and Zoning Text Amendment for the request of Lance Skala agent for WISPARK LLC, owner to amend Section 12.26-1 of the Village Zoning Ordinance and correct the zoning map by rezoning those portions of the property removed from the floodplain into the M-2, Heavy Manufacturing District and rezone those portions where floodplain was created into the FPO, Floodplain Overlay District as a result of the floodplain boundary adjustment being completed;**

and to correct the zoning map related to the wetlands that were rezoned on February 17, 2003 (Ord. #03-08) into the C-1, Lowland Resource Conservancy District wherein portions of the legal descriptions of the wetland areas were incorrect on the properties generally west of 88<sup>th</sup> Avenue between 113<sup>th</sup> and 122<sup>nd</sup> Streets.

**TERWALL MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORD. #05-04 AND #05-05 FOR A ZONING MAP AND ZONING TEXT AMENDMENT FOR THE REQUEST OF LANCE SKALA AGENT FOR WISPARK LLC, OWNER TO AMEND SECTION 12.26-1 OF THE VILLAGE ZONING ORDINANCE AND CORRECT THE ZONING MAP BY REZONING THOSE PORTIONS OF THE PROPERTY REMOVED FROM THE FLOODPLAIN INTO THE M-2, HEAVY MANUFACTURING DISTRICT AND REZONE THOSE PORTIONS WHERE FLOODPLAIN WAS CREATED INTO THE FPO, FLOODPLAIN OVERLAY DISTRICT AS A RESULT OF THE FLOODPLAIN BOUNDARY ADJUSTMENT BEING COMPLETED; AND TO CORRECT THE ZONING MAP RELATED TO THE WETLANDS THAT WERE REZONED ON FEBRUARY 17, 2003 (ORD. #03-08) INTO THE C-1, LOWLAND RESOURCE CONSERVANCY DISTRICT WHEREIN PORTIONS OF THE LEGAL DESCRIPTIONS OF THE WETLAND AREAS WERE INCORRECT ON THE PROPERTIES GENERALLY WEST OF 88<sup>TH</sup> AVENUE BETWEEN 113<sup>TH</sup> AND 122<sup>ND</sup> STREETS; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

- C. Receive Plan Commission Recommendation and Consider Ord. #05-06 for the request of VK Development Corporation to rezone the property generally located south and west of Prairie Ridge Boulevard and 94<sup>th</sup> Avenue in the Prairie Ridge Development for the proposed Arbor Ridge Condominium development and senior apartments known as the Prairie Ridge Senior Campus.

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORD. #05-06 FOR THE REQUEST OF VK DEVELOPMENT CORPORATION TO REZONE THE PROPERTY GENERALLY LOCATED SOUTH AND WEST OF PRAIRIE RIDGE BOULEVARD AND 94<sup>TH</sup> AVENUE IN THE PRAIRIE RIDGE DEVELOPMENT FOR THE PROPOSED ARBOR RIDGE CONDOMINIUM DEVELOPMENT AND SENIOR APARTMENTS KNOWN AS THE PRAIRIE RIDGE SENIOR CAMPUS; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

- D. Receive Plan Commission Recommendation and Consider the request of Ajay Kuttemperoor for a Certified Survey Map and Development Agreement and related documents for the proposed public and private improvements for the Arbor Ridge Condominium and Senior Housing developments generally located at the southwest corner of Prairie Ridge Blvd. and 94<sup>th</sup> Avenue.

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF AJAY KUTTEMPEROOR FOR A CERTIFIED SURVEY MAP AND DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS FOR THE PROPOSED PUBLIC AND PRIVATE IMPROVEMENTS FOR THE**

**ARBOR RIDGE CONDOMINIUM AND SENIOR HOUSING DEVELOPMENTS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF PRAIRIE RIDGE BLVD. AND 94<sup>TH</sup> AVENUE; SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY.**

- E. Receive Plan Commission Recommendation and Consider the request of Warren Hansen P.E., agent for Creekside Hill LLC, owner of the property generally located east of 39<sup>th</sup> Avenue at 114<sup>th</sup> Place for a Conceptual Plan to dedicate and construct a cul-de-sac at 114<sup>th</sup> Place and create four (4) single family lots on said property.**

**TERWALL MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF WARREN HANSEN P.E., AGENT FOR CREEKSIDE HILL LLC, OWNER OF THE PROPERTY GENERALLY LOCATED EAST OF 39<sup>TH</sup> AVENUE AT 114<sup>TH</sup> PLACE FOR A CONCEPTUAL PLAN TO DEDICATE AND CONSTRUCT A CUL-DE-SAC AT 114<sup>TH</sup> PLACE AND CREATE FOUR (4) SINGLE FAMILY LOTS ON SAID PROPERTY; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

- F. Receive Plan Commission Recommendation and Consider Ord.#05-07 for the request of Warren Hansen P.E., agent for Creekside Hill LLC, owner of the property generally located east of 39<sup>th</sup> Avenue at 114<sup>th</sup> Place for a Zoning Map Amendment to rezone Lots 1, 3 and 4 into the R-3, Urban Single Family Residential District; to rezone the trees on Lot 2 into the C-2, Upland Resource Conservancy District; the non-wooded area on the western portion of Lot 2 into the R-3 Urban Single Family Residential District and the area generally located east of the wooded area will remain in the A-2, General Agricultural District.**

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORD.#05-07 FOR THE REQUEST OF WARREN HANSEN P.E., AGENT FOR CREEKSIDE HILL LLC, OWNER OF THE PROPERTY GENERALLY LOCATED EAST OF 39<sup>TH</sup> AVENUE AT 114<sup>TH</sup> PLACE FOR A ZONING MAP AMENDMENT TO REZONE LOTS 1, 3 AND 4 INTO THE R-3, URBAN SINGLE FAMILY RESIDENTIAL DISTRICT; TO REZONE THE TREES ON LOT 2 INTO THE C-2, UPLAND RESOURCE CONSERVANCY DISTRICT; THE NON-WOODED AREA ON THE WESTERN PORTION OF LOT 2 INTO THE R-3 URBAN SINGLE FAMILY RESIDENTIAL DISTRICT AND THE AREA GENERALLY LOCATED EAST OF THE WOODED AREA WILL REMAIN IN THE A-2, GENERAL AGRICULTURAL DISTRICT; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

- G. Consider the request of John H. Barcelona, President of Chestnut Home, Inc. requesting a discretionary exemption from the Village Land Division Ordinance related to filing of a Preliminary Plat for the proposed Whispering Knoll Subdivision.**

**O'TOOLE MOVED TO GRANT THE REQUEST OF JOHN H. BARCELONA, PRESIDENT OF CHESTNUT HOME, INC. REQUESTING A DISCRETIONARY EXEMPTION FROM THE VILLAGE LAND DIVISION ORDINANCE RELATED TO FILING OF A PRELIMINARY PLAT FOR THE PROPOSED WHISPERING KNOLL SUBDIVISION; SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY.**

- H. Consider Resolution #05-03 to initiate a change of address for the property located at 8411 64<sup>th</sup> Avenue.**

**KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #05-03 TO INITIATE A CHANGE OF ADDRESS FOR THE PROPERTY LOCATED AT 8411 64<sup>TH</sup> AVENUE; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

- I. Resolution No. 05-01 – Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers for the Construction of Municipal Water to 5222 Springbrook Road.**

**SERPE MOVED TO ADOPT RESOLUTION NO. 05-01 – PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS FOR THE CONSTRUCTION OF MUNICIPAL WATER TO 5222 SPRINGBROOK ROAD; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

- J. Consider Resolution #05-02 – Resolution Declaring the Village of Pleasant Prairie's Intention to Participate in the League of Wisconsin Municipalities Wisconsin Award of Municipal Excellence Program (WAME) and to Designate a WAME Coordinator.**

**SERPE MOVED TO ADOPT RESOLUTION #05-02 – RESOLUTION DECLARING THE VILLAGE OF PLEASANT PRAIRIE'S INTENTION TO PARTICIPATE IN THE LEAGUE OF WISCONSIN MUNICIPALITIES WISCONSIN AWARD OF MUNICIPAL EXCELLENCE PROGRAM (WAME) AND TO DESIGNATE A WAME COORDINATOR; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

- K. Consider Construction Related Engineering Services Agreement for the Arbor Ridge Development.**

**KUMORKIEWICZ MOVED TO APPROVE THE CONSTRUCTION RELATED ENGINEERING SERVICES AGREEMENT FOR THE ARBOR RIDGE DEVELOPMENT; SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY.**

- L. Consider Professional Services Agreement for the Johnson 60<sup>th</sup> Avenue Extension.**

**SERPE MOVED TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT FOR THE JOHNSON 60<sup>TH</sup> AVENUE EXTENSION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

- M. Consider Professional Services Agreement for the Hideaway Homes Development.**

**O'TOOLE MOVED TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT FOR THE HIDEAWAY HOMES DEVELOPMENT; SECONDED BY TERWALL; MOTION CARRIED UNANIMOUSLY.**

- N. Consider Professional Services Agreement for the Whispering Knolls Development.**

**SERPE MOVED TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT FOR THE WHISPERING KNOLLS DEVELOPMENT; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

- O. Consider Ordinance No. 05-01 – Ordinance to Amend Section 12.13 of the Municipal Code relating to Temporary Water Service Permit Fees.**

**TERWALL MOVED TO ADOPT Ordinance No. 05-01 – Ordinance to Amend Section 12.13 of the Municipal Code relating to Temporary Water Service Permit Fees; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

- P. Consider Ordinance No. 05-02 – Ordinance to Repeal and Recreate Section 1.23 of the Municipal Code Relating to Board of Park Commissioners.**

- Q. Consider Ordinance No. 05-03 – Ordinance to Create Section 1.60 of the Municipal Code Relating to Board of Recreation Commissioners.**

**KUMORKIEWICZ MOVED TO ADOPT ORDINANCE NO. 05-02 – ORDINANCE TO REPEAL AND RECREATE SECTION 1.23 OF THE MUNICIPAL CODE RELATING TO BOARD OF PARK COMMISSIONERS; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

**TERWALL MOVED TO ADOPT ORDINANCE NO. 05-03 – ORDINANCE TO CREATE SECTION 1.60 OF THE MUNICIPAL CODE RELATING TO BOARD OF RECREATION COMMISSIONERS; SECONDED BY O'TOOLE; MOTION CARRIED UNANIMOUSLY.**

- R. Consider Appointment of Members to the Park Commission and the Recreation Commission.**

**O'TOOLE MOVED TO APPOINT DINO LAURENZI, GREG SCHEPPLER AND MIKE SERPE TO THE RECREATION COMMISSION AND BILL O'TOOLE, MICKEY DAY, RITA CHRISTIANSEN AND GLENN CHRISTIANSEN TO REMAIN ON THE PARK COMMISSION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

- S. Consider Disallowance of Claim of Paula White.**

**O'TOOLE MOVED TO DISSALLOW THE CLAIM OF PAULA WHITE WHEREIN "NO ACTION BE BROUGHT AGAINST THE VILLAGE OF PLEASANT PRAIRIE IN REGARD TO THIS CLAIM AFTER SIX MONTHS FROM THE DATE OF SERVICE OF THIS NOTICE UPON YOU, PURSUANT TO SECTION 893.80 OF THE WISCONSIN STATUTE; SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY.**

**T. Consent Agenda**

- 1) Approve Bartender Licenses on File.**
- 2) Approve Letter of Credit Reduction for Arbor Ridge Condominium Development – Mass Grading.**
- 3) Approve Letter of Credit Reduction for Springbrook Meadows Subdivision.**
- 4) Approve Letter of Credit Reduction for 85<sup>th</sup> Place CSM – Michael Scott.**
- 5) Approve Letter of Credit Reduction for Missions Hills Addition No. 2.**

**SERPE MOVED TO APPROVE CONSENT AGENDA ITEMS 1-5 AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED UNANIMOUSLY.**

**10. CONSIDER ENTERING INTO EXECUTIVE SESSION SUBJECT TO SECTION 19.85 WIS. STATS RE: PENDING LITIGATION.**

**O'TOOLE MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY SERPE; ROLL CALL VOTE – STEINBRINK – YES; TERWALL – YES; KUMORKIEWICZ – YES; O'TOOLE – YES; SERPE – YES; MOTION CARRIED 5-0.**

**11. RETURN TO OPEN SESSION**

**After discussion was held, O'TOOLE MOVED TO RETURN TO OPEN SESSION; SECONDED BY SERPE; ROLL CALL VOTE – STEINBRINK – YES; TERWALL – YES; KUMORKIEWICZ – YES; O'TOOLE – YES; SERPE – YES; MOTION CARRIED 5-0.**

**12. ADJOURNMENT**

**TERWALL MOVED TO ADJOURN THE MEETING; SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY.**