

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
October 8, 2018
AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the August 13 and 27, 2018 Plan Commission meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business:
 - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-23 FOR A COMPREHENSIVE PLAN AMENDMENT** for the request of Justin Mathis, on behalf of the property owner Luke Bosman related to the wetlands recently delineated on the vacant property generally located at the 7800 block of 128th Street: to correctly identify the field delineated wetlands into the Secondary Environmental Corridor with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to consider the request of Justin Mathis, on behalf of the property owner Luke Bosman related to the wetlands recently delineated on the vacant property generally located at the 7800 block of 128th Street: to amend and correct the Zoning Map to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.
 - C. Consider the request of Kenneth and Kathee Jennings **to change the official address** of the property located at 9119 Cooper Road.
 - D. Consider approval of **Plan Commission Resolution #18-24** to an initiate zoning text amendments related to accessory dwelling units.
7. Adjourn.

It is possible that 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
6:00 P.M.
August 13, 2018**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on August 13, 2018. Those in attendance were Michael Serpe, Chairman; Wayne Koessler; Deb Skarda; Jim Bandura; Judy Juliana; John Skalbeck (Alternate #1); Brock Williamson (Alternate #2); and Michael Pollocoff. Bill Stoebig was excused. Also in attendance were Nathan Thiel, Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

1. CALL TO ORDER.

2. ROLL CALL.

3. CONSIDER APPROVAL OF THE JULY 23, 2018 PLAN COMMISSION MEETING MINUTES.

Judy Juliana:

Move to approve.

Jim Bandura:

Second.

Michael Serpe:

**MOTION MADE BY JUDY JULIANA AND SECONDED BY JIM BANDURA FOR
APPROVAL OF THE JULY 23RD MINUTES. ALL IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

4. CORRESPONDENCE.

Jean Werbie-Harris:

Could you pull the microphone a little closer?

Michael Serpe:

Sure. That's a reminder to everybody to talk closer to the microphone. They're having problems hearing. I apologize.

Nathan Thiel:

Is it on?

Michael Serpe:

That even helps even more. That's why you're the boss, Nathan.

5. CITIZEN COMMENTS.

Michael Serpe:

Anybody wishing to speak? Anybody wishing to speak on citizens' comments? Hearing none we'll close that.

6. NEW BUSINESS

A. Consider approval of the discontinuance of 110th Street east of 116th Avenue at the request of the adjacent property owners.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, this is a meeting to consider the approval of the discontinuance of 110th Street east of 116th Avenue at the request of the adjacent property owners. Again, the Plan Commission this evening is going to make a recommendation on this matter, and the Village Board itself will be holding a public hearing on August 20th to take up the matter.

On July 2, 2018, the Village Board adopted Resolution 18-23 to initiate the discontinuance of a portion of 110th Street, this is east of 116th Avenue south of Parcels 19 and 20 of CSM 1699. This is within the LakeView West area of the LakeView Corporate Park, and this is pursuant to Section 66.1003 of the Wisconsin Statutes. The slide shows this particular area, again, it's just east of Premium Outlets at 110th Street.

This portion of 110th Street right-of-way proposed to be vacated is shown and legally described in the attached request and was dedicated originally by CSM 1699. It's being requested to be vacated by all abutting and adjacent property owners. Although this right-of-way was dedicated, roadway improvements were not constructed and are not intended or required to be installed for future development. Nor have any municipal sewer or water been extended in this particular right-of-way.

The land to the north and south do not require this roadway, and the land to the east has access via an existing driveway outside of the dedicated 110th Street right-of-way; however, an

easement for the future expansion of public sanitary sewer shall be dedicated to the Village on the western 20 feet of the right-of-way being vacated. So what we're talking about is there's a force main in the east side of 116th Avenue right-of-way, and it's going to be extended south towards the new development for Stateline 94. So we do need to have an easement through that vacated right-of-way to get to the south.

Upon vacation of this portion of 110th Street right-of-way, the vacated street will be transferred and attached to Parcels 19 and 20 of CSM 1699 as further identified as Tax Parcel Numbers 92-4-122-0302-0161 and 92-4-122-302-0162. And this is land that is owned -- it's not technically owned by Breeze Terrace LLC anymore, is it? There's a new name. It's Interstate Partners II -- I know that there has been a change because I saw the recording that came through. So it's the Breeze Terrace developers, they just have a different LLC name.

The Village Board will hold the required public hearing regarding this request on August 20, 2018. On July 18, 2018, all required property owners were notified via regular mail and the required Class 3 notice was published in the *Kenosha News* on July 30th, August 6th and August 13th to notify everyone of the public hearing to be held by the Village Board next Monday. With that if there's any questions.

Michael Serpe:

Comments or questions? What's your pleasure?

Wayne Koessler:

I move approval, Mr. Chairman.

Deb Skarda:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY DEB SKARDA FOR DISCONTINUANCE OF 110TH STREET EAST OF 116TH AVENUE. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

B. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-19 FOR A COMPREHENSIVE MAP AMENDMENT for the request of Francis Brzezinski, agent on behalf of Interstate Partners II-WI LLC for

the development of the proposed Breeze Terrace Apartments generally located south of Corporate Drive and east of 116th Avenue. Specifically the 2035 Land Use Plan Map is being amended as follows: the woodland area in the northeast corner and the wetland/floodplain area in the southeastern area of the site will be located within the Primary Environmental Corridor and the wetlands within this area will be located within the field delineated wetland land use designation; the other two wetland areas in the southwestern area of the site will be located within the Park Recreation and Other Open Space with a field delineated wetland land use designations; the location of the 100-year floodplain will remain unchanged; the remainder of the area will remain in the High Density Residential land use designation; and the urban reserve designation will be removed. In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan will be updated to include said amendments.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, this is consideration of Plan Commission Resolution 18-19 for Comprehensive Map Amendments at the request of Fran Brzezinski, agent on behalf of Interstate Partners II-WI LLC, that's the correct name now, for the development of the proposed Breeze Terrace Apartments generally located south of Corporate Drive and east of 116th Avenue. Specifically the 2035 Land Use Plan Map is being amended as follows: the woodland area in the northeast corner and the wetland and floodplain area in the southeastern area of the site will be located within the Primary Environmental Corridor, and the wetlands within this area will be located within the field delineated wetland land use designation.

The other two wetland areas in the southwestern area of the site will be located within the Park, Recreation and Other Open Space with a field delineated wetland land use designations. And the location of the 100-year floodplain will remain unchanged. The remainder of the area will remain in the High Density Residential land use designation. And the urban reserve designation will be removed. In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan will be updated to include all of these amendments.

As indicated, the developer is requesting approval of the Comprehensive Plan Amendment for the proposed Breeze Terrace Apartment development. Again, this is located just generally east of 116th Avenue and Corporate Drive. They are proposing three 33-unit apartment buildings and six 19-unit buildings for a total of 213 apartments with a club house. And the plan is shown on the slide.

There are four small wetlands totaling about .55 acre on the properties that have been field delineated as wetlands on April 21, 2016 by Dave Meyer of Wetland and Waterway Consulting. The wetlands on the site will be preserved and protected. In addition, as shown on the tree survey, only a very small corner or portion of the trees within the Primary Environmental Corridor are proposed to be removed to allow for the development. The woodlands that will remain is approximately three acres. The 100-year floodplain .18 acre on the eastern side of the site, again, also will be protected.

There were some previous approvals: On May 7, 2018, the Village Board approved the following items:

- Comprehensive Plan Amendments, Ordinance 18-18, and this was to amend a portion of the Lakeview West Neighborhood Plan and to amend the 2035 Comprehensive Land Plan to change the Land Use Plan from the Freeway Office Commercial land use designation to the High Density Residential with an Urban Reserve land use designated that would allow for the average lot area per dwelling unit to be lower than 6,200 square feet per dwelling unit for the following Tax Parcel Numbers: 92-4-122-302-0161 and 92-4-122-302-0162. And this, again, is to accommodate the 213 multi-family apartments that we just spoke of. In addition, Appendix 10-3 of the plan was updated to reference the changes to the Land Use Plan Map 9.9.
- In addition, a Conceptual Plan was approved for the development of 213 apartments with a club house and associated parking and site improvements on 16.75 acres. And that's shown as the Neighborhood Plan amendment.

The pending approvals, the first one we just discussed earlier this evening is the discontinuance or vacation of the 110th Street right-of-way. Again, this is east of 116th Avenue. The public hearing regarding this matter will be held by the Board next Monday on August 20th. The next item is the Certified Survey Map and Memorandum of Understanding. And this is to combine properties, to dedicate additional right-of-way and to dedicate easements for the development and an agreement regarding the public improvements for the development.

And the Zoning Map and Text Amendments. Again, primary zoning of the property will be that R-11, Multiple Family Residential District. There is a PUD, Planned Unit Development Overlay District. And the wetlands are in the C-1 District. Woodlands are being preserved in the C-2 District. And the floodplain is going to remain in the FPO District.

Comprehensive Plan Amendments, The Resolution 18-19, the Zoning Map and Comprehensive Land Use Map are required to be consistent. Therefore, the following amendments to the Comprehensive Land Use Plan are required and being presented formally this evening. As indicated in the action item the woodland area is being preserved in the northeast corner. The wetland and floodplain area in the southeastern area will be within the Primary Environmental Corridor. And the wetlands within the areas will be in the wetland land use designation. The other two wetland areas in the southwestern portion of the site will be placed in the Park, Recreation and other Open Space Land Use Designation with the field delineated wetlands. 100-year floodplains will remain unchanged. The remainder of the properties will remain in that High Density Residential land use designation. And the urban reserve area will be removed.

So this is a matter for public hearing. Again, it's kind of the followup or the final aspects of what we need from the Plan Commission in order to complete the planning and zoning and titlement process for the Plan Commission for this project. And there's a representative here, Fran Brzezinski, if you have any questions for him.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? Fran, do you have anything to add? Okay, we'll close the public hearing and open it up for

comment. Jean, there was a number of conditions that the Plan Commission discussed for Breeze Terrace. Have those been resolved?

Jean Werbie-Harris:

They have all been resolved. We had a number of conversations the week of the Plan Commission meeting. We received some revised plans which we have reviewed. And we put together a listing of comments and conditions. We reviewed all them with his entire team including engineers and everyone this afternoon. And we have reached agreement on everything. We just have to get some final revisions, tweaks to the plans. And we should be getting all of that I think by Wednesday I think that he indicated. So that everything will go to the Village Board on Monday. And then hopefully we can get a precon scheduled shortly thereafter.

Deb Skarda:

Just to clarify, so on slide six it shows still those patios in Building A and B. Are those two where you were you talking about the tweaks?

Jean Werbie-Harris:

Yes. So what we decided to do with respect to that is that they look like patios. And there will be gates from the exterior to those. Actually there's three different buildings, two on the north end and then one that is on the east end of the site. And they'll be fenced in around the perimeter with four foot high fencing. And I actually have the materials in the other room. But there's an aluminum fencing material that's going around that. And then there will be landscaping on either side as well. They're still evaluating whether or not they want to actually connect that outside patio to the two units that are adjacent to it. At this point they have not made that determination yet. So there will be fencing and landscaping around those.

Michael Serpe:

Any other comments or questions? What's your pleasure?

Jim Bandura:

Mr. Chairman, I recommend approval of the plan of Resolution 18-19.

Mike Pollocoff:

I'll second that.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY MIKE POLLOCOFF FOR APPROVAL OF RESOLUTION 18-19 FOR THE COMPREHENSIVE MAP AMENDMENT. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you. We will be taking Items C, D, E and F all at once, two of which are public hearings but we'll take comments on all four items.

- C. Consider the request of John Shannon, attorney on behalf of GAR FARMS, LLC owner of the vacant property generally located north of 128th Street and on behalf of the Village for the adjacent Village Residential Recycling Center property for approval of a Certified Survey Map to subdivide the GAR FARMS property into 2 parcels and for the dedication of Greenway Court for the proposed Prairie Produce Farm development.**
- D. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-20 FOR A COMPREHENSIVE MAP AMENDMENT for the request of James Herchenbach with Prairie Produce Farm on behalf of the property owner Gar Farms LLC related to the vacant property generally located north of 128th Street and northeast of the Village Residential Recycling Center to be developed as Prairie Produce Farm. Specifically the 2035 Land Use Plan Map is proposed to be amended as follows: to place the two northern wetland areas into an Isolated Natural Resource Area with a field verified wetlands land use designations and the southern wetland area into the Secondary Environmental Corridor with a field verified wetlands land use designations; to place Lot 2 of the proposed CSM within the Secondary Environmental Corridor land use designation; to place the non-wetland areas of Lot 1 of the proposed CSM into the Agricultural land use designation; and to remove the Urban Reserve land use designation from the property. In addition, to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.**
- E. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of James Herchenbach with Prairie Produce Farm on behalf of the property owner Gar Farms LLC related to the vacant property generally located north of 128th Street and northeast of the Village Residential Recycling Center to be developed as Prairie Produce Farm. Specifically to rezone the three field delineated wetland areas into the C-1, Lowland Resource Conservancy District, to rezone Lot 2 of the proposed CSM within the C-2, Upland Resource Conservancy District and to rezone the non-wetland areas of Lot 1 of the proposed CSM into the A-2, General Agricultural District. No changes to the portions of the property zoned FPO, Floodplain Overlay District.**
- F. Consider the request of James Herchenbach with Prairie Produce Farm for approval of Site and Operational Plans, Digital Security Imaging System (DSIS) Agreement and DSIS Access Easement, and Development Agreement for required public improvements for the proposed Dutch-style hydroponic green house to be**

known as Prairie Produce Farm generally located north of 128th Street and northeast of the Village Recycling Center.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, for the record I'm going to read all four items into the record. Item C, consider the request of John Shannon, attorney on behalf of Gar Farms, LLC owner of the vacant property generally located north of 128th Street and on behalf of the Village of Pleasant Prairie and the adjacent Village Residential Recycling Center property for approval of a Certified Survey Map. And this is to subdivide the Gar Farms property into two parcels and for the dedication of right-of-way of Greenway Court to access the proposed Prairie Produce Farm development as well as our recycling center.

Item D, public hearing and consideration of Plan Commission Resolution 18-20 for a Comprehensive Plan Amendment. And this is at the request of Jim Herchenbach with Prairie Produce Farm on behalf of the property owner Gar Farms LLC. And this is related to the vacant property located north of 128th Street and northeast of the Village's Recycling Center to develop that land as Prairie Produce Farm. Specifically the 2035 Land Use Plan Map is proposed to be amended to place two northern wetland areas into an Isolated Natural Resource Area with field verified wetland land use designations, and the southern wetland area into the Secondary Environmental Corridor with a field verified wetlands land designations; to place Lot 2 of the CSM within the Secondary Environmental Corridor land use designation; to place the non-wetland areas of Lot 1 of the proposed CSM into the Agricultural land use designation; and to remove the Urban Reserve land use designation from the property. In addition, we'll be updating Appendix 10-3 of the Village's 2035 Comprehensive Plan to include all these amendments.

Item E is a public hearing and consideration of a Zoning Map Amendment for the request of James Herchenbach with Prairie Produce Farm on behalf of Gar Farms LLC. Again, this is specifically to rezone the three field delineated wetland areas into the C-1, Lowland Resource Conservancy District, to rezone Lot 2 of the proposed CSM within the C-2, Upland Resource Conservancy District, and to rezone the non-wetland areas of Lot 1 of the proposed CSM into the A-2, General Agricultural District. No changes to the portions of the property that are zoned FPO or Floodplain Overlay District would occur.

And F, also at the request of James Herchenbach with Prairie Produce Farm, and this is for the approval of Site and Operational Plans and the Digital Security Imaging System or DSIS Agreement and DSIS Access Easement, and a Development Agreement for the required public improvements. This is all for his development of the proposed Dutch-style hydroponic greenhouse to be known as Prairie Produce Farm generally located north of 128th Street and northeast of the our recycling center. As you indicated, these items are related and will be discussed at the same time. However, separate action for each of the items is required.

The petitioner is requesting several final approvals of the Prairie Produce Farm development including approval of the CSM, the Comprehensive Land Use Map Amendment, the Zoning Map Amendment, the Development Agreement, and Site and Operational Plans including the required DSIS Agreement and DSIS Access Easement.

With respect to some previous approvals, on December 4, 2017, the Board approved a Comprehensive Plan Amendment 17-61 to amend a portion of the Green Hill Farm Neighborhood Plan and conditionally approved a Master Conceptual Plan. And this is for the development of a 35-acre Dutch-style hydroponic greenhouse that will grow produce year round on the vacant property generally located west of 122nd Street which is also east of 88th Avenue just north of the state line on a portion of Tax Parcel Number 92-4-122-322-0102 in the Village.

The Certified Survey Map proposes to subdivide the property owned by Gar Farms, Inc. into two parcels. In addition, the CSM includes the Village's property to the west so that the Greenway Court right-of-way extending north from 128th Street terminating in a cul-de-sac at Lot 1 of said CSM can be dedicated as a public roadway to serve and provide the required public roadway frontage to each of the three lots.

- Lot 1 is proposed to be 54.406 acres and is intended to be purchased for the construction of Prairie Produce Farm, a two phase hydroponic greenhouse development and associated Greenway Court public improvements.
- Lot 2 is proposed to be 10.679 acres and is intended to be retained by the property owner. This land could be developed with one single family house. The Lot is zoned C-2, Upland Resource Conservancy District, with the wetland areas zoned C-1, Lowland Resource Conservancy District and the 100-year floodplain areas zoned FPO, Floodplain Overlay District.
- Lot 3 is proposed to be 44.815 acres and is intended to be retained by the Village for the continued use as the Village's residential recycling center.

Comprehensive Plan and Zoning Map Amendments: A wetland delineation was completed on Lot 1 of the proposed CSM by Hey and Associates on August 25, 2017. As you can see on the slides there were three wetland areas that were found along the east property line and north of the wooded area. The Wisconsin DNR has reviewed the report, conducted on the site and provided a concurrence letter on November 27, 2017. The wetland areas will be rezoned into that C-1 District. Non-wetland will be remaining in that A-2 General Ag District. The woodlands on Lot 2 will remain in the C-2 District, and the 100-year floodplain on Lots 1 and 2 will remained unchanged.

The Comprehensive Land Use Plan will also be amended to reflect the wetland designations. In addition, the Land Use Plan will be amended to change the residential and neighborhood park land use designations on Lot 1 of the proposed CSM into an agricultural land use designation, and an urban reserve land use designation will be removed from the property since the land is not intended to be developed for urban residential purposes.

Site and Operational Plans, DSIS Agreement and Access Easement and Development Agreement (for associated public improvements. Lot 1 of the proposed CSM is intended to be sold and developed with a hydroponic greenhouse to be known as Prairie Produce Farm. I'm not sure if that's going to be the correct address. I need to talk to Sandro about that. It will be 12327 or 12345. I need to talk to Sandro about that. But the address will be Greenway Court. So Greenway Court will be the new name for the street.

Prairie Produce Farm will be the first state of the art hydroponic greenhouse in Wisconsin, based on technology and business processes from the well-established sister companies DeFresco Produce and Sunrite Greenhouses in Kingsville and Leamington, Ontario, Canada.

The property is proposed to be developed in two phases. Phase 1 proposes to include 17.1 acres of greenhouse or site development including an attached 30,000 square foot support building that will include equipment, packing line, storage, three loading docks, QA lab offices and possibly a watchman's or caretaker's apartment. Phase 1 is proposed to be completed by the end of the year. I think it might be a little longer. I think it might be next year, but the developer can address that.

Phase 2 proposes an additional 19.5 acres of greenhouse site that would be constructed as soon as market conditions allow which is estimated in 2020. The produce is intended to be sold to local grocers, their distribution centers and institutional suppliers. There will be no retail sales or outlet facilities operated from the farm site.

The entire proposed facility requires water and minimal nutrients for the hydroponic grow systems which is a closed loop system, no runoff. Natural gas is used for night time heating, boiler CO2 exhaust is fed to plants, and electricity mostly to provide auxiliary grow lights. The primary byproducts are oxygen and composted plant trimmings. The facility will be able to produce top quality produce with one third of the energy, one fourth the nutrients and one tenth the water used by comparable field grown produce.

The first phase of the facility will employ 35 full-time employees that would work two shifts, sunrise to 3:00 p.m. and 11:00 a.m. to sunset seven days a week. The office area will have one shift working 8:00 a.m. to 5:00 p.m. Delivery hours will be 7:00 a.m. to 4:00 p.m., and the facility will not be open to the public except through scheduled appointments, tours or presentations. The anticipated truck trips to and from the site daily is one with a maximum of three. The site will provide for 61 onsite parking spaces and four handicapped accessible spaces. The owner and the workers will be respectful of the abutting residential neighborhood to the west as it relates to noise and lighting.

The greenhouse building Phase 1 is proposed to be constructed of flame-retardant high-impact polycarbonate walls that will be approximately 28 feet high. The 30,000 square foot main building on the south side of the greenhouse will be an all steel construction and will be approximately 32 feet high. This building will house the mechanical infrastructure, packaging, shipping, offices, break room and bathrooms. The header house located between the greenhouse and the main building will have the identical construction as the greenhouse and will contain most of the hydroponic infrastructure including the water tanks. Upon completion of the buildings 31 percent of the site will remain in open space or approximately 17.8 acres. A minimum of 25 percent of the site shall remain within open space. So they're greater than what's required.

All site access for the workers and deliveries will be from a new public road, Greenway Court, connecting to 128th Street which is State Line to the south. It's also known as the Village's access roadway to the recycling center southwest of the proposed greenhouse project. The public residential 122nd Street in the Green Hill Farm Subdivision will not be extended further east will not provide commercial public access to the greenhouse project. Again, this is for the daily workers, deliveries and so on and so forth.

The Village will require, however, that one gated emergency access point that's provided and maintained by Prairie Produce Farm. And as shown on the slide it's the area that is circled with a green circle, and you can see the gray connection to 122nd Street. So this gated emergency access will be provided and maintained by Prairie Produce Farm. The gated emergency access will be 24 feet wide, and it will be a driveway extending south from the east end of 122nd Street through the Village's recycling center property and then connect to the Prairie Produce Farm required fire lane on the west side of their building. This locked and gated entry will only be used in the event of emergency. This access and the fire lane around the building will be required to be plowed and accessible year round.

A second access is being provided through an existing farm access easement located west of the existing Lakeview Corporate Park retention basin north of the property that connects to 116th Street. So if you look at the slide at the very north end of the property, there's another green circle, and it shows you that there is a farm access that comes through that property to the north which is adjacent to 116th Street, and then through and around and down and then through to this site. So this is a secondary emergency access, but it's not an access that's going to be plowed, and it's not going to be an access that can really support a fire truck especially during the winter months. So it's just like a bonus and a second emergency access.

The existing tree line shall remain on the west property line as shown on their plans. In addition, some new eight to ten foot pines shall be planted along the west property line to screen the site. The detailed engineering and landscape plans shall show all existing trees to remain along the west property line, which they do now, and within the 122nd Street dedicated right-of-way area and the new pine trees to be planted. Mr. Herchenbach met with the adjacent landowners, they walked the property, and I have a landscape plan that he provided me today that shows where they would like those additional pine trees to be planted. In addition, ground mounted mechanical units and transformers shall be screened from view from adjacent residential property owners and shall not generate any noise that would constitute a nuisance to the abutting landowners. The proposed greenhouse use which does not include retail sales from the site is a permitted use in the current A-2, General Agricultural District.

The DSIS shall be installed and maintained on the property pursuant to Chapter 410 of the Village Municipal Code. The DSIS will afford the opportunity for the public safety departments including police and fire and rescue departments to visually examine the greenhouse and their site, as needed, and will provide emergency response personnel with a visual assessment of an emergency situation in advance of arrival without placing an undue burden on the Village taxpayers. Attached that you have in the information that you have is the Agreement and required Access Easement. And it just needs to be finalized prior to issuance of permits.

In addition, municipal water will be extended to service the greenhouse from an existing water main north of the property. And then going back to the north it's that water line services areas just south of the LakeView Corporate Park, that industrial area. And then in blue it shows you where the water is being extended to the south, to the west along their east property line and then south a little further and then into their building.

The water main will be located under the 24 foot gravel driveway along the west side of the building so that the tree line along the west property line is not damaged or removed and so that

additional pine trees can be planted. All public improvements are being made by the developer at the developer's expense. The Village has prepared the attached Development Agreement which outlines the developer's responsibilities and references, exhibits including the CSM, financial guarantee and final engineering plans and other related documents for the installation of those improvements.

The financial security shall be provided to ensure that the required public improvements are installed. And with some of the public improvements, for example the street lights and the street trees, I think the way we've worked it out with the developer and public works is they are depositing money with public works. For example for the paving or the resurfacing on top of Greenway Court money is being provided to the Village, and it's going to be included as part of the 2019 paving program. With respect to the street lights John Steinbrink, Jr., has identified where the street lights would be located, and the developer is paying the Village money for those, cash on account, so that they can be installed when the road is resurfaced. And the same will apply for the street trees.

The developer is doing his own construction with respect to the cul-de-sac turnaround that is being installed at the north end. So that's all going to be primed and ready for the asphalt overlays that will be installed by the Village at his cost. Again, the Village will coordinate street light installation and prepare the plans showing locations of street light fixture details.

The developer will be installing the municipal water main, and they've submitted all of those plans according to the Kenosha Water Utility. And they will need to post a letter of credit, cash on deposit or performance and payment bond to secure those costs to be improved as well. The Village is preparing a public street signage plan. It looks like we're going to have about three signs on this road included a speed limit, no through street or dead end sign as well as a street name sign. The sign cost and installation cost will also be paid for by the developer.

The adjacent Lot 2 on the property is not going to be the recipient of any municipal water. So there's no water being extended at this time to that lot. And Mr. Herchenbach has not asked for any type of right of recovery for the resurfacing, the street lighting or street trees or street signs on Greenway Court. So with that, that covers all of the projects. And Jim is here in the audience if you'd like him to come up and answer any additional questions. And maybe Jim could come up and just address the schedule because it kind of slipped away from us and him this year.

Michael Serpe:

He's going to tell us how 28 foot tall tomato plants are grown.

James Herchenbach:

Tomato plants grow 50 to 60 feet.

Michael Serpe:

Name and address.

James Herchenbach:

Name is James Herchenbach. I live at 19377 Peterson Road in Libertyville, Illinois. I think the main question is where we are on timing. You cannot glaze in the winter so we've missed our construction for this year. So what we'd like to do is once we have everything settled, purchase the property, do the excavating and get the foundations in before winter and then be ready to start the erection in the early spring.

Michael Serpe:

We're going to open up to public comments, and if they have any questions we'll call you back. Items D and E are public hearings, but we'll take comments on all four items. Anybody wishing to speak? Anybody? Sir?

Steve Franklin:

Hi, Steve Franklin, 8400 122nd Street. That's the dead end there on the east end. Just a couple questions. Obviously I'm not skilled at reading these maps. I was at the December meeting. And has anything generally changed, maybe we can just talk afterwards, other than just timing and that issue? And then just curious is all the surveying done? Okay. The other question I have was the emergency egress onto the property from 122nd, is that going to be paved and plowed or no?

--:

I can answer that [inaudible].

Jean Werbie-Harris:

Jim, I need to have you come up.

James Herchenbach:

It's required -- as I understand it it's required to be both paved and plowed.

Jean Werbie-Harris:

But it's going to have a gate across it with a [inaudible].

James Herchenbach:

Standard emergency gate.

Steve Franklin:

At the 122nd entrance or at the --

Jean Werbie-Harris:

Going south right at 122nd.

Steve Franklin:

I would like to say I'm not terribly in favor of that in that my driveway just goes right out to that. So to have an iron gate there that's something that I don't necessarily like. I understand the need for the gate, but I also with respect that my house dumps right out into that area right there.

Jim Bandura:

Jean, to answer that I was looking at the drawings, and I believe the gate --

Jean Werbie-Harris:

It's further south.

Jim Bandura:

-- is way south.

Steve Franklin:

Oh, so it's up the road.

Jim Bandura:

Yeah.

Jean Werbie-Harris:

The pink where it says gate and then there's [inaudible] it is going to be further south. I forgot we had adjusted it.

Steve Franklin:

Okay.

Jean Werbie-Harris:

[Inaudible] right at the property [inaudible].

Steve Franklin:

Oh, the red circle over here.

Jean Werbie-Harris:

Red circle with the --

Steve Franklin:

On the right most of the picture?

Jean Werbie-Harris:

Yes.

Steve Franklin:

Okay, that's fine. Okay, thank you.

Michael Serpe:

Anybody else wishing to speak? Anybody else wishing to speak? We'll close the public hearing and open it up for comments and questions. Jean, I have a couple questions. The access road to the recycling center that has hours that start at nine o'clock in the morning during the week and seven o'clock on Saturday. The greenhouse is going to have --

Jean Werbie-Harris:

Earlier.

Michael Serpe:

Seven o'clock in the morning. That may cause a little confusion with the recycling center, and I don't want people to pull in at seven or seven thirty in the morning, find it closed and put out their debris and recycling in front of a closed gate.

Jean Werbie-Harris:

So we talked about that with John, Jr. And one is, and I can't recall, I looked at it over the weekend, but I think that there's hours posted on the sign that are hanging below. That's one thing. And then his gate will have to move. I mean it will have to move up and towards the recycling center so you can get up but you can't get in. So then the person would have to come up, turn around and go back out.

Michael Serpe:

And one other question. Matt, has the entryway on Russell Road, the north shoulder been looked at as far as a little paving to make it easier access to the recycling and to this facility.

Matt Fineour:

I don't know if that's been looked at, although that will be part of the Village's paving program.

Michael Serpe:

That's the Illinois road.

Matt Fineour:

That's the Illinois road. But where John ends his paving will be close to that. I don't know if John has actually talked to Illinois regarding that.

Michael Serpe:

Okay, we'll talk to John on that, okay. Right now if you go to that site the gravel is all over the road. And now we're going to have semis coming and going. It's going to be that much more difficult to keep that area somewhat neat.

Matt Fineour:

I'll ask John [inaudible].

Michael Serpe:

Okay, thanks, Matt. Comments and questions from any of the other Commissioners?

Jean Werbie-Harris:

If I could just clarify. There aren't going to be any semis going in and out from Prairie Produce Farm. There might be a large box truck, a 20 foot box truck, but there won't be any semis coming in and out for him.

Michael Serpe:

How about deliveries coming in? This is an amazing facility.

James Herchenbach:

[Inaudible]

Michael Serpe:

Twenty eight high tomato plants, too. Jim, go ahead.

Jim Bandura:

Just a question to staff. The gated emergency access shows it a very short distance off of 122nd. And one of the other drawings shows it coming in south of the hot water tank. Which one's correct? If you notice on that slide it shows it --

Jean Werbie-Harris:

On which slide, Jim? On the far right slide?

Jim Bandura:

Yeah, this slide it's hooking up further north of the south part where the water tank is.

Jean Werbie-Harris:

I don't know unless Jim can answer that question. I know that the far left photo and pictorial that was from the original conceptual and the far right one is --

James Herchenbach:

There's been some debate trying to keep people coming down the emergency road, especially late at night, on weekends and things like that. Or you put it up closer -- for 122nd Street to stop that, or you come on down and don't have to [inaudible] this side of the gate. And the way it's settled is it's going to be closest to our property line so all the way down.

Jim Bandura:

I understand that portion of it. Where it's terminated it's terminated more north than where your hot water tank is. It comes into the property there. The drawings that we have that I'm looking at shows it coming in closer to the parking lot just south of the above ground hot water tank.

James Herchenbach:

Actually I do recall that change as well. The Fire Chief asked if we could have it so that we don't dead end into the building as it shows here, and that's what brought it further south.

Jim Bandura:

Okay. Is he --

--:

So that one is not accurate.

James Herchenbach:

It's been extended --

Jim Bandura:

So he's okay with -- he'll be able to circulate around the building once he comes down there if he has to?

James Herchenbach:

Correct. He said that was better for his equipment. He also had us put a pumper station in at the same time. So if you don't see a pump station then you know it's the old one.

Jim Bandura:

Okay, good, thank you.

Brock Williamson:

So is this considered organic farming? Because I know you don't use pesticides.

James Herchenbach:

Actually, this is sensitive information. But the USDA does not give you organic certification if you do not grow in soil. But we consider soil dirty, and it requires us to use pesticides and other things that we don't use. So, no, it is not organic. And what you're seeing now is more what they call transparent farming methods. You're supposed to identify, and this is one of the reasons why I think our expansion in phase 2 is going to come sooner than later, there's more people that want to see where their product is being grown and how it's being grown. And the transparent farm methods are having higher merit than organic farm methods.

Brock Williamson:

Do you think they'll eventually have some kind of certification just for your type of farming?

James Herchenbach:

It's hard to guess. I mean this is obviously a multi-billion dollar decisions on how this affects. For example, most people consider organic pesticide free which is not at all true. Most organic produce has two to four times the amount of pesticide as non-organic produce because it's not as efficient and it's applied more often and twice as much just because it's what it takes. So it's really a very politically charged issue.

Michael Serpe:

Jim, stick around there. Wayne?

Wayne Koessl:

You have two operations in Canada.

James Herchenbach:

Correct.

Wayne Koessl:

Is this going to be similar to those operations?

James Herchenbach:

Very similar. The difference is there's obviously new techniques and new equipment that comes with every passing year. So this will be better in some ways.

Wayne Koessl:

Okay, thank you.

James Herchenbach:

You're welcome.

Michael Serpe:

Any other comments or questions? Okay, Item C is a Certified Survey Map. What's your pleasure?

Jim Bandura:

[Inaudible]

Michael Serpe:

Microphone, Jim.

Jim Bandura:

I recommend approval for the Certified Survey Map.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE CERTIFIED SURVEY MAP. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item D is consideration of Resolution 18-20 for a Comprehensive Map Amendment.

Wayne Koessl:

I'd move approval of the Comprehensive Plan Amendment.

Jim Bandura:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY JIM BANDURA FOR APPROVAL OF 18-20. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item E is a consideration of the Zoning Map Amendment.

Jim Bandura:

So moved, Mr. Chairman.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE ZONING MAP AMENDMENT. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. And Item F is the Digital Security Imaging.

Judy Juliana:

Move to approve the Site and Operational Plans and Digital Security System and Agreement.

Mike Pollocoff:

I'll second that.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECOND BY MIKE POLLOCOFF FOR APPROVAL OF THE SITE AND OPERATIONAL PLANS AND DIGITAL SECURITY. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

G. PUBLIC HEARING CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Jon Klema, with Michael Signs, agent for the owner, Willkomm Development, LLP, to amend Chapter 420 Attachment 3 Appendix C Specific Development Plan for the "Rocket Wash/Merlin Muffler/Martino's Dry Cleaning Planned Unit Development Unit Development".

Jean Werbie-Harris:

Item G is a public hearing and consideration of a zoning text amendment for the request of Jon Klema of Michael Signs, agent for the owner, for Willkomm Development, LLP, to amend Chapter 420 Attachment 3 Appendix C. And this is specific for the Development Plan for the Rocket Wash/Merlin Muffler/Martino's Dry Cleaning Planned Unit Development Ordinance.

On June 11, 2018, the Plan Commission had conditionally approved Site and Operational Plans including a Conditional Use Permit #18-04 for the redevelop the Truesdell Plaza property located at 8531 and 8601 75th Street in the Village. Specifically the gas facility building, canopy and fueling stations and underground fuel tanks were removed, and a new Rocket Wash facility will be constructed. The existing western multi-tenant building on the site currently occupied by Merlin Muffler and Martino's Master Dry Cleaners will remain.

On June 18, 2018, the Village Board approved a Zoning Text Amendment, Ordinance 18-31, to create the Rocket Wash/Merlin Muffler/Martino's Dry Cleaning Planned Unit Development

Ordinance. At this time the petitioner is requesting to modify or amend the PUD Ordinance to allow for the total aggregated permitted background commercial advertising sign area for the Rocket Wash building to be increased from 150 square feet, and then again this is the entire building, to 205 square feet. This will allow for the installation of three wall signs on the building, one sign on the west elevation, one on the east elevation and one the north elevation. In addition we'll be correcting a few typos in the PUD ordinance.

So this is a matter for public hearing. We've taken a look at the signs that they are looking to put up. These are similar to what was installed up in Racine County and Mount Pleasant I believe. And I think it's very similar if not identical to what's going up in the City of Kenosha for their facility. I think it's warranted. And they do have three frontages with people coming and going on Highway 50. So the staff recommends approval. However, this is a public hearing.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Mike, anything to add? Anybody wishing to speak? We'll close the public hearing and open it up to comments and questions from the Commission.

Mike Pollocoff:

Mr. Chairman, I move we approve the PUD amendment as submitted.

Deb Skarda:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY DEB SKARDA FOR APPROVAL OF THE ZONING TEXT AMENDMENT. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. ADJOURN.

Judy Juliana:

Move to adjourn.

Wayne Koessl:

Second.

Michael Serpe:

Motion made and seconded to adjourn. All in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 5:47 p.m.

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
August 27, 2018**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on August 27, 2018. Those in attendance were Michael Serpe, Chairman; Wayne Koessl; Jim Bandura; Bill Stoebig; Brock Williamson (Alternate #2); and Michael Pollocoff. Deb Skarda, Judy Juliana and John Skalbeck (Alternate #1) were excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Village Planner and Zoning Administrator.

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

Michael Serpe:

We're only going to be taking comments on Items A, B and C. And if there's anybody wishing to speak on either one of those items you can wait until that item is called. Or if there's anybody wishing to speak on any other item that's not on the agenda, if they want to raise a concern with the Village, now is the time to speak. Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments. We'll open it up to new business. We'll take Items A, B and C together. Jean, we'll start with the Certified Survey Map, then the Resolution 18-21 and the Zoning Map.

5. NEW BUSINESS:

- A. Consider the request of Craig and Christine Miller, on behalf of the Christiansen Trust/Oliver and Patricia Christiansen for approval of a Certified Survey Map to subdivide the property located at 9109 River Road and create a 5-acre parcel for the construction of a single family home.**
- B. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-21 FOR A COMPREHENSIVE PLAN AMENDMENT the request of Craig and Christine Miller, on behalf of the Christiansen Trust/Oliver and Patricia Christiansen property located at 9109 River Road to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to place the field delineated wetland area within the Primary Environmental Corridor with a field verified wetland land use designation; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.**

C. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Craig and Christine Miller, on behalf of the Christiansen Trust/Oliver and Patricia Christiansen to rezone the field delineated wetlands areas on a portion of the property located at 9109 River Road into the C-1, Lowland Resource Conservancy District from the A-3, Limited Agricultural District.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, the first item is Item A, consider the request of Craig and Christine Miller, on behalf of the Christiansen Trust/Oliver and Patricia Christiansen for approval of a Certified Survey Map to subdivide the property located at 9109 River Road and create a five acre parcel for the construction of a single family home.

And then Item B is the Public Hearing and consideration of Plan Commission Resolution #18-21 for a Comprehensive Plan Amendment the request of Craig and Christine Miller, on behalf of the Christiansen Trust/Oliver and Patricia Christiansen property located at 9109 River Road. And this is to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to place the field delineated wetland area within the Primary Environmental Corridor with a field verified wetland land use designation, and to update Appendix 10-3 of the Village of Pleasant Prairie 2035 Comprehensive Plan to include said amendments.

And Item C is the Public Hearing and consideration of a Zoning Map Amendment also at the request of Craig and Christine Miller, on behalf of the Christiansen Trust. And this is to rezone the field delineated wetland areas on the portion of the property located at 9109 River Road, and the field delineated wetland areas would be placed into the C-1, Lowland Resource Conservancy District from the A-2, Limited Agricultural District.

As you indicated, these three items require separate actions. We're going to talk about them at the same time for the project. The petitioner is requesting approval of a Certified Survey Map to create a five acre lot and to correct the land use map and zoning map to reflect the field delineated wetlands within the proposed lot.

With this particular project we had some previous approvals. On January 15, 2018, the Village Board had conditionally approved a variance from Section 395-72 (A) of the Village Land Division and Development Control Ordinance. And this is to allow for a five acre lot to be subdivided from the property located at 9109 River Road owned by Oliver and Patricia Christiansen Trustees of the Christiansen Trust for the construction of a single family home without the extension of or the connection to municipal sanitary sewer. Municipal sanitary sewer is currently located in Highway C or Wilmot Road east of the Des Plaines River.

Although sanitary sewer is expected to be extended within Highway C west of the Des Plaines River and possibly south on 114th Avenue in the future where sanitary sewer could serve urban development on both sides of 114th Avenue, really as the road continues south and becomes River Road basically urban development is not really likely due to the large amount of wetlands and 100-year floodplain in that area. Furthermore, the extension of municipal sanitary sewer within River Road would be very costly and would service very few homes.

If municipal sanitary sewer is required to be extended due to failing on-site sanitary sewerage systems, the property owners would likely install holding tanks. If that was not possible then they would be required to pay the costs of the extension of municipal sanitary sewer and connecting to that system. A soil test was completed, and Kenosha County has indicated that an on-site sewerage system could be installed on the proposed property. A new home will also need to install a well since municipal water is not located within River Road.

So with respect to the Certified Survey Map, the property is currently zoned A-3, Limited Agricultural District, and portions of the property are zoned C-1, Lowland Resource Conservancy District, and FPO, Floodplain Overlay District. The A-3 District requires lots to be a minimum of five acres with 300 feet minimum of road frontage. At least 50 percent of the lot will need to be located outside of the wetlands and outside of the 100-year floodplain to be considered buildable.

The petitioner is requesting to create a five acre property with over 400 feet of frontage on River Road that meets the aforementioned minimum requirements for the construction of a single family home. The new home on the property shall meet the following minimum setbacks: 40 feet as a street setback, 25 feet as a side setback, 50 feet for a rear setback, and 25 feet for a wetland setback. In addition, no structures are allowed to be constructed within the 100-year, and the first floor elevation of the home shall be set a minimum of two feet above the 100-year floodplain elevation.

The 100-year floodplain and dry land access: As a condition of the aforementioned variance, dry land access will be required, and a driveway will need to be filled a minimum of two feet above the 100-year floodplain. However, since the required compensation for the filling of the 100-year floodplain will be done on the property within the existing 100-year floodplain, a floodplain boundary adjustment will not be required to be approved by the FEMA because of that.

Although the driveway will not be physically located within the 100-year floodplain, it will still be mapped as floodplain since the petitioners have decided that to submit an official map amendment to FEMA. They are not going to be requesting FEMA to bring the driveway out of the 100-year floodplain. So the petitioners are aware that they may be required to purchase flood insurance or have other approvals from FEMA as may be required by their mortgage company. As part of the required erosion control permit required to fill the driveway area, detailed information will need to be submitted showing what is being filled, the volume of fill, and area within the 100 year floodplain being created to compensate for the floodplain being filled to be reviewed and approved by the Village's Engineer.

Wetland delineation: On May 29, 2018, a wetland delineation was completed for the proposed five acre property by Tina Myers with RA Smith, a Wisconsin Department of Natural Resources Professional Assured Wetland Delineator. And she delineated four wetland areas on the property. With respect to Land Use Map and Zoning Map Amendments, the field delineated wetland areas are proposed to be located within the Primary Environmental Corridor with a field verified wetland land use designation on the Village 2035 Land Use Plan Map and are proposed to be rezoned into the C-1, Lowland Resource Conservancy District. The location of the 100-year floodplain is not being changed.

This is a matter of public hearing for the Comprehensive Plan Amendment and the Zoning Map Amendment. We should continue the hearing at this time.

Michael Serpe:

Item B and C are public hearing and Item A is not, but we will allow comments on all three. This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearings and open it up to comments and questions from the Commission.

Wayne Koessler:

Mr. Chairman, seeing there are no questions I'd move that the Plan Commission send a favorable recommendation to the Village Board to approve the Certified Survey Map subject to the comments and conditions of the August 27, 2018 Village staff report.

Jim Bandura:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE CERTIFIED SURVEY MAP. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item B, what's your pleasure?

Mike Pollocoff:

Mr. Chairman, I move approval of the Zoning Map Amendment as presented.

Brock Williamson:

Second.

Michael Serpe:

Item B is Resolution 18-21.

Mike Pollocoff:

Sorry, and that, too.

Brock Williamson:

And I second that.

Michael Serpe:

Move approval of 18-21?

Mike Pollocoff:

Yes.

Michael Serpe:

And there's a second, Brock?

Brock Williamson:

Yes.

Michael Serpe:

**MOTION MADE BY MIKE POLLOCFF AND SECONDED BY BROCK WILLIAMSON
FOR APPROVAL OF RESOLUTION 18-21. ALL THOSE IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Now Item C, Mike.

Mike Pollocoff:

Mr. Chairman, I move that we approve Item C, Resolution 18-21.

Jim Bandura:

The Zoning Map Amendment.

Mike Pollocoff:

The Zoning Map Amendment.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY WAYNE KOESSL FOR CONSIDERATION ON THE ZONING MAP AMENDMENT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Are you going to clear cut the land, too? Okay. Item D, E, F and G are not going to be heard tonight. Jean, do you want to explain that?

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, we received a request from the petitioner for Items D, E, F and G. And these were at the request of Mark Hertzfeldt of Design 2 Construct, and he's the agent on behalf of the property owners. We are still working with them on a number of the details that just were not able to get ironed out prior to submitting all these documents before the Plan Commission. So they've asked for some additional time in order to get all the documents together. And at this time they've asked that all these items be withdrawn so they could submit them at a later date this fall.

Michael Serpe:

Okay. Do we need a motion on that?

Jean Werbie-Harris:

Well, they're actually all public hearings, at least three of them are public hearings. So we should accept their request to withdraw all four items.

Wayne Koessl:

Move approval.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY BROCK WILLIAMSON TO POSTPONE THE HEARINGS ON D, E, F AND --

Jean Werbie-Harris:

We're not postponing. We're accepting them to be withdrawn at this time.

Michael Serpe:

Withdrawing the items from the agenda, I'm sorry. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

6. ADJOURN.

Bill Stoebig:

I move to end the meeting.

Mike Pollocoff:

I second to end the meeting.

Michael Serpe:

Motion made and seconded to adjourn. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

The ayes have it. Thank you.

Meeting Adjourned: 6:11 p.m.

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSES AT THE SAME TIME;
HOWEVER, SEPARATE ACTION IS REQUIRED**

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-23 FOR A COMPREHENSIVE PLAN AMENDMENT** for the request of Justin Mathis, on behalf of the property owner Luke Bosman related to the wetlands recently delineated on the vacant property generally located at the 7800 block of 128th Street: to correctly identify the field delineated wetlands into the Secondary Environmental Corridor with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Village staff recommends that the Plan Commission approve Resolution #18-23 and send a favorable recommendation to the Village Board to approve the **Comprehensive Plan Amendment** as presented in the October 8, 2018 Village Staff Report.

- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** to consider the request of Justin Mathis, on behalf of the property owner Luke Bosman related to the wetlands recently delineated on the vacant property generally located at the 7800 block of 128th Street: to amend and correct the Zoning Map to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.

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 October 8, 2018 Village Staff Report.

VILLAGE STAFF REPORT OF OCTOBER 8, 2018

CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-23 FOR A COMPREHENSIVE PLAN AMENDMENT

for the request of Justin Mathis, on behalf of the property owner Luke Bosman related to the wetlands recently delineated on the vacant property generally located at the 7800 block of 128th Street: to correctly identify the field delineated wetlands into the Secondary Environmental Corridor with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

CONSIDERATION OF A ZONING MAP AMENDMENT to consider the request of Justin Mathis, on behalf of the property owner Luke Bosman related to the wetlands recently delineated on the vacant property generally located at the 7800 block of 128th Street: to amend and correct the Zoning Map to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.

The petitioner is requesting approval of amendments to the Village Comprehensive Plan and Zoning Map to reflect the field delineated wetlands on the property known as Lot 2 of CSM 2403 generally located in the 7800 block of 128th Street.

A wetland delineation was completed on the property by Stantec Consulting Services, Inc., and approved by the Wisconsin Department of Natural Resources (WI DNR) as indicated in the attached letter from the WI DNR dated May 8, 2018.

The field delineated wetland areas including the pond will be located within the Secondary Environmental Corridor with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9. The non-wetland areas will be located within the low-medium density residential with an urban reserve land use designation and the 100 year floodplain will remain unchanged.

The land use map and the zoning map are required to be consistent therefore, the same wetland and pond areas are proposed to be rezoned into the C-1, Lowland Resource Conservancy District. The non-wetland areas will be located within the A-3, Limited Agricultural District and the location of the 100-year floodplain will remain unchanged.

RECOMMENDATIONS

Village staff recommends that the Plan Commission approve Resolution #18-23 and send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendment as presented.

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

CODE1808-003
CODE1808-004

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #18-23
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, the 2035 Comprehensive Land Use Plan Map 9.9 sets forth that the generalized land use designations of the Village shall be consistent with other components of the Comprehensive Plan including the Village Zoning Map; and

WHEREAS, a wetland delineation was completed on the property known as Lot 2 of CSM 2403 generally located in the 7800 block of 128th Street by Stantec Consulting Services, Inc., and approved by the Wisconsin Department of Natural Resources (WI DNR) as indicated in the letter from the WI DNR dated May 8, 2018 (**Exhibit 1**); and

WHEREAS, the 2035 Land Use Plan Map 9.9 is proposed to be amended to reflect the results of the aforementioned staking. Specifically the location of the field delineated wetlands and the pond as shown and legally described on **Exhibit 2** are being placed within the Secondary Environmental Corridor with a field verified wetland land use designation. The non-wetland areas will be located within the low-medium density residential with an urban reserve land use designation and the 100 year floodplain will remain unchanged; and

WHEREAS, on September 7, 2018 the required 30-day notice was published in the Kenosha News and notices were sent to property owners within 300 feet for the October 8, 2018 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 recommends approval of the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan:

1. To amend the Village 2035 Land Use Plan Map 9.9 to show the wetlands and pond areas as shown and legally described on **Exhibit 2** within the Secondary Environmental Corridor with a field verified wetland land use designation. The non-wetland areas will be located within the low-medium density residential with an urban reserve land use designation and the 100 year floodplain will remain unchanged.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting said amendments, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

Adopted this 8th day of October 2018.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

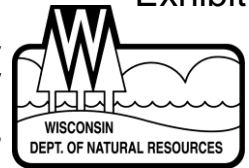
James Bandura
Secretary

Michael J. Serpe
Plan Commission Chairman

Date Posted: _____
23-Comp Plan Amend- LU amend-Wetland Bosman
CODE1808-003

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



May 8, 2018

WIC-SE-2017-30-04058

Wausau Homes Kenosha - Wade Construction
Teri Mathis
7600 75th Street, Suite 124
Kenosha, WI 53142

RE: Wetland Delineation Report for a project area located in the SW1/4 of the SE1/4 of Section 33, Township 01 North, Range 22 East, Village of Pleasant Prairie, Kenosha County

Dear Mr. or Ms. Mathis:

We have received and reviewed the wetland delineation report prepared for the project area referenced above by Stantec Consulting Services, Inc. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon an April 19, 2017 field visit. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is typically valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

There is a navigable waterbodies and waterways identified within and adjacent to the project area. DNR Chapter 30 permits may be needed if earthwork (filling, dredging, etc.) or structures (culverts, bridges, erosion control, etc.) are proposed in or adjacent to navigable waterbodies.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email
Neil.Molstad@wisconsin.gov.

Sincerely,

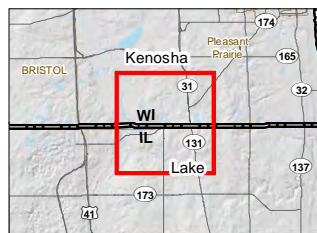
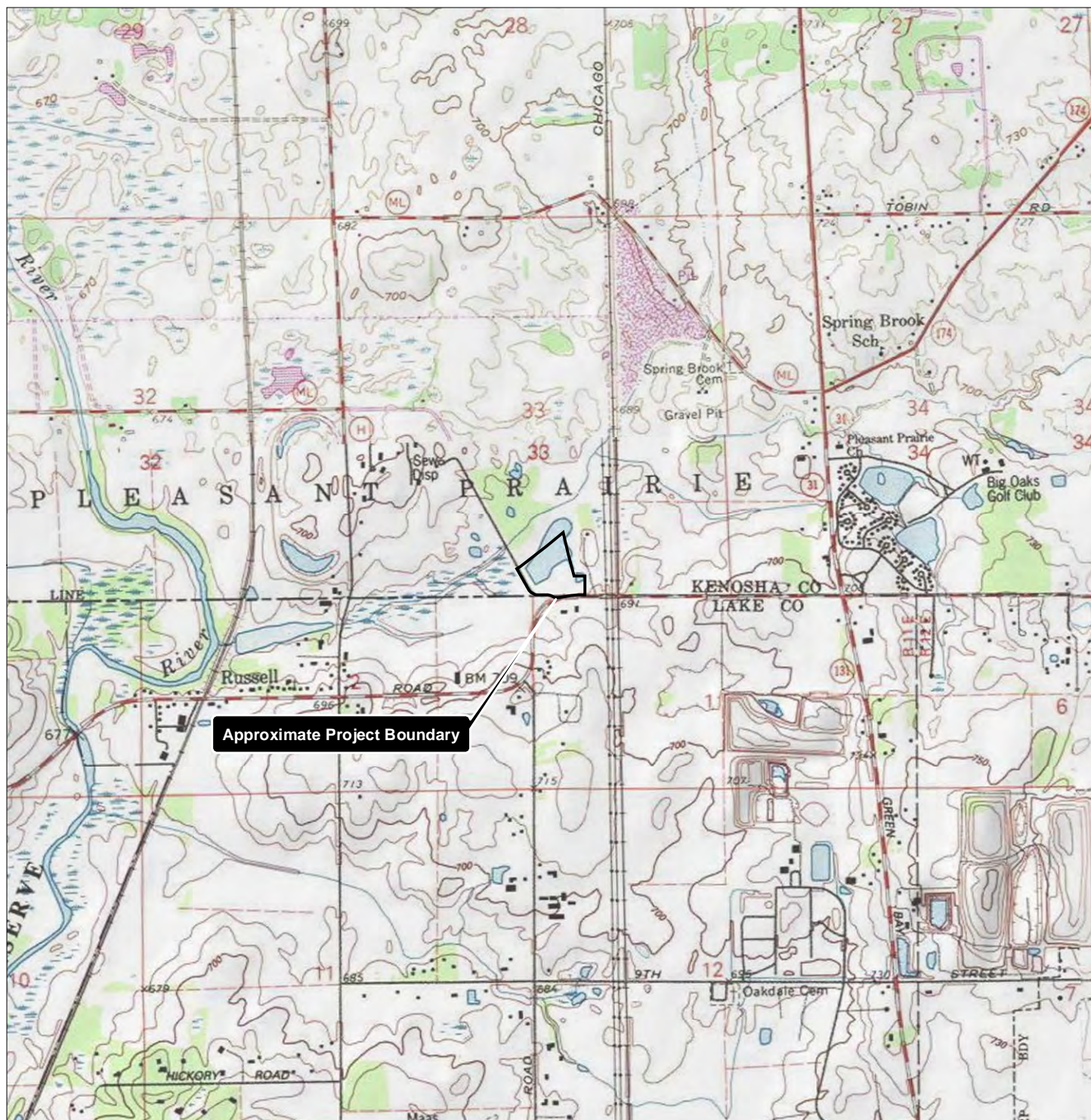
A handwritten signature in black ink, appearing to read "Neil Molstad", with a stylized flourish at the end.

Neil Molstad
Wetland Identification Specialist


cc: Rachel Nuetzel, Project Manager, U.S. Army Corps of Engineers
Village of Pleasant Prairie
Brian Lennie, Stantec
Elaine Johnson, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineation Map for the Project Area



Legend

 Approximate Project Boundary

- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, WeDOT, WDNR
 3. Background: USGS 7.5' Topographic Quadrangles

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Figure No.

1

Title

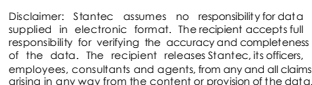
Project Location and Topography

Client/Project
Wausau Homes Kenosha DBA
Wade Construction LLC
CSM 2403 Lots 1 and 2 - Wetland Delineation

Project Location 193705753
T1N, R22E, S33, Prepared by JM on 2017-10-31
V. of Pleasant Prairie, Technical Review by AS on 2017-10-31
Kenosha Co., WI Independent Review by EP on 2017-10-31

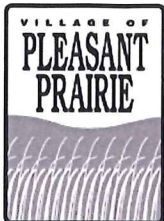
0 1,000 2,000 Feet
1:24,000 (at original document size of 8.5x11)





Page 1 of 1

\$225



COMPREHENSIVE PLAN AMENDMENT

I (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie 2035 Comprehensive Plan as hereinafter requested related to the following property:

Property Location: (Approx. 8000) 128th St. Pleasant Prairie WI 53158

Legal Description: S/W 1/4, S/E 1/4 of Section 33, T1N, R22E/W

Tax Parcel Number(s): 92-4-122-334-0302

Check all that apply

☒ Land Use Plan Amendment:

To change the land use designation from Low-Median Density Residential
to Secondary Env Corridor w/ Wetland (field verify) land use designations

☐ Neighborhood Plan Amendment to _____ Neighborhood

☐ Other Amendment to the Comprehensive Plan (specify) _____

Petitioner's interest in the requested amendment:

Correct the location of the field delineated wetlands

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

I (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Luke Bosman

Signature: [Signature]

Address: 811 Merry Lane
Oakbrook IL 60523
(City) (State) (Zip)

Phone: (708) 277-8706

Fax: _____

Email: lukebosman@gmail.com

Date: 8/9/2018

Community Development Department, 9915 39th Avenue, Pleasant Prairie WI 53158

Rev. 1-17

APPLICANT/AGENT:

Print Name: Justin Mathis

Signature: [Signature]

Address: 7600 75th St. Suite 124
Kenosha WI 53142
(City) (State) (Zip)

Phone: (262) 764-9859

Fax: (262) 764-7971

Email: mathist@wausauihomes.com

Date: 8/9/2018

RECEIVED
262-925-6717
AUG 23 2018

CODE 1808-003

BY: _____

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. 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 certified survey map.

tax key no.: 92-4-122-334-0302

* Verify exact number with Village Engineering Department

* outside finish grade = EL. 680.50 (advisory only) - top of foundation = EL. 681.17 (advisory only) unless otherwise determined in writing by Village Engineering Department

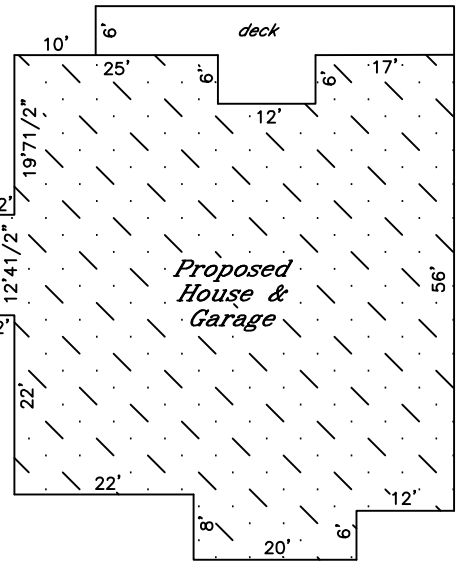
Scale
1" = 50'



lot area = 5.096 Acres

OHWM AS MARKED IN 2003 & AS SHOWN PLATTED PER C.S.M.

DETAIL
- NOT TO SCALE -



denotes iron pipe

Plat of Survey of
LOT 2 OF
CERTIFIED SURVEY MAP NO. 2403
in SE1/4 Section 33-1-22
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.
-for-
Wausau Homes

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

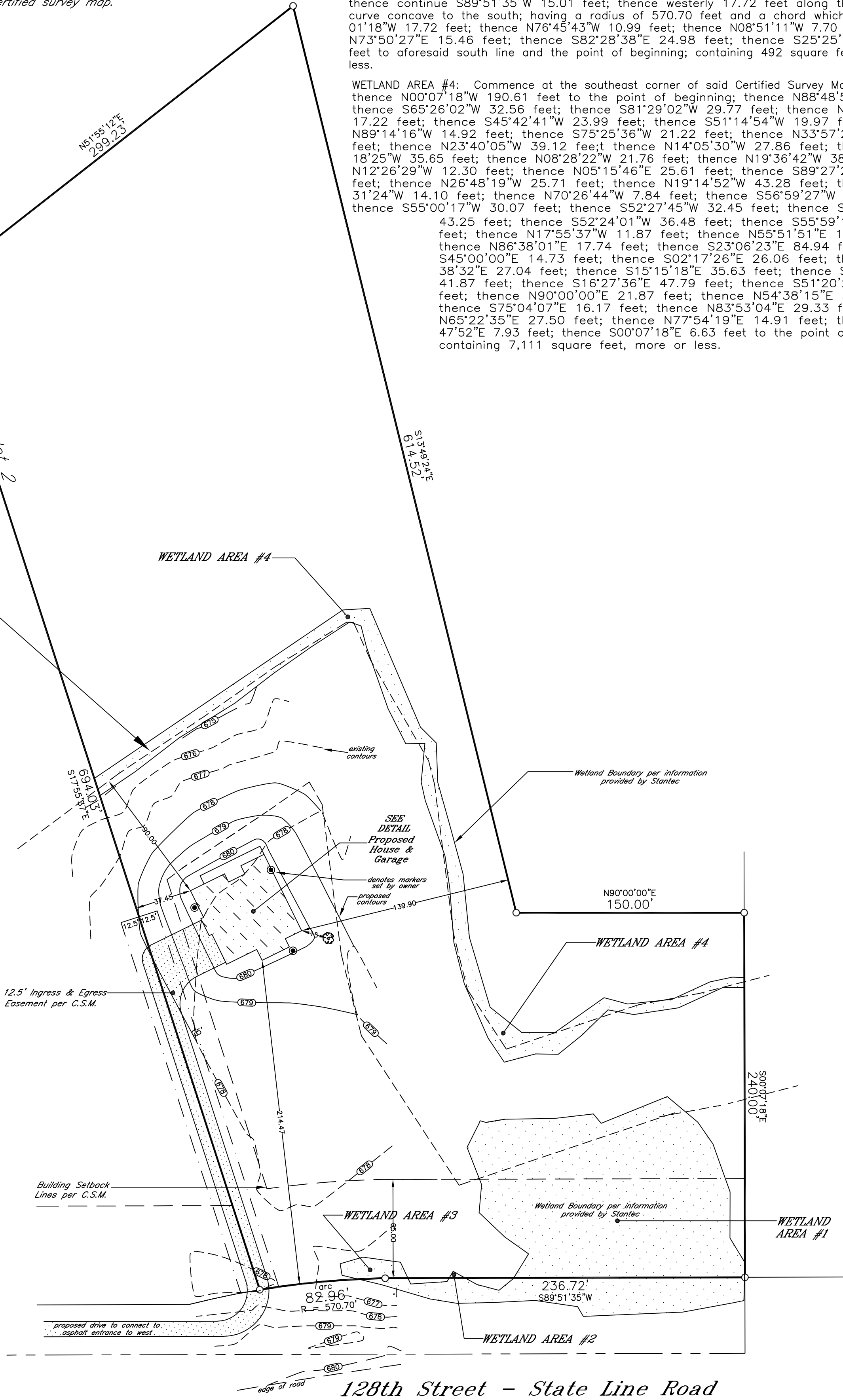
I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

Reg. Land Surveyor
June 18, 2018
Revised 7/2/18
Revised 7/5/18
Revised 8/21/18

LEGAL DESCRIPTIONS FOR WETLAND AREAS: PRECEDE EACH WITH SAME PREAMBLE AS BELOW:

WETLAND AREA #3: Commence at the southeast corner of said Certified Survey Map No. 2403; thence S89°51'35"W along the south line thereof 221.71 feet to the point of beginning; thence continue S89°51'35"W 15.01 feet; thence westerly 17.72 feet along the arc of a curve concave to the south; having a radius of 570.70 feet and a chord which bears S88°01'18"W 17.72 feet; thence N76°45'43"W 10.99 feet; thence N08°51'11"W 7.70 feet; thence N73°50'27"E 15.46 feet; thence S82°28'38"E 24.98 feet; thence S25°25'10"E 11.64 feet to aforesaid south line and the point of beginning; containing 492 square feet, more or less.

WETLAND AREA #4: Commence at the southeast corner of said Certified Survey Map No. 2403; thence N00°07'18"W 190.61 feet to the point of beginning; thence N88°48'54"W 13.74; thence S65°26'02"W 32.56 feet; thence S81°29'02"W 29.77 feet; thence N79°39'46"W 17.22 feet; thence S45°42'41"W 23.99 feet; thence S51°14'54"W 19.97 feet; thence N89°14'16"W 14.92 feet; thence S75°25'36"W 21.22 feet; thence N33°57'20"W 19.08 feet; thence N23°40'05"W 39.12 feet; thence N14°05'30"W 27.86 feet; thence N04°18'25"W 35.65 feet; thence N08°28'22"W 21.76 feet; thence N19°36'42"W 38.66; thence N12°26'29"W 12.30 feet; thence N05°15'46"E 25.61 feet; thence S89°27'27"W 12.58 feet; thence N26°48'19"W 25.71 feet; thence N19°14'52"W 43.28 feet; thence N14°31'24"W 14.10 feet; thence N70°26'44"W 7.84 feet; thence S56°59'27"W 30.08 feet; thence S55°00'17"W 30.07 feet; thence S52°27'45"W 32.45 feet; thence S58°04'28"W 43.25 feet; thence S52°24'01"W 36.48 feet; thence S55°59'12"W 28.07 feet; thence N17°55'37"W 11.87 feet; thence N55°51'51"E 197.56 feet; thence N86°38'01"E 17.74 feet; thence S23°06'23"E 84.94 feet; thence S45°00'00"E 14.73 feet; thence S02°17'26"E 26.06 feet; thence S15°38'32"E 27.04 feet; thence S15°15'18"E 35.63 feet; thence S05°42'38"E 41.87 feet; thence S16°27'36"E 47.79 feet; thence S51°20'25"E 26.68 feet; thence N90°00'00"E 21.87 feet; thence N54°38'15"E 39.60 feet; thence S75°04'07"E 16.17 feet; thence N83°53'04"E 29.33 feet; thence N63°22'35"E 27.50 feet; thence N77°54'19"E 14.91 feet; thence S87°47'52"E 7.93 feet; thence S00°07'18"E 6.63 feet to the point of beginning; containing 7,111 square feet, more or less.



LEGAL DESCRIPTIONS OF WETLAND AREAS: PRECEDE EACH DESCRIPTION WITH THIS PREAMBLE: Part of Lot 2 of Certified Survey Map No. 2403, a plat recorded in the Kenosha County Land Registry on March 1, 2004, as Document No. 1376075; lying and being in part of the Southeast Quarter of Section 33, Town 1 North, Range 22 East of the Fourth Principal Meridian; being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as:

WETLAND AREA #1: Begin at the southeast corner of said Certified Survey Map No. 2403; thence S89°51'35"W along the south line of said certified survey map, 152.13 feet; thence N31°45'43"E 18.65 feet thence N54°56'19"W 19.16 feet; thence N46°19'08"W 23.39 feet; thence N05°06'36"E 18.46 feet; thence N21°20'53"W 26.27 feet; thence N26°32'46"E 17.63 feet; thence N22°22'02"E 1.88 feet; thence S14°20'42"E 3.99 feet; thence N80°12'50"E 12.44 feet; thence N89°04'33"E 33.26 feet; thence N83°16'22"E 25.28 feet; thence S39°42'44"E 8.07 feet; thence N67°56'30"E 46.93 feet; thence S49°59'56"E 26.26 feet; thence S34°42'24"E 17.47 feet; thence S19°44'25"E 33.53 feet; thence S00°18'31"W 30.27 feet; thence S31°26'37"E 18.92 feet; thence S00°07'18"E 9.75 feet to the southeast corner of aforesaid Certified Survey Map No. 2403 and the point of beginning; containing 16,650 square feet, more or less.

WETLAND AREA #2: Commence at the southeast corner of said Certified Survey Map No. 2403; thence S89°51'35"W along the south line thereof, 184.04 feet to the point of beginning; thence continue S89°51'35"W along said south line 10.59 feet; thence N30°40'34"E 5.17 feet; thence S60°54'49"E 9.10 feet to aforesaid south line and the point of beginning; containing 55 square feet; more or less.



ZONING MAP AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: (Approx. 8000) 128th St. Pleasant Prairie WI 53158

Legal Description: S/W 1/4, S/E 1/4, of section 33, T1N, R22E/W

Tax Parcel Number(s): 92-4-122-334-0302

Existing Zoning District(s): A-3 + C-1

Proposed Zoning District(s): A-3 + C-1

Proposed Use: Single Family Home

Compatibility with Adjacent Land Uses:

Correct the location of the
field delineated wetlands

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine whether additional information may be needed for this request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Luke Bosman

Signature: [Signature]

Address: 811 Merry Lane

Oakbrook IL 60523
(City) (State) (Zip)

Phone: (708) 277-8706

Fax: _____

Email: lukejbosman@gmail.com

Date: 8/9/2018

APPLICANT/AGENT:

Print Name: Justin Mathis

Signature: [Signature]

Address: 7600 75th St. Suite 124

Kenosha WI 53142
(City) (State) (Zip)

Phone: (262) 764-9859

Fax: (262) 764-7971

Email: mathist@wauwayhomes.com

Date: 8/9/2018

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. 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 certified survey map.

tax key no.: 92-4-122-334-0302

* Verify exact number with Village Engineering Department

* outside finish grade = EL. 680.50 (advisory only) - top of foundation = EL. 681.17 (advisory only) unless otherwise determined in writing by Village Engineering Department

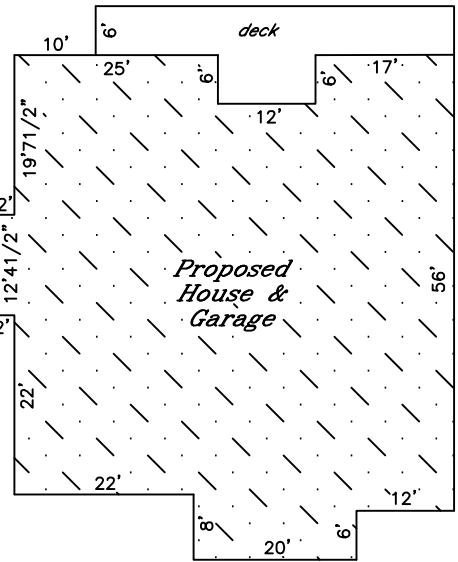
Scale
1" = 50'



lot area = 5.096 Acres

OHWM AS MARKED IN 2003 & AS SHOWN PLATTED PER C.S.M.

DETAIL
- NOT TO SCALE -



denotes iron pipe

Plat of Survey of
LOT 2 OF
CERTIFIED SURVEY MAP NO. 2403
in SE1/4 Section 33-1-22
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.
-for-
Wausau Homes

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

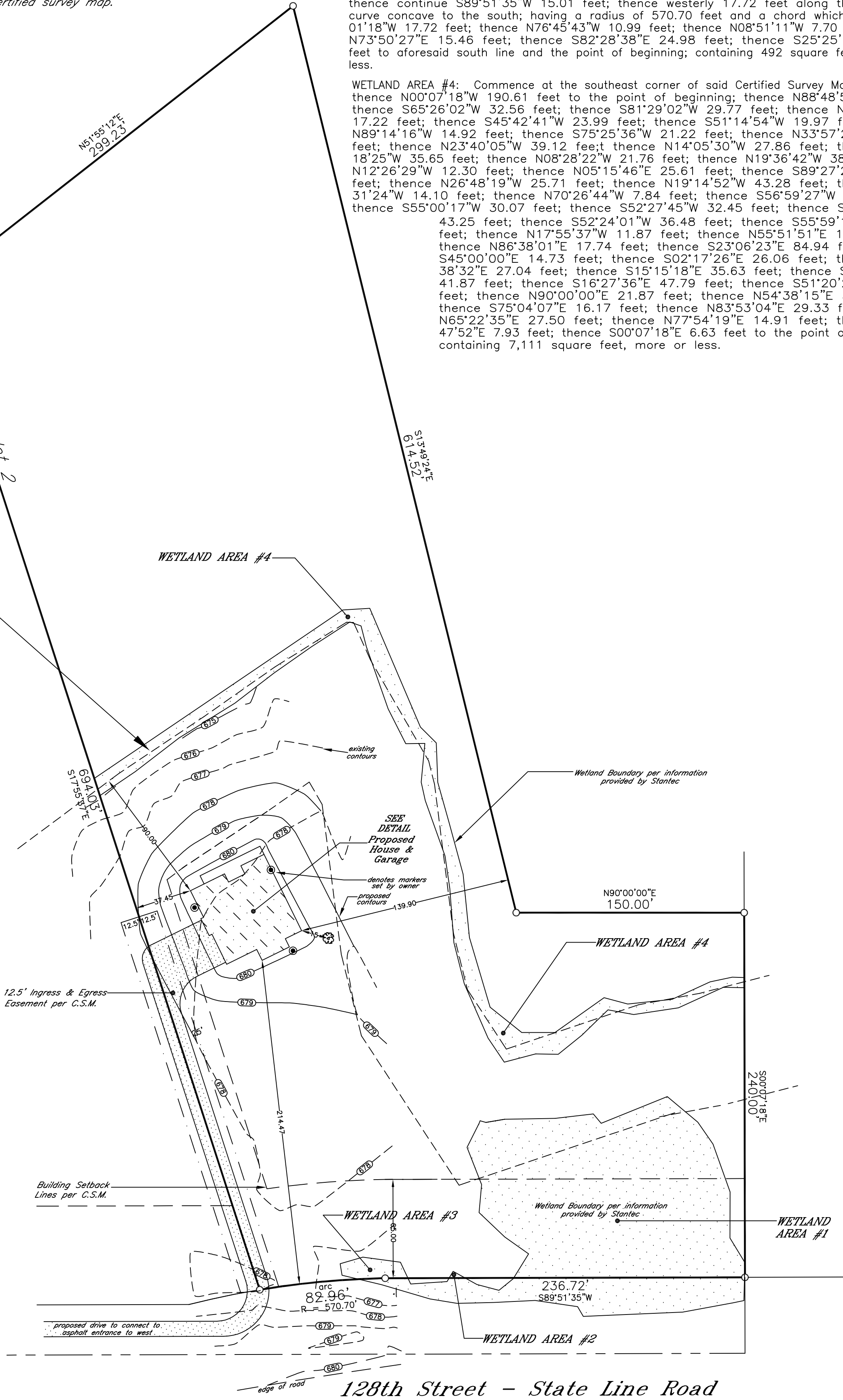
I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

Reg. Land Surveyor
June 18, 2018
Revised 7/2/18
Revised 7/5/18
Revised 8/21/18

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WETLAND AREA #4: Commence at the southeast corner of said Certified Survey Map No. 2403; thence N00°07'18"W 190.61 feet to the point of beginning; thence N88°48'54"W 13.74; thence S65°26'02"W 32.56 feet; thence S81°29'02"W 29.77 feet; thence N79°39'46"W 17.22 feet; thence S45°42'41"W 23.99 feet; thence S51°14'54"W 19.97 feet; thence N89°14'16"W 14.92 feet; thence S75°25'36"W 21.22 feet; thence N33°57'20"W 19.08 feet; thence N23°40'05"W 39.12 feet; thence N14°05'30"W 27.86 feet; thence N04°18'25"W 35.65 feet; thence N08°28'22"W 21.76 feet; thence N19°36'42"W 38.66; thence N12°26'29"W 12.30 feet; thence N05°15'46"E 25.61 feet; thence S89°27'27"W 12.58 feet; thence N26°48'19"W 25.71 feet; thence N19°14'52"W 43.28 feet; thence N14°31'24"W 14.10 feet; thence N70°26'44"W 7.84 feet; thence S56°59'27"W 30.08 feet; thence S55°00'17"W 30.07 feet; thence S52°27'45"W 32.45 feet; thence S58°04'28"W 43.25 feet; thence S52°24'01"W 36.48 feet; thence S55°59'12"W 28.07 feet; thence N17°55'37"W 11.87 feet; thence N55°51'51"E 197.56 feet; thence N86°38'01"E 17.74 feet; thence S23°06'23"E 84.94 feet; thence S45°00'00"E 14.73 feet; thence S02°17'26"E 26.06 feet; thence S15°38'32"E 27.04 feet; thence S15°15'18"E 35.63 feet; thence S05°42'38"E 41.87 feet; thence S16°27'36"E 47.79 feet; thence S51°20'25"E 26.68 feet; thence N90°00'00"E 21.87 feet; thence N54°38'15"E 39.60 feet; thence S75°04'07"E 16.17 feet; thence N83°53'04"E 29.33 feet; thence N63°22'35"E 27.50 feet; thence N77°54'19"E 14.91 feet; thence S87°47'52"E 7.93 feet; thence S00°07'18"E 6.63 feet to the point of beginning; containing 7,111 square feet, more or less.



- C. Consider the request of Kenneth and Kathee Jennings **to change the official address** of the property located at 9119 Cooper Road.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the address change as presented in the October 8, 2018 Village Staff Report.

VILLAGE STAFF REPORT OF OCTOBER 8, 2018

Consider the request of Kenneth and Kathee Jennings **to change the official address** of the property located at 9119 Cooper Road.

The owners of the property located at 9919 Cooper Road (Tax Parcel Number 92-4-122-143-0044) are requesting that a second address be assigned to the 550 square foot home located on the north side of the property. The property has two homes on the property, the primary home located on the south side of the property was constructed in 1939 and the second home on the north side of the property was constructed in 1954. Both homes were legally constructed since at the time of construction there were no zoning regulations in effect; however, the property is currently zoned R-4, Urban Single Family Residential District, which only allows for one living unit per property; therefor this home is considered a legal, non-conforming use.

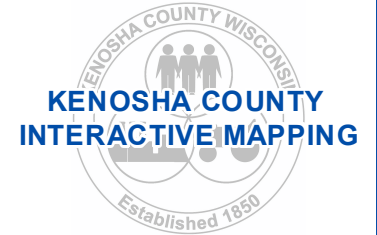
The owners intend to maintain the secondary home on the property and are requesting a second address be assigned to the northern home to eliminate the problems they are having with deliveries and other persons trying to locate the current home. In addition since both homes are located on the same parcel with the same address, problems could create for emergency response personnel.

On September 17, 2018 the Village Board adopted Resolution #18-31 to initiate the change of an official address in the Village pursuant to Article IV of the Village Ordinances.

The Village Board will hold a Public Hearing to consider changing the address of northern home from 9119 Copper Road to 9115 Cooper Road while the southern home will retain the address of 9119 Cooper Road.

Village staff recommends that the Plan Commission approve the address change as requested.

ADDRESS CHANGE



Address for 2nd home on the property is proposed to be 9115 Cooper Road



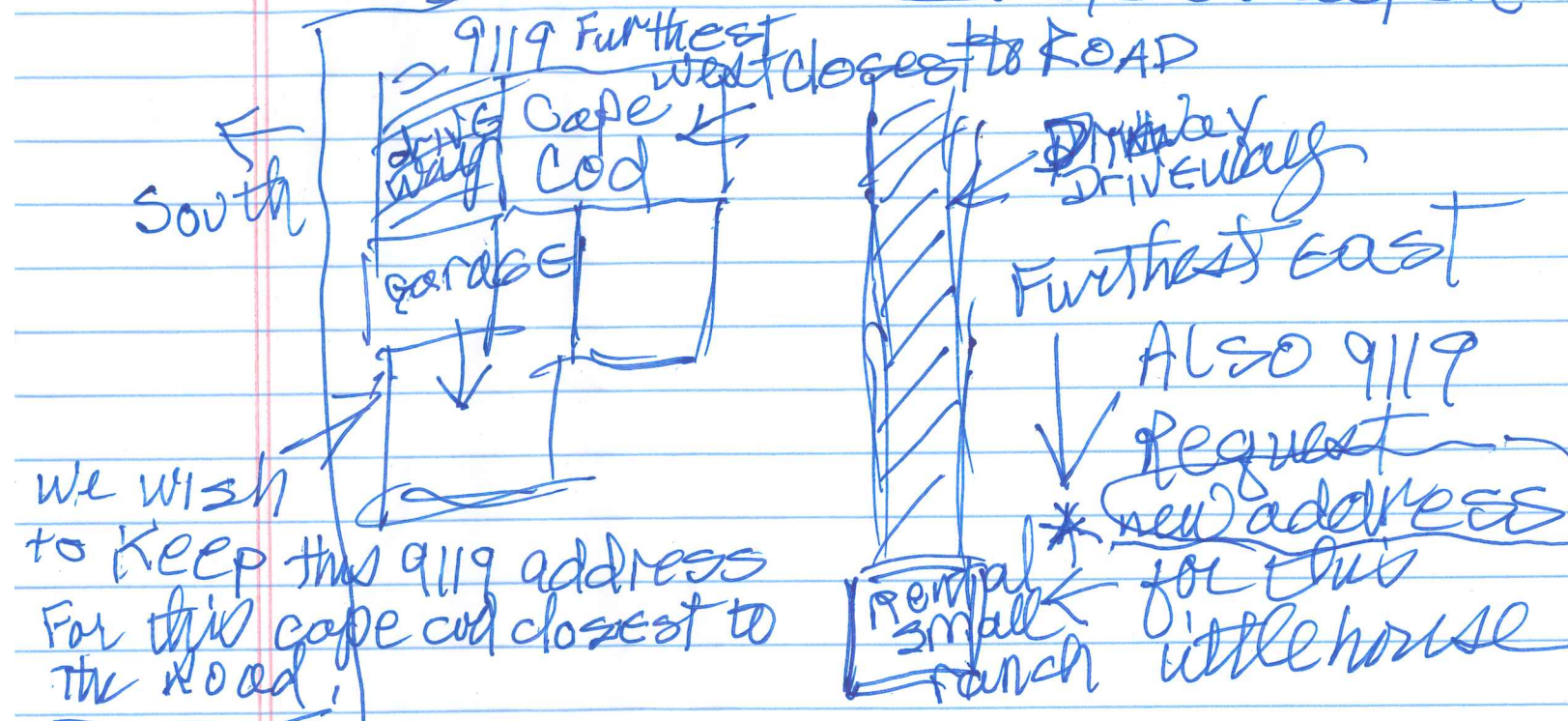
1 inch = 150 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 8/31/2018

From KENNETH and KATHLEEN JENNINGS
9063 COOPER ROAD - 53158

WE ARE REQUESTING A CHANGE OF ADDRESS
for a property we own at 9119 COOPER RD.
It is comprised of 2 houses on 2 acres.
Each house has its own driveway
Property is 99 Foot Frontage on COOPER RD



There are constant problems for misdelivery of
important packages, first class mail, food
etc! please help us out.

Kathleen Jennings
262 496 2352
9063 Cooper Road
PL, Prairie, WI. 53158

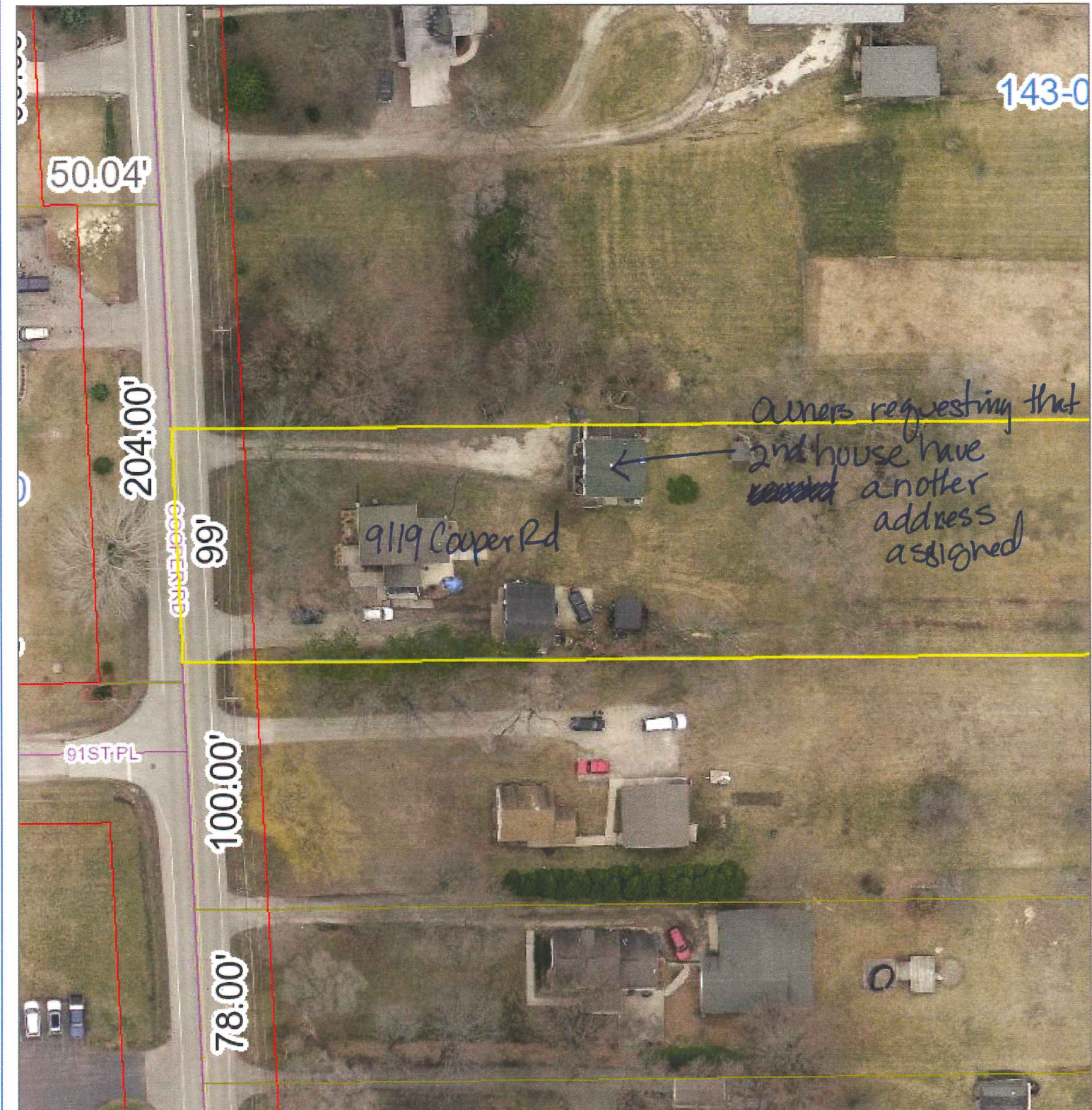
RECEIVED

Aug 30 2018

~~Aug 25 2018~~

PLEASANT PRAIRIE

DEV1806-006



**VILLAGE OF PLEASANT PRAIRIE
PLAN COMMISSION
RESOLUTION #18-24
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 have received several inquiries recently to allow for a "mother in law suite" as a separate living unit within a single family home; and

WHEREAS, the single family districts currently only allow only one (1) dwelling unit per property; and

WHEREAS, other communities throughout the country allow for a smaller, independent residential dwelling unit located within a single-family home known as an Accessory Dwelling Unit; and

WHEREAS, the Village staff is proposing to evaluate the need for and possible zoning regulations to consider Accessory Dwelling Units in the Village.

NOW THEREFORE, BE IT RESOLVED, by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions the Village staff to evaluate Accessory Dwelling Units and bring forth an ordinance for discussion and consideration; 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 8th day of October 2018.

ATTEST:

VILLAGE OF PLEASANT PRAIRIE

James W. Bandura
Plan Commission Secretary

Michael J. Serpe
Plan Commission Chairman

Date Posted:

CODE1809-001
24-Accessory Dwelling Units-initiate