

**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 Koessl:

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.**