

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
April 29, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on April 29, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessl; Bill Stoebig; and Brock Williamson (Alternate #2). Deb Skarda, Jim Bandura, Judy Juliana and John Skalbeck (Alternative #1) were excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant 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 APRIL 8, 2019 PLAN COMMISSION MEETING MINUTES.**

Bill Stoebig:

Move to approve.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY BILL STOEBIG AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE APRIL 8TH MINUTES. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Michael Serpe:

Item A and B are going to be tabled. Item D, E and F are public hearings. And if you have something that you wish to say or approach this Board on that would be your time to do so. And if you have any other comments you wish to approach this Commission on now is the time to do so. Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments.

6. NEW BUSINESS:

A. TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-06 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN for the request of Dan Szczap, agent on behalf of Mills Holdings LLC, owners of the properties (approximately 560 acres) generally located between 91st and 104th Streets and west of Sheridan Road for the proposed Barnes Prairie Wetland Mitigation Bank project. Specifically the Village 2035 Land Use Plan Map 9.9 is proposed to be amended by changing the Commercial, Low-Medium Density Residential, Governmental and Institutional, Neighborhood Park and Urban Reserve land use designations to the Park, Recreation and Other Open Space Lands. All other land uses including Primary Environmental Corridor, Isolated Natural Resources and wetland and floodplain areas will remain unchanged. In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9. AS REQUESTED BY THE PETITIONER, THIS ITEM WILL REMAIN ON THE TABLE UNTIL JUNE 24, 2019.

B. TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENTS for the request of Dan Szczap, agent on behalf of Mills Holdings LLC, owners of the properties (approximately 560 acres) generally located between 91st and 104th Streets and west of Sheridan Road for the proposed Barnes Prairie Wetland Mitigation Bank project. Specifically, to rezone the properties from the R-5 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District, R-4 (AGO), Urban Single Family Residential District with a General Agricultural Overlay District; R-5 (UHO), Urban Single Family Residential District with a Urban Landholding Overlay District; B-2, Community Commercial District; and C-2, Upland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District. The lands currently zoned C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District will remain unchanged. AS REQUESTED BY THE PETITIONER, THIS ITEM WILL REMAIN ON THE TABLE UNTIL JUNE 24, 2019.

Michael Serpe:

Item A and Item B are going to be tabled.

Jean Werbie-Harris:

For the record I would ask that Items A and B be tabled as requested by the petitioner until June 24, 2019.

Michael Serpe:

Is there a motion on that?

Mike Pollocoff:

I'll move.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY WAYNE KOESSL FOR TABLING THE ITEM A AND B UNTIL JUNE 24TH. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. NEW BUSINESS:

C. Consider approval of a Vacation of the Vintage Parc Condominium Plat, vacation of easements and Certified Survey Map for the redevelopment of the site for the Green Bay Trail Condominium development.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, the next items on the agenda we would like them taken up at the same time, Item C, Item D and Item E.

D. PUBLIC HEARING AND CONSIDERATION OF A FINAL CONDOMINIUM PLAT INCLUDING THE DEVELOPMENT AGREEMENT AND RELATED EXHIBITS for the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street (STH 165) for the Green Bay Trail Condominium development (6-3 unit and 14-2 unit buildings).

- E. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT INCLUDING RESIDENTIAL DEVELOPMENT PLANS for the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street (STH 165) to amend Appendix C of Chapter 420 specific development plan # 22 for the Green Bay Trail Condominium Planned Unit Development Ordinance.**
- F. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street (STH 165) to construct and use building #20 as model units/sales office for the Green Bay Trail Condominium development.**

Jean Werbie-Harris:

The first, Item C, vacation of the Vintage Parc Condominium Plat, vacation of easements and Certified Survey Map for the redevelopment of the site for the Green Bay Trail Condominium development.

Item D is a public hearing and consideration of a Final Condominium Plat including the Development Agreement and related exhibits, and this is at the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street or Highway 165 for the Green Bay Trail Condominium development which is proposed to be 6 3-unit and 14 2-unit buildings.

Item E, public hearing and consideration of a Zoning Text Amendment including residential development plans also at the request of Nancy Washburn on behalf of Harpe Development LLC. And this is also for that same property at the southeast corner of Old Green Bay Road and 104th Street to amend Appendix C of Chapter 420 specific development plan # 22, and this is for the Green Bay Trail Condominium Planned Unit Development Ordinance.

And Item F, public hearing and consideration of a Conditional Use Permit for the request of Nancy Washburn, agent on behalf of Harpe Development. And this is for a Conditional Use Permit to use Building #20 as a model unit/sales office for the Green Bay Trail Condominium development. These items are related and will be discussed at the same time, however separate actions will be required.

The petitioner is requesting final approvals for the redevelopment of the Vintage Parc Condominium Development properties as a new condominium development to be known as Green Bay Trail Condominiums located at the southeast corner of Old Green Bay Road and 104th Street or Highway 165.

As some background information, on June 18, 2007, the Board approved a Final Condominium Plat, Development Agreement and related exhibits for the Vintage Parc Condominium development which included 3 6-unit and 12 4-unit condominium buildings or 66 units at that southeast corner of Old Green Bay Road and 104th Street. Infrastructure construction began, and some public improvements were installed including the mass grading and installation of a

retention basin, underground utilities and binder course of the roadway including curb and gutter. However, due to the downturn in the economy all of the required public roadway improvements were not completed and no condominium buildings were built.

With the purchase of the former Vintage Parc development by Harpe Development LLC, the Village Board on November 19, 2018, approved an assignment of the existing 2007 Development Agreement to Harpe Development LLC, the new developer. Harpe Development, LLC has agreed to assume all obligations under the Development Agreement, including being financially responsible for the completion of the required public and private improvements within the development.

Harpe Development, LLC has provided the Village with the required financial security or letter of credit, but this was based on the 2018 Village Engineer's cost estimate identifying the currently known outstanding construction-related costs for the development. Additional financial security will be required to be provided to the Village as a replacement letter of credit or supplemental letter of credit based upon the new final engineering plans and construction costs for the new development. It is intended that a new Development Agreement as presented this evening will be entered into with Harpe based on the revised development costs and project..

On January 21, 2019, the Board approved a Comprehensive Plan Amendment to amend a portion of the Lakewood Neighborhood Plan for the proposed redevelopment of the site pursuant to a Conceptual Plan that was also conditionally approved for the proposed 6 3-unit condominium buildings and 14 2-unit condominium buildings. The development is to be known as Green Bay Trail Condominiums. On March 11, 2019, the Village Board approved a Preliminary Condominium Plat for the proposed Green Bay Trail Condominiums.

So the Green Bay Trail Condominium Plat then this evening, the existing Vintage Parc Final Plat is proposed to be vacated along with some easements and the property is proposed to be redeveloped with 46 units to be known as Green Bay Trail Condominiums. The development proposes to utilize as much of the existing infrastructure that was installed as possible; however, the storm water retention pond is being reshaped, and some electrical utilities are being moved to allow for the new development layout. There are some other infrastructure improvements as well.

The 2-unit buildings will be ranch-style condominiums with a 2-car attached garages and full basement. Each building will have a 2 bedroom with a 2 bath unit that is 1,626 square feet and a 3 bedroom with a 2 bath unit that is 1,691 square feet. The 3 unit buildings will be two stories. Two of the units will be ranch style with a 3-car attached garage, full basements with 2 bedrooms and 2 baths. One unit will be 1,617 square feet and the other will be 1,629 square feet. The upper unit will have 2,276 square feet of living space on the second floor with an entry foyer with extra storage space on the first floor that is 244 square feet. This upper unit will have a 2 car attached garage extra deep, 3 bedrooms, 2 bathrooms, an office, and a covered deck.

The units will have a variety of color options related to the siding, this is all Hardie, shake and stone materials. The boards that you see in front of me outline the color pallets and the materials to be used for the project. As you can see there is a wide variety of siding colors as well as shake colors and stone materials as shown on the board.

Comprehensive Plan compliance and density, the proposed development is consistent with the adopted Village's Comprehensive Land Use Plan and the Lakewood Neighborhood Plan. For the zoning, the property is currently zoned R-10 (PUD), which is a Multiple Family Residential District with the Planned Unit Development Overlay District. The existing PUD Ordinance that was approved for the Vintage Parc Condominium is being repealed, and the attached new PUD Ordinance will be created for this development. Developing this site with a PUD overlay allows for modification of Zoning Ordinance requirements provided that there is a defined benefit to the community.

The PUD will allow for more than one building per property and just slightly reduced street setbacks and other modifications as noted below. There is a 60 foot building setback from Highway 165 instead of the required 65 feet. A 50 foot building setback from Old Green Bay Road right of way instead of the required 65 feet. A 25 foot building setback from 105th Street and 65th Avenue right of ways instead of the required 40 feet provided that from the edge of the garage to the sidewalk there's a minimum of 20 feet to allow a car to be parked in the driveway without encroaching into the sidewalk. There is a 20 foot building setback from the back of curb to the private drive cul-de-sac for units 13 through 17 instead of the required 40 feet.

Twenty foot separation distance between the buildings as measured from the building decks or porches will be required. 120 foot minimum separation spacing distance between the center line of the condominium driveways and the center line of Highway 165 and Old Green Bay Road instead of the required 150 feet. And then 80 foot minimum separation between the center line of the driveways and the center line of 65th Avenue and 105th Street, and a 65 foot minimum separation between the center line of the driveways and the center line of 66th Court which is a private street and 65th Avenue instead of the required 100 feet.

The community benefit being provided it that all units have individual entries with no common hallways. Exterior materials are maintenance free and include elements of natural stone or brick materials as shown Residential Development Plans. Other community benefits include increased installation of landscaping, required sidewalks, and future street trees and driveway extensions when the cul-de-sac islands are removed. Again, keep in mind that the previous development had these 4 and 6-unit buildings, and so there were fewer buildings but there were more units in each building. So in order to accommodate the reduction to these 2 and 3-units we needed to shift some things around in order to get the number of units in the development. Again, the previous development had 66, and this one only has 46.

Municipal Improvements: Municipal sanitary sewer and water laterals will be provided to service all of the condominium units. Sanitary sewer and water were installed by the previous developer; however, due to the reconfiguration of the buildings, sewer and water mains and sewer and water laterals will need to be extended and or relocated. The storm water retention basin facility and storm sewers for this development have already been constructed and installed. However, again, the retention basin and storm sewers are being proposed to be reconfigured slightly to accommodate the new building layout per the plans.

Sidewalks are required in all developments now and will be required on both sides of 105th Street, on both side of 65th Avenue, on the east side of Old Green Bay Road and on the south side of Highway 165 within the street rights-of-way. All sidewalks with the exception of the sidewalk on Highway 165 are required to be installed as part of this development. A cash deposit in the

amount of \$28,525 shall be provided to the Village for the future sidewalk or pedestrian path on 165 which would be installed at the time that future improvements are completed in Highway 165 excluding the intersection improvements at 165 and Old Green Bay Road that will be installed later this year as part of the Main Street Market development to the northwest. The public roadways will be completed pursuant to the Village specifications as noted in Chapter 405 of the municipal code with some slight adjustments since a portion of the improvements were previously installed.

The temporary cul-de-sacs at the end of 105th Street and 65th Avenue are intended to be removed when land to the east and south develops. So as you can see on the slide, there are temporary cul-de-sacs that are being installed at this time to accommodate the development and to allow for turnarounds at the terminus of each of those two roads. But when and if development does extend to the east or to the south those temporary cul-de-sacs will come off, and the roads will then be extended straight. The driveways will have to be reconnected to the roadway, and then the roads will be extended. The condominium association will be responsible to connect the existing condominium building driveways for buildings 7, 8 and 9 to the new roadways and to install the required remaining public street trees because we're not installing those street trees where the temporary cul-de-sac islands or bulbs are being placed.

With respect to the Plat and Easement Vacation, Certified Survey Map and Development Agreement, existing easements and Vintage Parc Condominium Plat vacation documents shall be finalized and approved by the Board. A new Certified Survey Map will dedicate new easements and set forth additional restrictive covenant language associated with the new development plan. In addition, the attached draft Development Agreement and related exhibits shall be finalized and executed by the developer. As part of the Development Agreement, the developer shall provide a replacement or supplemental letter of credit as financial security to the Village as a guarantee for the installation, inspection and warranty of the remaining public improvements. The vacation documents shall be approved, executed and recorded prior to recording the CSM, Final Plat, Memo of Development Agreement and other associated documents all which would be recorded at the Kenosha County Register of Deeds Office.

Under transportation improvement fees, for the future widening and reconstruction of Old Green Bay Road and Highway 165 intersection that dollar amount of \$187,453.11 has already been deposited with the Village by the prior developer. These funds will be utilized for the intersection improvements that are anticipated to be under construction in the late spring/summer of 2019 by the Main Street Market developer.

With respect to the Conditional Use Permit being requested, building #20, a two unit building, is proposed to be constructed at the northeast corner of Old Green Bay Road and 105th Street and used as a sales office and model units for this development. This building will not be used as the developer's permanent office, since Harpe Development has their corporate office and selection showroom on 75th Street in Pleasant Prairie. As requested by the developer, approved by the Village Board and noted in the Development Agreement, the construction of the sales office and model units building can commence upon execution of the Development Agreement and issuance of proper Village permits. However, all outstanding public and private improvements as outlined in the Development Agreement will need to be finalized, inspected and accepted by the Village prior to the final verbal occupancy inspection and use of the building as model units or sales office.

The property is zoned R-10 (PUD). Pursuant to Section 420-115 C (1) (b) of the Village Zoning Ordinance, model units and related temporary real estate sales offices or marketing centers are allowed within the R-10 District with the approval of a Conditional Use Permit that's issued by the Plan Commission. Pursuant to Ordinance, the Model Units/Sales Center are allowed with the following conditions:

- The Plan Commission may set a specific time frame for such Conditional Use to be allowed. Village staff recommends no longer than four years or until all of the condo units are sold, whichever occurs first.
- The building shall not be occupied for model units or sales or marketing office until a verbal to occupy approval is granted by the Village inspectors.
- The two-unit building shall not be open past 9:00 p.m. Pursuant to the application the units will typically be open on the weekends between 10:00 a.m. and 5:00 p.m. or by appointment.
- Proper exterior maintenance of the property shall be provided such as but not limited to lawn and yard maintenance and snow and ice removal.
- The building site shall be completely landscaped prior to verbal occupancy.
- The building shall be handicapped accessible and meet all ADA requirements.
- The off-street parking area or the driveway shall be completed with a paved surface prior to verbal occupancy. Parking would be allowed within the driveway of the units and on 105th Street adjacent to the units provided that the vehicles do not block any driveways or fire hydrants, are not parked on the street during a snow emergency and do not hinder any traffic visibility. Parking is not allowed on Old Green Bay Road or Highway 165.
- The model units/sales office shall not be used as living quarters pursuant to the Conditional Use Permit.

Notices were sent to adjacent property owners via regular mail on April 11, 2019 and the required notice was published in the *Kenosha News* on April 15 and April 22, 2019 related to the public hearing. The petitioner was emailed a copy of this Plan Commission Memorandum on April 26, 2019.

According to the Village Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing this evening that the project as planned does not violate the intent or purpose of all Village Ordinances and it meets the minimum standards for granting of a Conditional Use Permit.

The only other thing I would like to mention is that under the developer time frame the developer anticipates starting construction this summer, and projects that the construction of the units will be completed within two to three years. Prior to the issuance of permits with the exception of

building #20 as noted above, the phase 2 improvements which includes storm water retention pond, other site grading, public sewer and water extensions and anything related to the public improvements including but not limited to the televising of the systems, the inspection, all of that needs to be completed and accepted by the Village as well as the as built utility and grading plans need to be all submitted. And this is all set forth in the Development Agreement. All other required improvements shall be complete, again, pursuant to the Development Agreement. So with that I'd like to continue the public hearing. We have four different items on the agenda this evening for the Green Bay Trail Condominium Project.

Michael Serpe:

Item D, E and F are public hearings, but we'll accept comments on Item C as well. This is a matter for public hearing. Anybody wishing to speak? Nancy?

Nancy Washburn:

Nancy Washburn, 7450 County Line Road in Mount Pleasant. I do want everybody to know that I'm paying attention and I'm reading everything. And these are color coded. The pink ones are - - unfortunately engineering got pink, I don't know why. Project acceptance is orange, blue is the CUP and green is landscaping. So I'm doing my best to keep up with it all. We're just really excited to be here tonight. Obviously we don't have too many people that have anything else to say. We appreciate all the effort everyone's made on this project. Jean's right, we would like to go to construction on this this summer. And pursuant to that request we actually have as part of our Conditional Use and Developer's Agreement we have requested that we be able to start that building 20 as soon as possible.

So we are working hard to bring everything together. It's a challenging year this year. The contractors are busy. We're not getting information back as fast as we'd like to. But we are going to be able to pull it together. I have submitted vacation documents for staff review. And I'm not sure what all other questions you might have, but we've thought long and hard about the project based on what we've presented you. The buildings I think are very nice. They're exactly what apparently the people in Pleasant Prairie are looking for because we do have quite a few reservations on them. And based on what we have to do with the site to make it work it's all doable. And we've agreed to all of the sidewalks that have been requested of us and so forth.

I think with the Old Green Bay and the Main Street Market project that will be a timing issue more than anything else depending on how fast and how far along they go. Dustin Harpe the developer is here with me tonight. And in order to keep it kind of simple and whatever I'm certainly here to answer any questions that anyone might have.

Michael Serpe:

Thank you, Nancy. If anybody has any questions, when we close the public hearing we'll call you back up. Thank you. Anybody else wishing to speak? Anybody else? We'll close the public hearings and open it up to comments or questions from the Commission. Mike?

Mike Pollocoff:

I had a question for Matt. What is the anticipated timing on Old Green Bay Road right now?

Matt Fineour:

Old Green Bay Road right where they're at they've been going back and forth with the DOT for the past four or five months regarding that intersection. And there's quite a bit of land acquisition on Old Green Bay Road by the condominiums to the north. So where they're at is they're at 90 percent plans right now, so they've got it all kind of planned out. And from 60 percent which was about February to now I think they've kind of nailed down all the land acquisition needs. So what we need to do or essentially the next steps it's going to be the land acquisitions from the condos and everything else that's needed to construct this, that is going to be a six month process if we go through the full eminent domain process because of the nature of condominium process anyway.

So with that I'm guessing that they're not going to be ready to really construct the whole thing or anything until either in the fall. Or potentially as far as contractors go it might even be bid out in January and a next spring/summer construction for most of it. That being said it might even be a better situation to have it next year because right now with just Froedtert it's not warranted for a signal at that intersection. And my preference is actually just to put the signal in and get it going. So by next year there will be another something or another on board to warrant it so they can put the signals in right away as well. I don't see it really being done this year.

Mike Pollocoff:

If they haven't started acquiring land I don't see how it --we'll see what happens. Thank you.

Michael Serpe:

Matt, while you have the microphone, 104th Street at 65th Avenue westbound is there a bypass lane in there someplace?

Matt Fineour:

Old Green Bay Road at that intersection there's not a bypass lane. You can't even construct a bypass lane because the house on the other side road is --

Michael Serpe:

I'm talking about 65th Avenue, that's east.

Jean Werbie-Harris:

It's an intersection.

Matt Fineour:

That's an intersection.

Michael Serpe:

So there's room to bypass?

Matt Fineour:

Yeah, there is, but there is not a technical bypass lane because it is a four --

Michael Serpe:

But there's room to get around cars making a left hand turn?

Matt Fineour:

Mm-hm.

Michael Serpe:

Okay, that's fine. Anybody else have any questions? Brock?

Brock Williamson:

Are you guys going to shut that intersection down when you do it, or is that going to be kind of just limited use?

Matt Fineour:

Old Green Bay Road there will be grids of rerouting traffic. Part of it actually might even be rerouted for a short term through the subdivision and out to get some of the medians in there. But they are working on that kind of detour plan for construction phasing based off of the amount of - - they're not going to construct all of it at one time. But there are going to be periods where certain areas are going to be closed.

Brock Williamson:

Thank you.

Michael Serpe:

Who owns the street lights in that development right now, is that Harpe?

Matt Fineour:

Those are We Energies' street lights.

Michael Serpe:

Anybody else? Brock?

Brock Williamson:

I've got one for Nancy, please. So are you guys just putting up the shells and then the owners that buy the units get to pick what the exterior is going to look like for each building? Or you guys are going to be pretty consistent with all of them?

Nancy Washburn:

We'll have to have all of that predetermined. Particularly in regards to the exteriors that was part of our original preliminary submittals. So, yeah, those will be predetermined. The interiors there will be certainly --

Brock Williamson:

Modifications based on upgrades and --

Nancy Washburn:

Colors and countertops and cabinet styles and so forth can be modified on a unit-by-unit basis.

Brock Williamson:

Okay, thank you.

Mike Pollocoff:

I have a question for Nancy. On the landscaping is it going to be sprinkled throughout the site?

Nancy Washburn:

It is not going to be sprinkled throughout the site. At this point this site when you see it on a picture like this it looks very nice and lovely and green. There's not a lot of green space on it, but we did not have times at this time to sprinkler it.

Mike Pollocoff:

Brown's nice, I mean brown is a nice color when you see it.

Nancy Washburn:

We're going to have an aerator in our pond. I mean it's going to be lovely, Mike. I have a question for you actually? May I pose you a question? In regards to Main Street Market and all of the improvements on Old Green Bay Road is that in a TID district? Is that project in a TIF?

Mike Pollocoff:

Yes.

Nancy Washburn:

Is there any way that we can gain some benefit from the TIF for the sidewalks?

Mike Pollocoff:

I don't think so because it's not part of the project plan that's already been approved.

Nancy Washburn:

That would have been something that we would have -- because it is in the Old Green Bay Road road improvement. It would have been interesting to --

Mike Pollocoff:

Typically the Village hasn't utilized TID funds in residential development.

Nancy Washburn:

But it is allowable, we know.

Mike Pollocoff:

Oh, there's all sorts of things you can do that are allowable but would you do them?

Nancy Washburn:

Well, it just would have been -- not that -- we've agreed to pay for all the sidewalks, we got it, but that would have been a very interesting opportunity for us to be able to take part in that because they are expensive. Probably \$100,000 just in sidewalks to run the perimeter. So it is an expensive.

Michael Serpe:

Good try.

Nancy Washburn:

I'll always try. Sometimes Mike says yes to me, though.

Michael Serpe:

Any other comments or questions? Item C, what's your pleasure?

Wayne Koessl:

Move approval.

Mike Pollocoff:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY MIKE POLLOCOFF FOR APPROVAL OF ITEM C WHICH IS THE VACATION OF THE VINTAGE PARC CONDOMINIUM PLAT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item D, public hearing and consideration for a Final Plat Condominium Plat. What's your pleasure?

Bill Stoebig:

Move approval.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY BILL STOEBIG AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF ITEM D. THAT'S THE FINAL CONDOMINIUM PLAT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item E is the Zoning Text Amendment.

Mike Pollocoff:

Mr. Chairman, I'd move that we adopt the Zoning Text Amendment including the Residential Development Plans. They fit in with the Master Plan. It provides I think an actually better project than we had with the previous Development Plan. So I'd recommend it be approved as presented.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF THE ZONING TEXT AMENDMENT INCLUDING THE RESIDENTIAL DEVELOP PLANS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. And Item F is the consideration of a Conditional Use Permit.

Wayne Koessl:

Mr. Chairman, I'd move that we approve the Conditional Use Permit subject to the comments and conditions on the April 29, 2019 Village staff report.

Brock Williamson:

Second.

Michael Serpe:

Motion made and seconded for approval of the Conditional Use Permit. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Before we adjourn just one little comment. Wayne Koessler has been re-elected to the Wisconsin Retirement Board. He's been serving since Wisconsin was a territory.

8. ADJOURN.

Wayne Koessler:

So moved.

Mike Pollocoff:

Second.

Michael Serpe:

Motion made and seconded for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:30 p.m.