

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
October 28, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on October 28, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessl; Deb Skarda (Alternative #1); Judy Juliana; Bill Stoebig; John Skalbeck; Brock Williamson (Alternate #2); and Terry Rice (Alternate #3). Michelle Burnette (Alternate #2) was excused. Also in attendance were Nathan Thiel, Village Administrator; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

1. CALL TO ORDER.

2. ROLL CALL.

Michael Serpe:

Before we go any further, we'd like to introduce, we've got one new Plan Commission member, Alternate Terry Rice. And Terry's got some history with the Village. And I think we'll let him explain that. Terry, the floor is yours.

Terry Rice:

I was on the Town Board for two terms back I guess it was in 1980 to 1984. It was kind of way back then prior to being a Village. And I was fortunate enough to hire Mike Pollocoff and a police chief and a fire chief back then just kind of when the Town was starting to grow and be where it's at now. I'm happy to be back here. I've been gone for 35 years and happy to be back doing it all over again.

Michael Serpe:

Happy to have you back, Terry.

Wayne Koessl:

Welcome back.

Michael Serpe:

We like to think that we still conduct our Village meetings a little bit like the Town meetings. We let the people feel like they have a say and we're going to listen to them, and I think that's important that we continue that way. I know John runs the meeting that way on the Village Board meetings, and we do pretty much the same here. Michelle is not here, we'd introduce her, but Michelle is the other alternate. And if she shows up we'll let her get introduced. With that we'll continue.

3. CONSIDER APPROVAL OF THE OCTOBER 14, 2019 PLAN COMMISSION MEETING MINUTES.

Judy Juliana:

Move to approve.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE OCTOBER 14TH MINUTES. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

4. CORRESPONDENCE.

5. CITIZEN COMMENTS.

Michael Serpe:

Is there anybody wishing to speak? Now is your opportunity. We have one item on the agenda tonight. The introduction of Terry Rice is probably going to take longer than that item. Anybody wishing to speak? We'll close citizens' comments.

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Doug Stanich on behalf of The Cottages at Village Green to use Units 6 and 7 as sales and model condominium units.

Peggy Herrick:

Mr. Chairman, this is a petition for a Conditional Use Permit for the request of Doug Stanich on behalf of The Cottages at Village Green to use Units 6 and 7 as sales and model condominium units. Currently Units 4 and 5 are being used as a model. Those will no longer be used. When these are completed in December these will then be used as the models. Again, this will be Unit

6 and 7 as shown on the overhead. You can see the location of them. They're right north of where the existing models were.

The subject properties are known as Units 6 and 7 of The Cottages at Village Green Condominiums generally located just north of Main Street west of 46th Court on South Cottage Lane within U.S. Public Land Survey Section 23, Township 1 North, Range 22 East in the Village of Pleasant Prairie further identified as Tax Parcel Numbers 92-4-122-233-2006 and 92-4-122-233-2007.

The units are zoned R-8 (PUD) Urban Two Family Residential District with a Planned Unit Development Overlay District. Pursuant to Section 420-113 C (1) (b) of the Village Zoning Ordinance, model units and related temporary real estate offices or marketing centers are allowed in the R-8 District with the approval of a Conditional Use Permit by the Plan Commission.

Pursuant to Section 420-148 (65) of the Village Zoning Ordinance, the Model Units/ Sales Center are allowed with the following conditions: The Plan Commission may set a specific time frame for such use to be allowed. Village staff recommends that these units not be allowed longer than four years or until all units are sold, whichever occurs first. Said units shall not be occupied for a sales and marketing office until a final certificate of occupancy has been issued. Village staff supports the use of these units as a model and sales office after the verbal to occupy is approved. Said units shall be constructed to be handicapped accessible and meet all ADA requirements. Said units shall not be open past 9:00 p.m. The petitioner is proposing that the hours will be 11:00 am to 4:00 pm Friday, Saturday and Sunday. These model hours are acceptable to the Village staff, and the Village recommends that the units could also be open by appointment as well.

Proper exterior maintenance of the property shall be provided such as but not limited to lawn and yard maintenance and snow removal. Said units shall be completely landscaped prior to occupancy. The unit areas shall be landscaped and the driveway paved prior to verbal occupancy and the use of the units as model and marketing units. The units are currently under construction and are intended to be completed by late December, 2019. The offsite parking area shall be completed with either a gravel base or a paved surface prior to verbal to occupy. Parking shall be required within the driveway and allowed on to public streets adjacent to the units. Vehicular parking shall not block any driveways or fire hydrants and shall not be allowed on any streets during snow emergencies and shall not hinder traffic visibility.

Notices were sent to adjacent property owners via regular mail on October 10, 2019, and the required notice was published in the *Kenosha News* on October 14 and 21, 2019. The petitioner was emailed a copy of the Plan Commission Memorandum on October 25, 2019. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of facts, the application and related materials and information presented tonight at this public hearing that the project as planned will not violate the intent and purpose of all Village Ordinances and meets the minimum standards for granting of a Conditional Use Permit. The petitioner is here if he'd like to add anything else or if you have further comments or questions for him.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Doug, we're not going to let you sit there. Name and address.

Doug Stanich:

Doug Stanich, I live at 3116 86th Street, Kenosha. We did sell both of our models so that's the reason we're here today.

Michael Serpe:

Can you give us an update on what's happening out there, Doug, as far as sales and projected --

Doug Stanich:

Right now we've got 30 some under construction or occupied with another six that will be going in the ground hopefully between now and the end of the year. So we're closing in on a little bit over 40 units. So it's moving pretty good at a pretty good pace.

Michael Serpe:

It's looking good. Anything else to add?

Doug Stanich:

Sales have been good. They're beautiful. And I have one for you.

Michael Serpe:

Good article in the paper the other day, too.

Doug Stanich:

Thank you.

Wayne Koessl:

Doug, do you agree with the 13 conditions outlined by staff?

Doug Stanich:

I do. You did say that it's okay to have a gravel driveway temporarily?

Peggy Herrick:

No, they're required to be paved.

Doug Stanich:

We've got that scheduled for the 11th of this month, but the weather is changing suddenly, too fast. So that may be an issue.

Michael Serpe:

Thank you, Doug. Anybody else wishing to speak?

Peggy Herrick:

Does the Plan Commission have an issue if they're not paved?

Michael Serpe:

I'm sorry?

Peggy Herrick:

If they're not paved prior to them using this as the model homes due to weather?

Mike Pollocoff:

Concrete or asphalt?

Doug Stanich:

Concrete.

Mike Pollocoff:

You should be able to --

Doug Stanich:

We should be able to. Just in case. I have a little concern but we should make it.

Michael Serpe:

Thanks, Doug. Anybody else wishing to speak? We'll close the public hearing and open it up to comments and questions from the Commission. Anybody? What's your pleasure?

Wayne Koessl:

Move approval of the Conditional Use Permit subject to the conditions outlined by staff.

Judy Juliana:

Second.

Michael Serpe:

Motion made and seconded for approval. All those in favor signify by saying aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Our latest member for the Plan Commission just arrived, Michelle Burnette. Michelle, welcome. Maybe you'd like to just take a minute and tell us about yourself.

Michelle Burnette:

Well, hello, everybody. Thank you. I apologize for being late. In patient care that sometimes will happen. But this is the first time I can honestly say when I had to be somewhere at six o'clock on a Monday that it happened to me. So my regrets, sorry about that. I'm a speech pathologist at Froedtert Pleasant Prairie Hospital, and have been involved in the planning committees for downtown Pleasant Prairie. I grew up here in Kenosha, moved away for, I don't know, a few decades, and found my way back finally about two years ago. And I'm very happy to be here, and I appreciate the opportunity serve on the Plan Commission. Thank you.

Michael Serpe:

Welcome, welcome.

7. ADJOURN.

Judy Juliana:

Move to adjourn.

John Skalbeck

Second.

Michael Serpe:

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

Voices:

Aye.

Michael Serpe:

Thank you.

Meeting Adjourned: 6:10 p.m.