

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
January 14, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on January 14, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; and Brock Williamson (Alternate #2). Bill Stoebig 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 DECEMBER 10, 2018 PLAN COMMISSION MEETING MINUTES.**

Jim Bandura:

So moved.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECOND BY WAYNE KOESSL FOR APPROVAL OF THE DECEMBER 10TH MINUTES. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Michael Serpe:

Every item on the agenda tonight with the exception of one is a public hearing. So if there is something that you wish to comment on one of the items that's a public hearing you can hold your comments until that item is called. If there's anything else that anybody wishes to address this Commission on now would be your time to talk. And we'd ask that you give your name and address for the record. Yes, sir?

Ken Harju:

My name is Ken Harju. I live in Pleasant Prairie, 9249 64th Court. It's the Creekside Crossing community, and I may not be here on the 28th. So moved in about three years ago. When I did move in half the development was every done because of bankruptcy by the builder as you know. I came to this building and they said don't worry, what will be built there will be just like the housing that there is now, single family homes, two unit condominium, four unit condominiums, eight unit condominiums.

Bear Development is a very shrewd company, and I use shrewd as a positive word. I'd like to be as shrewd in my business dealings, that means I'm getting ahead. They bought all this property in 2008 and have had it a long time. They're now proposing to come in and get rezoned, put in 185 units, 140 units would be apartment buildings. This is a great community. I live in a downstairs condo which many older people do, and it's taken them ten years just to get equal in the market. And now they have this in front of them.

So please don't allow Bear to do the zoning. Please don't let them change this. The density is way too high. It's all zoned R-8 and R-10 for eight units buildings, two unit, owner occupied condos. Developers in the community have proven that you can make money by not having to do this. My son just purchased a home in Village Green, right behind him is the Cottages of Village Green, two and three unit condo buildings. They're making money. That developer can do it.

Tonight you're going to address Harpe Development, another beautiful development going up at Old Green Bay Road and 165. Again, condo units, two and three, very good, very good building. They're going to make money. Why does Bear have to have this density? Then on top of that it's subsidized apartment units. And they can call it what they want to, living wage, whatever, it's subsidized units, 140 of them. Would you want that 200 yards from your house? So please on the 28th I may not be here. Please consider all the people that live there and have not been subsidized. And I appreciate your time. Thank you very much.

Michael Serpe:

Thank you. Anybody else wishing to speak? Anybody else wishing to speak? We'll close the citizen comments.

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION PLAN COMMISSION RESOLUTION #19-01 TO AMEND THE VILLAGE 2035 COMPREHENSIVE PLAN, to consider adopting the Village of Pleasant Prairie Park and Open Space Plan 2018-2023, as a component of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan and amending Section 395-6 B of the Village Municipal Code to reference this new plan as a component of the 2035 Comprehensive Plan.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, I'll begin my presentation just to give you a general overview of the Park and Open Space Plan and the purpose for Resolution 19-01. And then I'll introduce John and Ayres and Associates to make the presentation on the Park Plan.

The Village Park Commission has been working with Ayres Associates to update the Village of Pleasant Prairie Park and Open Space Plan which is the 2013 to 2018 which is being updated. The new plan is for the years 2018 to 2023. It was approved by the Village Park Commission at their November 7, 2018 meeting.

The Wisconsin Department of Administration requires that the Village update its Comprehensive Outdoor Recreation Plan, also known as the Park and Open Space Plan, every five years to maintain eligibility for grant funding and for the acquisition and development of park and recreational facilities through the State Stewardship and Federal LAWCON Programs and to ensure that the Village's park planning goals, objectives, and policies are current.

Park land, recreation trails and natural areas are key components of the high quality living environments. Such open spaces provide a community with many benefits. These include helping to meet human needs for outdoor recreation, promoting and accommodating a healthy lifestyle for its residents, enhancing the aesthetic quality of a community, increasing property values, attracting visitors and tourists, shaping development patterns, and protecting the natural environment.

Over the years the Village has planned for and developed a park and recreational system that is designed to meet the needs of the people who live in, travel to or vacation in our community. Along the way the Village has not only accounted for its own park and open space needs, but has also maintained a regional perspective, taking measures to preserve critical ecosystems and watersheds, and providing parks and recreational facilities that serve the surrounding communities in Wisconsin and northern Illinois. The Park and Open Space Plan update was prepared to further this tradition of park and recreation planning in Pleasant Prairie.

The primary purpose of the Park and Open Space Plan then is to proactively plan for the Village's future park and recreation needs. Furthermore, the policy recommendations and programs presented in the plan will guide the acquisition, preservation and development of land for parks, recreational trails and other open spaces in the Village to meet the needs of a growing and changing population including those with special needs and handicapped accessibility needs.

Such recommendations will also serve to protect and enhance the community's natural resource base into our future.

Although the Park and Open Space Plan addresses long-range park and open space needs of the community through the year 2035, it also focuses on policy recommendations and programs to be implemented over the next five year period. So with that I would like to introduce a representative from Ayres to go through and make a presentation. And we'll have some PowerPoint slides that will go through that process for you.

John Steinbrink, Jr.:

Thank you, Jean. In the spirit of a long agenda I'm not going to repeat anything that Jean had said. But I will say the staff has worked very hard. We've gotten a lot of input from the residents. We did surveys, we had some public information meetings, gone through a couple iterations of the Park Commission. Staff spent a lot of time reviewing on the back end of it all. So to make sure that it's a plan that represents the wants of the Village and the needs of what the community would like to have moving forward. As development is turning around we do plan on having this be a very useful tool as it was about eight, ten years ago before the recession.

There were quite a few parks that we actually pulled right out of the Park and Open Space Plan, took those concepts and actually had the developers construct them, dedicate the land, and now those residents are enjoying those recreation facilities. Some are active and some are passive, but it's been a great document to have. I'm going to turn it over to Blake Theisen. He's our consultant with Ayres and Associates. And he'll do a brief presentation and we can entertain any questions that you may have.

Blake Theisen:

Great, so I will try and keep this brief for you tonight. I want to kind of talk through our process and give you a brief summary of the format of the report. We'll get into some of the recommendations and findings. We'll cover some of the main mapping elements in the plan, and then finish up with two of the major park concept plans that came out of the process.

So a comprehensive outdoor rec plan or a Park and Open Space Master Plan, again, is a document you want to update very five years to remain eligible for certain grant funding sources. It's also a very useful tool, as John said, as they move forward with their capital budgeting process and interface with developers. As they come into the community it gives you a backbone of what you need to get out of them as they develop residential areas.

So we started back in April with a kickoff meeting, interfaced with public, and we spent some time in the field. We tried to choose very wet days so we could see drainage issues within the parks. We like to really understand how people use them and where some of the issues are. We had a public survey in the early part of the summer and got a nice feedback. We came back to the Village staff in June with our preliminary recommendations, and had some back and forth throughout the summer months. And then developed our five year CIP outlook. The draft came back to the Village in October, and then we had our Park Board review meeting in December. So here we are in January ready for final approval hopefully.

So there are four chapters in the report. Chapter 1 goes over the goals and objectives. So it sets forth your hopes for accomplishing some of these tasks over the next five years and expectations of the community for the open space system. We review all of the pertinent planning documents, so the bike ped plan, the comp plan, adjacent municipal park and open space plans to see how they interface with your system. We also do an analysis and summary of what we heard from the public survey. So there are quite a few graphs and a summary page of all that data. The raw data is then included in the appendix. If you're into the hard numbers and raw data it's all there. And we also look at the demographics of the community. I'm very interested in where people are living, what those age groups are and how those specific age groups use your rec facilities.

Chapter 2 gets into the analysis of your facilities. So as I mentioned we looked at every single one of your properties. We photo documented all the issues. We photo documented things that were going right. So I like to show both the pros and cons of every site. And we classify all of those sites in keeping with the National Park and Rec Association, and I'll get into that here in a minute. And that ties into what we call a service area which basically the distance we could reasonably expect someone to travel from home or work to that park. I'll show you how that works here on a map. We also looked at the bike and ped connections, pulled data from your bike ped plan, from recent capital projects. The bike lanes that are getting added to the streets are very important connections.

Chapter 3 is where we dig into our recommendations. That's where we tell you what we think needs to happen in all these sites. So those recommendations are driven from our field observations, our professional knowledge and what we hear from residents of the community. So we break that into several sections. Some are general or systemwide recommendations. For example, wayfinding to your parks is a systemwide recommendation. And then we look at all the individual parks themselves.

The survey as I mentioned we had just over 100 people respond which I thought was a fairly decent response rate. The number one or the top elements that were requested were more trails and pedestrian facilities, access to restrooms, ADA facilities, and community gardens actually ranked quite high. So these are some of the images that were tied to the physical recommendations. So we like images so I like to try and characterize some of those main elements that were requested with imagery throughout the plan.

So I mentioned the park service area. The National Park and Rec Association classifies all parks into several main categories, mini park, neighborhood, community, conservancy and special use. And those are based on size and level of amenity offered. So each one of those classifications comes with that service area I mentioned, the distance we could reasonably expect someone to travel to those facilities. So this graphic shows the service area is overlaid with a map of the community and how much coverage we have across the Village.

So in a perfect world we would have those circles overlapping all of the community. But there are many areas of the Village that are not dense residential, right? We have areas that are undeveloped, areas that are industrial. So those areas really aren't required to have the coverage that we might have in an otherwise residential area. Does that all make sense?

So as I mentioned the population density is an interesting thing for us. We like to compare the age groups of where everyone is living compared with the types of amenities we have in our

parks. For example, my six year old twins have a different recreational need than my 72 year old parents. So I'm very interested in how people are using the facilities and where they're traveling to do so. So this map compares those age groups with the types of facilities, right? So I can go through and say, all right, well I know I have a recreational trail in this park and I have a toddler swing in this park. And then I start to look at are we adequately serving those different age groups based on those types of facilities? So that's what these graphics show. I've broken it into four different age groups that prefer age specific rec facilities. Does that make sense?

This graphic we've developed as a useful tool for residents as well as realtors. That was not my initial intent when we developed this tool. But it turns out we get a lot of realtors calling me in communities that I work for this map because they want to show potential buyers where different recreational amenities are located when they're out shopping for new homes. So it's a nice little tool. A lot of communities will put this on their website, and it shows you exactly where all the basketball courts are in one easy image, where are all the tennis courts, where are all the playgrounds. So it's a very easy way to digest that information.

So the general recommendations as I mentioned, ADA compliance through all your parks. There are some issues that we identified and so those are all catalogued. A safety surfacing on playgrounds is very common with the mulch surfacing under swings that always gets kicked out. Unless you're getting in there and refreshing that on a regular basis you have less safety surfacing than you would otherwise require. So here are a couple of examples. When you have shelters or playgrounds that do not have some sort of hard access to them technically they are noncompliant. So we always like to have asphalt or concrete walks up to those facilities so that you're in compliance in case you have users with special needs, and they should be able to use your facilities just like anyone else.

One of the things we noticed a lot of the play equipment in your parks are aging out, and that's very common. Most play equipment has a 20 to 25 year life span. So many of them are at or beyond the reasonable age. So you can see some of the examples, as the paint starts to chip off, the slides get worn down, the plastics degrade. So what I've recommended you do is get into a regular rotation so you're not having to replace four or five in a go. Start doing them on a regular basis so that you're not faced with a multiple purchase in one year.

So each site gets its own asset inventory sheet. So on these sheets we tell you, A, where the park is physically in the community. What amenities are in that park, right? Do we have seven benches, three basketball courts, 57 parking stalls, whatever it may be we list out all your assets. We list out the issues that we've perceived and the issues that we've heard from community members. And then at the bottom of that slide we show you what our recommendations are and the dollars tied to those recommendations. So in that cost table those dollars all get rolled back into our CIP Excel document which John will get as a working tool moving forward. So as you start to budget for '19 and '20 and '21 and so forth you can start to check off some of those projects that you get done. Or if you decide to chase grant money, there again you can figure out what are the highest priority project and in what year and what they might cost.

The back side of that sheet usually has a catalog of imagery from that park. Again, I like to highlight both the good and the bad. Please don't take offense to some of the bad pictures. I'm not trying to say your park system is terrible. I like to view these documents as a way to beg for

money to help improve it. Some communities like to brag about how great their system is. I take a different approach so don't take it personally.

I wanted to highlight this site in particular. In 2013 there were some concept plans developed for the development of the beach. And throughout this process we heard a lot of input from the community members saying it's probably not the way we want to treat this site any longer. And so we have come back with a very different recommendation. At this point in our plan we're recommending shoreline stabilization, some regarding, just trying to make sure that we can maintain the real estate that we have on that property and not develop it into a more intense active use park. So I just wanted to make sure that everyone is aware of that change from the last five years.

Okay, so Chapter 4 is where we tell you how to get all this done, right? We walked through the approval and amendment process because plans change over time so we need to have a mechanism to do that. We talk about how acquisition and development can occur and should occur with expanding residential areas, commercial areas. We need to make sure that adequate green space is allocated for those expanded areas. And at the end here I'll show you two of the concepts for the properties across the street. Chapter 4 also talks about strategies to leverage your money. So not only do we look at your CIP dollars, but there are a whole list of grant opportunities that we might be able to chase to try and leverage some of those tax dollars.

Okay, so one final map here. This map is a real quick way -- if you don't want to read through the whole 400 and some page document you can look at this map and say, okay, I see where the major recommendations are and what they are in what park. So this is a graphic depiction of all the big elements, and the legend off to the right shows you what they are. All right, so this slide is the property directly across the street. We took a look at a concept layout as that property all gets built out over the next X number of years. We need to make sure we have some central community green space, and this is what we came up with. It also serves as a regional detention facility. Right now there's a very large culvert going through the sites. We've accounted for all that stormwater modeling in this property.

And this property is just to the west of what would be a little downtown street connecting that first park and this park. This is a neighborhood common site. It serves more as a fringe neighborhood, open space with an element of stormwater detention as well. So these would be two pretty large chunks of park space to add to your system as that whole area come onto development in the near future. There's a whole lot of words in a very short time frame. So I will stop talking and take questions.

Michael Serpe:

This is a matter for public hearing so we'll open it up. Jean, do you have anything else to ask? This is a matter for public hearing. Anybody wishing to speak? We just ask that you give your name and address for the record.

Rosalie Villano:

I'm Rosalie Villano. I'm at 8630 Lakeshore Drive. And firstly I just wanted to thank the Parks Commission for listening, for careful listening to the residents of Carol Beach. Complementing

the survey that was done by the Village, we also did an online survey of 120 residents. And over 90 percent of the people came back and said please don't put these structures on our beach, and please do protect our beach. So it lifts my heart telling you that this plan is in line with the thinking that we as residents of Carol Beach have. And we hope to look forward with John and his team in helping to implement this plan. So thank you all for this great job.

Michael Serpe:

Thank you. Anybody else wishing to speak? Anybody else? We'll close the public hearing and open it up to comments and questions from the Commission. Mike?

Mike Pollocoff:

Mr. Chairman, to John, a couple years ago we were looking at having a study done of the oak savannahs that we have in the park, whether it was Prairie Ridge or Village Green or Momper Woods or whatever to come up with a plan to provide some level of maintenance, and I'm sure it was different in all cases, to enhance the likelihood that those oaks are going to survive for a longer period of time than letting the invasive species get after them. And I was kind of scanning through this, and I didn't see that in there, or I didn't see a plan for implementation in the CIP to either finish that study or try to get some grant money to take and clean some of those areas out.

John Steinbrink, Jr.:

Yeah, we do have some other plans that we do plan on having as an appendix in there once they're finally approved. The one that was approved it was the Prairie Springs Park, I forgot the exact name of it, but the area just to the west of the park that was done by Lori Artiomo. So I'm actually working with a couple of private businesses to gather funds to implement that. So it probably is great to have that as an appendix to this Park and Open Space Plan just to make sure we have a holding for it. The couple of woodland studies you talked about with the savannahs I'll also include that.

And the final one we did an erosion study of Lake Michigan. And it would probably be appropriate to have those documents in there also. There was a bike and ped plan that used to be an appendix of the Park and Open Space Plan. The engineering department is looking at creating a transportation plan possibly in 2019. So we would transfer that bike and ped plan as part of the transportation plan because much of that plan would be on the road system. So we'll definitely take those three that you had mentioned, we'll include those as appendixes when they go to the Board. They are all final documents. The erosion control should be done hopefully this week so we can have that before it hits the Board.

Michael Serpe:

Any other comments or questions?

Deb Skarda:

Just a question. So on one of the picture is the kind of the aging playground equipment. The picture on the far left potentially I don't know what slide that is but it's kind of got the green

boards, it looks potentially like that could be real risk to the Village. How do we prioritize so we can be sure we've eliminated any risks?

John Steinbrink, Jr.:

Obviously, Ms. Skarda, anything that is a danger we'll have crews get out this winter and replace, obviously the boards and stuff like that. We do an inspection, but obviously as things age or as a board breaks off after a summer inspection we don't get out there as often. And a lot of times we'll rely on residents to let us know. So I do appreciate Blake and his team getting out there. And we will get out and we'll make sure this is repaired quickly.

Deb Skarda:

Okay, thank you.

Blake Theisen:

Just to follow up on that in our recommendations priority table we always look at safety first followed by function followed by aesthetic. So items like that would be high on the list.

Deb Skarda:

Okay, that's what I wondered, too. Thanks.

Michael Serpe:

Anybody else? My compliments to the Park Commission and to Ayres for a pretty aggressive plan. Again, it's going to enhance the Village that much more. What's your pleasure?

Mike Pollocoff:

I move to approve.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY JUDY JULIANA FOR APPROVAL OF RESOLUTION 19-01. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you. Thank you very much. Item B and C will be taken together, separate action on both.

- B. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-02 FOR A COMPREHENSIVE PLAN AMENDMENT to amend a portion of the Lakewood Neighborhood Plan, 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 proposed 6-3 unit condominium buildings and 14-2 unit condominium buildings development to be known as Green Bay Trail Condominiums.**

- C. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN 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 proposed 6-3 unit condominium buildings and 14-2 unit condominium buildings development to be known as Green Bay Trail Condominiums.**

Jean Werbie-Harris:

As indicated, consideration of the Plan Commission Resolution 19-02, and this is for a Comprehensive Plan Amendment. And this is to amend a portion of the Lakewood Neighborhood Plan 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 165 for the proposed 6 3-unit condominium buildings and 14 2-unit condominium buildings for a development to be known as Green Bay Trail Condominiums.

The second item, Item C, is consideration of a Conceptual Plan at the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties also located at that southeast corner of Old Green Bay Road and 104th Street for the proposed 6 3-unit condominium buildings and 14 2-unit condominium buildings. And this development, again, is the Green Bay Trail Condominiums.

These items are related and will be discussed at the same time, however separate actions will be required.

To give you background information, on June 18, 2007, the Village Board approved the 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 for a total of 66 units, and this was 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 the retention basin, underground utilities, utilities and binder course of the roadway including curb and gutter. However, due to the downturn in the economy all of the required public improvements were not completed and no condominium buildings were

built. The existing Development Agreement remains in effect, and the Village has letter credit funds to finish the required public improvements per that agreement.

In November of 2018, the Village Board approved an assignment of the existing 2007 Development Agreement to Harpe Development LLC, the now 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 in the development. Harpe Development LLC has provided the Village with the required financial security. As of right now the letter of credit based on a 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 secured by a supplemental letter of credit based upon the new final engineering plans for the new development that are presented by his development team. It is intended that a new Development Agreement will be entered into with the developer based on these new development plans and costs.

The Conceptual Plan: At this time, the petitioner also referred to as the developer is requesting approval of a Conceptual Plan for the redevelopment of this property. The existing Vintage Parc Final Plat is proposed to be vacated along with some easements, and the property is proposed to be redeveloped with 6 3-unit and 14 2- unit condominium buildings or a total of 46 units. Again, this development now will be referred to as Green Bay Trail Condominiums. The development proposes to utilize as much of the existing infrastructure that was installed as possible. However, the stormwater pond is being reshaped and some utilities would need to be relocated to allow for this new development layout.

The 2-unit buildings will be ranch-style condominiums with an attached 2-car garage and full basements. 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 that's 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. 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 which is extra deep, 3 bedrooms, 2 bathrooms, an office, and a covered deck.

The developer anticipates starting construction this spring 2019 and projects that the development will be completed within two to three years. In addition, the developer has submitted draft Deed Restrictions, Covenants and Easements, along with conceptual elevations and floor plans for the proposed condominium buildings.

Under the Comprehensive Plan compliance and density, the proposed development is consistent with the Village's Comprehensive Land Use Plan. However, the Lakewood Neighborhood Plan is being amended to reflect the new layout as you can see on the slide and the reduced number of units, again, a reduction from 66 units down to 46 units.

The zoning of the property is currently R-10 (PUD), Multiple-family Residential District with the Planned Unit Development Overlay District. At the same time that the Final Condominium Plat is considered, a new PUD zoning overlay ordinance will be created for this development while the Vintage Parc PUD Ordinance will be repealed by the Village.

Developing this site with a PUD overlay will allow for a modification of a few of the Village Zoning Ordinance requirements provided there is a defined benefit to the community. The PUD will allow for more than one building per property, slightly reduced street setbacks, and those would be:

- 60 feet from STH 165
- 50 feet from Old Green Bay Road
- 25 feet from 105th Street and 65th Avenue provided that from the edge of the garage to the sidewalk that there is at least 20 feet to allow for a car to be parked in the driveway without encroaching into the sidewalk
- 20 feet from the back of curb to the private drive cul-de-sac for units 13 through 17

There shall be a minimum separation distance between buildings including decks and porches a minimum of 20 feet. These reductions would be supported by staff in the PUD ordinance provided that all units have individual entries, no common hallways, exterior materials are maintenance free and include elements of natural stone or brick. And we've been working with them with respect to the exterior appearance and the architectural materials. Other community benefits include increased landscaping, and improved quality of architectural materials standards.

The Village staff will begin preparing a detailed PUD ordinance for review by the developer and the Village Plan Commission and Village Board when the Preliminary Plat is proposed. These developments do require a Preliminary Condominium Plat and a Final Condominium Plat. The required public hearing for the PUD ordinance will be held at the same time that the Plan Commission and Board consider the Final Condominium Plat and related documents.

Under municipal improvements, municipal sanitary sewer and water will need to be provided to serve all of the condominium units in the development. Sanitary sewer and water were installed by the previous developer; however, due to the reconfiguration of some of the buildings, some of the sewer and water mains and laterals may need to be relocated and/or extended.

The storm water retention basin facility that's located at the northwest corner of the site as well as storm sewers for this development have already been constructed and installed. The developer has indicated that the basin and a few storm sewers proposed to be slightly reconfigured to accommodate, again, their new building layout.

Sidewalks are now required in all developments in the Village and will be required in this development pursuant to the engineer's comments. The public roadways will be constructed pursuant to the Village specifications as noted in Chapter 405 of the municipal code with some slight adjustment since a portion of the improvements are installed.

With respect to platting and Certified Survey Map, in addition to the required Preliminary and Final Condominium Plat, a Certified Survey Map will be required to be approved to dedicate any new easements and to set forth additional restrictive covenant language. As part of the Final Condominium Plat and CSM approval, the developer shall execute a Development Agreement, provide all exhibits and provide a supplemental letter of credit as financial security to the Village as a guarantee for the installation, inspection and warranty of the remaining public improvements.

There is an existing letter of credit that was provided to the Village in December of 2018 when he took over the development, and that is currently in the amount of \$229,900. Required modifications and additions to the engineering plans will require an additional or supplemental letter of credit to, again, finish the remaining improvements for the project. In addition, the existing vacation documents for the existing Vintage Parc Condominium Plat and any existing easements will need to be submitted and reviewed by staff. Once they're reviewed and they're approved by the Village and executed, they will need to be recorded prior to the new plat, the CSM and any other associated documents.

Under transportation improvement fees for the future widening and reconstruction of the Old Green Bay Road and Highway 165 intersection, there were funds that were put and deposited on account of \$187,453.11, and they had been deposited by the previous developer. And those funds will be used for the intersection improvements that are anticipated to be completed later this spring/summer of 2019. And this work would be done as part of the Main Street Mark Development.

With that I would like to introduce the developer to see if they'd like to make any additional comments and then as always continue the public hearing.

Michael Serpe:

Welcome back, Nancy. It's been a lot of years.

Nancy Washburn:

Good evening, Nancy Washburn of Land Development Administration, a consultant for the developer. I'm very happy to be here tonight as well. Thank you, Mr. Chairman. I will tell you I feel a little silly. You can tell how long it's been. I've been sitting up wondering why no one was turning on the lights upstairs. This is a beautiful room and I'm really embarrassed. But it's great to be back in your new room, it's beautiful.

I'm very happy to be here tonight. Dustin Harpe is here, the developer of the site as well as Phil Anderson his general manager. I've had the privilege of working with Dustin now on a couple of other projects that he has completed in other areas. And he is very excited to be bringing to you the Green Bay Trail Condominiums. They are a replica of a very successful project that I helped him complete in the Village of Rochester. Very similar in nature, similar in style, similar in building.

He also has assembled a team of Razal [phonetic] from JSW Engineering. So between Razal and myself we have some experience in working with the Village. And I think that's of great comfort to all. We have gone over, we've had several meetings with Jean and Peggy and Aaron and the staff, Matt included, and so I think we have a very good idea of the path in front of us. We've reviewed the conditions that Jean has presented to us. And other than a few questions we can work out at staff level. We welcome your questions tonight if you have any and look forward to your approval of the Comp. Plan Amendment as well as our Conceptual Site Plan.

Michael Serpe:

Thank you, Nancy. We'll call you back up if anybody has any questions of you during their public comments. Thank you. Open it up, Jean? This is a matter for public hearing, Item B and C. Anybody wishing to speak? Anybody wishing to speak? Hearing none we'll close the public hearing and open it up to comments and questions from the Commission.

Jim Bandura:

Nancy, just a quick question. What's the homeowner's association fees going to include? Are they going to include the sewer, the water, and garbage pickup?

Nancy Washburn:

Those are questions that we have to I think fine tune. Dustin and Phil and I have talked about that. And based on the way the previous projects have worked they would be individually metered. I think in a condominium area like this it's preferential to have the individual homeowner paying each fee. They use them differently. But certainly we're going to be looking at garbage collection as part of the overall monthly fee, whether that be the Village's utility picking it up or we have to -- that's one of our conditions we need to iron out. It may be a private collection service, but that would be paid through the fees. There will be reserves in there as well for future road maintenance as well as, of course, all of the building reserves and repair reserves as well.

Jim Bandura:

Lawn maintenance?

Nancy Washburn:

Of course, yes, yes. It will be collectively maintained, collectively designed, and lawn maintenance will definitely be part of the association.

Michael Serpe:

Nancy, do you have an idea of the amount of homeowner association fees what they're going to be?

Nancy Washburn:

Not at this time.

Michael Serpe:

Any other questions? Mike?

Mike Pollocoff:

The Village collected \$187,000 from the previous developer solely for the intersection improvements? Have we progressed? Do we have a plan for what that's going to entail? Is that widening Old Green Bay Road down to 105th?

Matt Fineour:

The road improvements that Main Street Market is working on has -- 165 is being improved from Green Bay Road past the intersection of Old Green Bay Road, and then eventually it tapers down. So it goes probably through half their property then tapers back down to the Green Bay Road intersection. Old Green Bay Road honestly on the Main Street Market side is being improved. And then the intersection is being improved. Then when you go south after that intersection it will start tapering down. There will be a curb and gutter on their side all the way to that intersection. Then we start working and tapering it back down after that intersection.

Mike Pollocoff:

How much of that is going to be covered by the -- will the \$187,000 cover that work on Old Green Bay Road?

Nathan Thiel:

No, short answer. I know that we are applying for a T-grant. We've submitted for a T-grant application, too, as well to assist with that intersection. So it's going to good use, but it won't cover the whole complete project.

Michael Serpe:

Anybody else? What's your pleasure, gentlemen?

Wayne Koessl:

Mr. Chairman, if there are no further questions that property has been dormant for quite a while. I'm glad to see it's going to be developed. And I move the Plan Commission adopt Resolution 19-02 and recommend to the Village Board that the Lakewood Neighborhood Plan be amended as presented.

Brock Williamson:

I'll second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY BROCK WILLIAMSON FOR ADOPTION OF RESOLUTION 19-02. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. What's your pleasure on item C?

Jim Bandura:

Move for approval for a Conceptual Plan.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR THE APPROVAL OF THE CONCEPTUAL PLAN. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you, Nancy.

Nancy Washburn:

Thank you very much. It was good to see you. We'll be back again.

Michael Serpe:

Looking forward to it. Item D, E and F will be taken as one -- I mean will be heard as one with separate motions on all three items.

D. Consider PLAN COMMISSION RESOLUTION #19-03 to support the vacation of a portion of the Schmidt's First Addition to Pleasant Prairie Subdivision rights-of-way generally located north of 128th Street and east of Sheridan Road.

E. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-04 FOR COMPREHENSIVE PLAN AMENDMENTS for the request of Stephanie Judge, agent on behalf of The Nature Conservancy, owners of the properties generally located between 116th and 128th Streets east of Sheridan Road. The Nature Conservancy has acquired the 150 acres for the restoration of the site to a mix of dry prairies, wetland swales and oak savannas; therefore, the

Village 2035 Land Use Plan Map 9.9 is proposed to be amended to change the Low-Medium Density Residential and Mixed Use Lands (CT) with an Urban Reserve Area to the Park, Recreational and Other Open Space lands designation. The Isolated Natural Resource Area and the field verified wetland land use designations 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.

- F. PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AMENDMENTS for the request of Stephanie Judge, agent, on behalf of The Nature Conservancy, owners of the properties generally located between 116th and 128th Streets east of Sheridan Road to be rezoned from the A-2, General Agricultural 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 would remain unchanged.**

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission and the audience, we have three items, D, E and F that will be taken at the same time with the presentation with separate actions required. The first Item D, is consider Plan Commission Resolution #19-03 to support the vacation of a portion of the Schmidt's First Addition to Pleasant Prairie Subdivision, the rights-of-way generally located north of 128th Street and east of Sheridan Road.

Item E is consideration of Plan Commission Resolution #19-04 for Comprehensive Plan Amendments, and this is at the request of Stephanie Judge, agent on behalf of The Nature Conservancy, owners of the properties generally located between 116th and 128th Streets east of Sheridan Road. The Nature Conservancy has acquired the 150 acres for the restoration of the site to a mix of dry prairies, wetland swales and oak savannas. Therefore, the Village's 2035 Land Use Plan Map 9.9 is proposed to be amended to change the Low-Medium Density Residential and Mixed Use Lands with an Urban Reserve Area to the Park, Recreational and Other Open Space lands designation. The Isolated Natural Resource Area and the field verified wetland land use designations will remain unchanged. In addition, Appendix 10-3 of the Village of Pleasant Prairie 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

And then Item F also public hearing and consideration of Zoning Map Amendments, and this is for the request of Stephanie Judge, agent, on behalf of The Nature Conservancy, owners of the properties generally located between 116th and 128th Streets east of Sheridan Road to be rezoned from the A-2, General Agricultural 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 would remain unchanged.

So as part of that presentation, The Nature Conservancy known as TNC has purchased 150 acres of land generally located between 116th and 128th Streets, east of Sheridan Road. This is for a wetland restoration project to be known as Chiwaukee West Restoration Plan. The land area is west of the Chiwaukee Prairie State Natural Area which is west of the railroad tracks.

This area has been ditched, drained and is degraded agricultural land that the TNC intends to restore the natural hydrology and vegetation to host a mix of dry prairie, wetland swales and oak savannas. The TNC plans to work with the Village in the future to plan public access opportunities for this site, including walking trails. The site will feature a mix of grassy habitats intermixed with shallow wetlands providing additional habitat for shorebirds including greater yellow legs, sandpipers, plovers, dowagers and godwits. Blanding's turtles have already been documented successfully nesting in the site's sandy agricultural fields, but restoration will enhance opportunities and enhance viability.

Beyond providing a new wildlife habitat, improving degraded habitat and offering the public opportunities for nature-based outdoor recreation on this site, the planned restoration will also stop the excess flow of stormwater runoff from this site through its ditch and drain tile network. By restoring the site's hydrology to hold back storm water, the project will decrease downstream flooding and increase infiltration of clean groundwater follow to benefit drinking water supplies and feed springs that upwell to the adjoining State Natural Area.

The site currently hosts about 67 acres of undesirable woody brush and trees interspersed with oak and hickory trees, 74.9 acres of agricultural fields, and approximately 5.8 acres emergent low-prairie, and a few acres of remnant native vegetation along the railroad right-of-way on the east side of the site. These areas are more particularly described below and as presented in the Restoration Plan that they have provided to us.

The existing woody zones, 67 acres: The property's woody zones are primarily in areas of ditched and degraded wetland with some areas of woody upland along Sheridan Road. The largest block of wooded upland occurs immediately south of the adjoining Buoy Storage property and consists almost entirely of invasive black locust trees. The balance of the site's degraded woodlands primarily grow on wetter soils and include a mix of undesirable cottonwood, aspen, box elder, green ash, silver maple, Norway maple, willow, black cherry, pine, spruce and fir trees. All wooded areas include an understory mix of invasive, non-native shrubs like European buckthorn, Japanese honeysuckle, multi-flora rose, and autumn olive, as well as a significant population of invasive Oriental bittersweet vines. Some native shrubs such as red dogwood, gray dogwood and hazelnut are found at woodland edges.

A variety of native oak species which is the burr oak, swamp white oak, black oak, etc., as well as shagbark hickory are scattered in the property's woodlands, but these classic savanna trees have been severely suppressed by the surrounding invasive growth. Similarly, many ground surfaces in the woodland areas are stripped of native grasses and flowers that were present historically before the invasive trees and shrubs shaded them out and invasive weeds like garlic mustard outcompeted for the limited remaining light, water and space. One three acre woodland area near the site's south border includes a small ravine and does have a diverse array of ground vegetation remaining, including classic woodland species such as the large-flowered trillium, jack-in-the-pulpit, large-flowered bellwort, wild leeks and mayapples. However, even this site has been invaded by garlic mustard, dame's rocket, burdock and other problem species.

With respect to the agriculture fields which is 74.9 acres, judging by the age of some drain tiles located on the property, the site's agriculture fields have likely been in tillable production for at least a century. A recent investigation has found many eras of drain tile installed, with some of the oldest dating to the early 1900's. Subsequent tile installations date back to the 1930s, '40's

and '50s. The site's ditch network was created in the 1970s, and the most recent drain tile was installed in the 1980s. Despite these efforts to dewater the property, the frequently wet soils tend to offer low crop yields. In 2018, the site was so wet that the farm tenant was unable to plant soybeans as planned in the spring, and similarly unable to plant a cover crop of winter wheat ahead of frost in the fall. The property was sprayed with herbicide in early July to combat weeds during this fallow year.

Emergent low-prairie and border with railroad right-of-way: A diverse array of residual native vegetation still exists in a few pockets on this property. A 5.8 acre emergent low prairie in the central part of the site hosts the most native species with over 70 documented in 2004 when surveyed by SEWRPC. Unfortunately, this pocket still suffers from invasion by at least 11 exotic plant species including reed canary grass, phragmites, purple loosestrife, Canada thistle and buckthorn. The narrow, untilled acreage along the railroad right-of-way similarly hosts a variety of native species but suffers from invasive species like reed canary grass, burdock, Canada thistle and garlic mustard.

So a restoration plan is intended to be completed in phases. TNC envisions executing this restoration in four primary phases. Phase 1 includes ongoing planning, permitting and neighbor notifications. Phase 2 covers site preparation between now and mid-2019 including removal of all undesirable woody trees, shrubs and vines this coming winter. A Stipulated Conservancy Permit and Erosion Control Permits have already been applied for and have been issued by the Village for these phases. Phase 3 covers restoration of the site's hydrology and replanting of native vegetation in late summer or early fall 2019. Phase 4 covers intensive monitoring and follow-up for at least three years thereafter to assure restoration success before transitioning to a long-term maintenance plan. These plans are provided in more detail in our conservancy permit application provided.

Vacation of rights-of-way in the Schmidt's First Addition to Pleasant Prairie Subdivision: Since TNC now owns all of the lots involved and it's been more than 40 years since the plat was recorded, and the public streets were not built and have not been used by anyone, a court procedure to vacate the portion of the plat is recommended by the Village and the Village attorney. Wisconsin Statutes Section 236.40 states that the owner of the subdivision or any lot in the subdivision may apply to the Circuit Court for vacation or alteration of all or any part of the recorded plat. The owner must give notice at least three weeks before the application by posting, publication, service on the Village and mailing a copy to the owners of record of all lots in the subdivision or the part of the subdivision to be vacated or altered.

Wisconsin Statutes Section 236.42 provides that after requiring proof that all of the necessary notices have been given, and after hearing all interested parties, the court may at its discretion grant an order vacating or altering a part of the plat. This does not include vacating or altering areas dedicated to the public use such as streets which are subject to Statutes Section 236.43. Section 236.43 says the court may vacate part of a subdivision dedicated and accepted by the public for public use if the plat was recorded more than 40 years prior to the filing of the application, the areas to be vacated were not improved as public streets, roads or other public ways, the areas to be vacated are not necessary to reach other platted property, and all of the owners of the land in the plat or part thereof being vacated and the Village have joined in the application for vacation.

Wisconsin Statutes Section 236.43(4) provides that if the plat area being vacated includes a street, road, alley or public walkway, it can be vacated by the court if there is a resolution passed by the Village Board approving and requesting such vacation and the owners of all frontage of the lots and lands abutting the area sought to be vacated request in writing that the action be taken.

The TNC has decided to follow the court procedures and will be responsible for petitioning the court to vacate a portion of the plat. The Village can assist in the vacation of the area which includes a street by passing a resolution requesting the vacation of the area. Therefore, since the properties meet these requirements and that this area is zoned C-1, Lowland Resource Conservancy District, and has been determined to be wetlands by Plan Commission Resolution #19-04 which supports the vacation and further recommends that the Board adopt a resolution approving and requesting this vacation. Only portions of the right-of-way that do not abut any other lands not owned by TNC can be vacated. In addition, vacating a portion of the plat does not vacate any existing utility easements that may have been dedicated. So they'll need to just verify that there have not been any easements that have been recorded on the property, for example, by We Energies or by any other agency.

TNC's restoration project will transform a degraded vacant site into an attractive natural area with excellent wildlife habitat that enhances groundwater recharge by stemming the otherwise ongoing discharge of water from the property. Increased groundwater recharge means less flooding downstream and cleaner drinking water. The project will also provide new opportunities for public outdoor recreation including hiking, birdwatching and cross-country skiing. To accommodate these activities and engage and educate the public, they are installing informational signage at three trailheads along the site's perimeter.

In addition to these benefits, they envision that with community support, continued funding from those who have provided financial support and with participation from the other conservation partners at Chiwaukee, mowed trails will meander through the prairies and past restored wetlands. Educational interpretive signs detailing a variety of subjects including the site's natural area and the cultural history, plants and animals may be staged along trail routes.

Beyond these initial public amenities, TNC hopes that funding and partner support may be secured to provide additional nature-based outdoor educational opportunities at the site, and they are actively exploring the feasibility of potential features like an ADA-accessible bird-watching platform and an outdoor classroom area that could provide a destination for area school groups.

If support from the Village and other partners continues or expands in the years ahead, even more public amenities could be associated with this site. For example, Village staff have advocated acquisition of an abandoned gas station property along Sheridan Road. If acquired by the Village, this property or others like it could offer opportunities for school bus parking, a picnic area, bathrooms and even special, unique amenities like a natural playground or children's garden or nature center.

With respect to the Comprehensive Plan Amendment, as a result of the forgoing, the Comprehensive Land Use Plan Map 9.9 is proposed to be amended to change the Low-Medium Density Residential, Mixed Use Lands, CT with an Urban Reserve Area on the properties to the Park, Recreational and Other Open Space lands. The Isolated Natural Resource Area and the field verified wetland land use designations on the properties will remain unchanged. In addition,

Appendix 10-3 of the Comprehensive Plan is proposed to be updated to reflect the noted changes to the Land Use Plan Map 9.9.

Under the Zoning Map Amendment, the Land Use Map and the Zoning Map are required to be consistent. Therefore the petitioner is requesting to rezone the properties from the A-2, General Agricultural District and the C-2, Upland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District. The lands zoned C-1, Lowland Resource Conservancy District would remain unchanged.

And an update on TNC land in the Chiwaukee Prairie, so we thought we should just provide some additional update on what is happening on the previous lands owned by TNC. And this is south of 116th Street east the railway. TNC continues to acquire land as identified in The Carol Beach Chiwaukee Prairie Land Use Management Plan for preservation when there is a willing seller. As of 2015 when TNC transferred their own property to the Wisconsin DNR, 56 lots still needed to be acquired. Since that time, the Chiwaukee Prairie Preservation Fund, an all-volunteer, charitable organization dedicated to acquiring, managing and preserving Chiwaukee Prairie, especially in this area, has acquired 14 additional lots within this zone, and three more lots further north.

The lots that remain in private ownership are shown on the attached map. The platted roads east of the railroad are intended to be vacated when all of the adjacent land is in common ownership. These include 116th Street, Lakeshore Drive, 1st Court, parts of 121st Street and 122nd Street to 2nd Avenue, part of 2nd Avenue from 121st Street to 122nd Street are all driveable. The rest of the platted roads are mostly grown prairie; a few have heavily rutted gravel.

So future plans for the restoration area/ TNC's restoration for this project will transform a degraded vacant site into an attractive natural area with excellent wildlife habitat that enhances groundwater recharge by stemming the otherwise ongoing discharge of water from the property. Increased groundwater recharge means less flooding downstream and cleaner drinking water. The project will also provide new opportunities for public outdoor recreation including hiking, birdwatching and cross-country skiing. To accommodate these activities and engage and educate the public, TNC will be installing informational signage at three trail heads at the site's perimeter.

In addition to these benefits, they really hope and envision that community support and continued funding from those who have provided financial support and with participation from the other conservation partners at Chiwaukee, that work will be undertaken to create mowed trails that will meander through prairies and past restored wetlands. Educational interpretive signs detailing a variety of subjects including the site's natural and cultural history, plants and animals will be staged along trail routes.

And beyond this TNC hopes that they will secure funding for nature-based outdoor educational opportunities at the site and actively explore the feasibility of potential features like ADA-accessible bird-watching platforms and outdoor classroom area that could provide a destination for area school groups. With additional funding they could offer opportunities for school bus parking, picnic areas, bathrooms and special unique amenities like a natural playgrounds, children's garden or nature center.

With that I would like to introduce Stephanie Judge from The Nature Conservancy to continue providing additional comments as part of the public hearing.

Stephanie Judge:

Hi, I'm Stephanie Judge. I'm a Land Protection Specialist and Restoration Project Manager for The Nature Conservancy. Our office is located at 633 West Main Street in Madison, Wisconsin, 53703. So I will try to not be redundant to what Jean said, but thanks to you all for taking the time out of your evening to consider the topics that she just presented. Although our discussion tonight pertains to TNC's new restoration area, we're having this conversation because of the very special nature of Chiwaukee Prairie, a natural area that's truly on par with legendary sites like the Everglades.

Although this prairie is the namesake of the Village, the Village of Pleasant Prairie, it's not very well known even locally. And so I'm going to take a little bit to talk about why this site is so special. I'm also going to touch on the history of the development threats, the undergoing acquisition efforts. And if I have some time some of the plans for our site that Jean also touched on.

So first let's look at the focal area for some context. The topics at hand focus on land immediately west of Chiwaukee Prairie State Natural Area. It's visible in darker green. And you can see Chiwaukee Prairie itself in light green stretching north from the Wisconsin State Line. Although not shown in this slide Chiwaukee extends all the way up to the Kenosha Dunes. Chiwaukee is largely in public conservancy ownership, but it remains interspersed with small in-holdings which I'll touch on shortly. And on this map those in-holdings are generally that gray color.

Before I discuss what TNC is planning for the western site in dark green and why, I'm first going to talk about Chiwaukee's planned acquisition history including the ongoing efforts. So Chiwaukee has been long threatened by development. The area was first subdivided into hundreds of lots in the 1920s, but the Great Depression halted the effort to make this area an exclusive lakeside residential retreat.

The 1940s brought additional subdivisions with a central golf course shown in this image being scrapped and sold into many, many more lots. I believe there were more than 500 separate parcels south of 116th Street and at least as many more to the north. Each of these tiny properties, many just small fractions of acres, were sold off to individuals across the globe. These folks generally bought the land sight unseen and didn't realize that they were buying wet marshland that wasn't conducive to development.

So local people first recognized the site's ecological importance, and it worked for more than 50 years to help ensure this special site was saved. TNC got involved in 1965 when we purchased the first tract of land for conservation. It was \$5,500, and local folks gave us the money to pay for it. Since that time TNC and partners have purchased hundreds of lots covering hundreds of acres east of the tracks.

This is a good time to further introduce the Chiwaukee Prairie Preservation Fund. For those of you who don't know CPPF is a fantastic, all volunteer local charity dedicated to acquiring,

managing and preserving Chiwaukee. Pam Holy is President of CPPF, and if anyone is interested in learning more about this great local organization please chat with Pam or Ingrid Verhulst, their Land Chair after the meeting.

So we were just discussing this map, I'm going to discuss it a little further. Like TNC, CPPF has focused its efforts over the years on the areas east of the tracks and south of 116th. This map shows TNC's restoration area on the left with Chiwaukee Prairie to the east. All of the land in brown is owned by the State. The land in red is owned by CPPF. Land in orange are tax delinquent lots taken by the County. And land in tan is owned by the Village. And our focus, land in yellow, is what remains to be purchased for conservation.

We can only buy from willing sellers, and so we can't buy if someone doesn't want to sell. That hasn't stopped us from trying. My predecessor reached out repeatedly to every private landowner east of the tracks and had great success. But some properties have just remained out of reach. All in all our efforts east of the tracks cost nearly \$2 million over the years. And while some money came from state and federal programs, most of the cash came from private individuals through the fundraising efforts of TNC and CPPF.

In 2015 TNC transferred our remaining landholdings east of the tracks [inaudible] DNR and stopped directly buying land there. But CPPF has grown to fill to our shoes with 17 lots purchased in the last three years and this is really fantastic. I think it's really positive for the remaining landowners to hear from and do deals with a local group of folks who are literally their neighbors. I can honestly say, though, that if we or CPPF ever could simply buy the rest of the privately held lots here just to finish the project we would jump at the opportunity. But it just doesn't work like that. And that's why it was really so devastating when the whole prairie was subdivided in the first place because it made it so much more complicated and expensive to conserve it.

So I'm just going to zoom out a bit to discuss the context of this whole effort and why people care so much about Chiwaukee. Chiwaukee Prairie sits at the heart of the Chiwaukee Prairie Illinois Beach lake plain which is an area that stretches from the Kenosha Dunes in the north down to Waukegan Harbor in the south. And the lake plain connects over 4,500 acres of coastal wetlands, prairie, savannahs, beaches and creeks. And this nearly contiguous conservation area is the largest expanse of undeveloped land along the shore of southern Lake Michigan. And this site is protected by numerous agencies, organizations, municipalities and individual volunteers.

Here's the lake plain by the numbers, and I personally think these numbers are really impressive. The lake plain provides habitat for over 1,230 plant and animal species, and its internationally recognized wetlands improve water quality for Lake Michigan, protect drinking water and attract over two million visitors annually. In 2015 over 3,900 acres of the site were dedicated Ramsar wetlands of international importance. Ramsar designation recognizes an international network of wetlands for their role in maintaining global biological diversity and for sustaining human life.

The prairie is one of only five designated Ramsar sites in the State of Wisconsin and is only the 38th such site named in the U.S. The special status comes as a result of more than 50 years of effort in purchasing thousands of acres from thousands of individual landowners, often one tiny fraction of an acre at a time.

And that story, more than a half century of cooperation to save this important area, epitomizes the history of Chiwaukee Prairie and the Village of Pleasant Prairie. And this slide is a photo break and shows some of the really excellent plants and animals and pollinators that you can see at Chiwaukee. As we've discussed, Chiwaukee runs from the State Line to Kenosha Dunes, but its richest section sits between 116th Street and the State Line. Chiwaukee is a series of undulating sandy ridges and wet swales that developed at water levels in Lake Michigan dropped after the last glacier retreated from Wisconsin.

This mix of wet and dry habitats with groundwater fed wetlands gives Chiwaukee its botanical diversity with over 400 species of flowers, grasses and other plants. And as such Chiwaukee represents the most botanically diverse natural area in all of Wisconsin and was designated a national natural landmark in 1967. Chiwaukee like the rest of the lake plain is a high priority stopover site for migratory birds that move up and down the shore of Lake Michigan through the densely populated areas from Milwaukee to Chicago. This is the largest, as I said, near contiguous tract of land in all of southern Lake Michigan. And migratory birds have fewer and fewer open areas to land, rest and recover along their journeys. So this site offers millions of birds rich areas to rest and feed.

So I've been talking a lot about Chiwaukee Prairie and how special it is, and you may be wondering why TNC became interested in some degraded farmland west of the site. And this slide speaks to that. Groundwater modeling by the U.S. Geological Survey predicted that development of land west of Chiwaukee could have dropped groundwater levels in the fens and wet prairies by as much as several feet. The images on this slide show an excerpt of that work. And the red rectangle at left is the bluff area between the Union Pacific Railroad tracks and Sheridan Road.

I've placed an arrow pointing out our site where it sits within that bluff. The scale shows the levels of potential groundwater drawn down in feet that could be expected in Chiwaukee to the east if the area was developed. So why would development have caused this drop? A combination of factors. Paved roads and rooftops as well as standard turf grass lawns leaves most rain to run off into ditches and drains rather than infiltrating into the soil. And dewatering systems like sump pumps in each basement would have been required, but that would have also pulled more water out of the ground and shunted it away from Chiwaukee.

So in 2004 after reviewing the SEWRPC report that published this drawn down scenario, TNC came to truly understand that consistent flows of groundwater that sustain Chiwaukee's diversity couldn't necessarily be ensured. So this meant that protecting Chiwaukee didn't just mean buying the prairie itself, it also meant protecting the system within which that prairie had evolved. Rain falling on the dry sandy lands west of the tracks infiltrates through the soil into the water table and eventually flows east of the prairie. Proposed development of these higher, drier areas to the west threaten the groundwater supply and thus the prairie.

So we had been concerned about development west of the site, but we had also been focused on protecting the actual footprint on the east side. New information made us more aware of the importance of groundwater recharge and where that water was coming from. As it turned out another economic downturn, the Great Recession, stalled development plans west of the tracks. As I said we can only buy from willing sellers. When the northernmost landowner listed their

property for sale in 2013 we decided to buy it. We didn't know if we would ever be able to buy additional land west of the tracks, but it was worth considering.

Two years later we bought a second tract after one of the developers passed away and his family decided to sell. And at that point we had two large non-contiguous pieces, and it made sense for us to pursue a few remaining properties to join the site together. So that's how TNC now owns 150 acres between 116th Street and 128th Street. And, of course, that's the area of focus this evening.

So we're calling our new property the Chiwaukee West Restoration Area. And Jean has touched on what's wrong with it, but let me touch on a few more details. Why does it need restoration? The fact is that this site like so much of our landscape is heavily degraded. The entire area used to be covered with a vast prairie and oak savannah complex. Today we've lost almost all of our original prairies. Less than one tenth of one percent remains, and the loss of the prairie ecosystem has meant that thousands of animal and insect species are declining.

Wildlife relies on habitat, and different species require different combinations of habitat features. But in large part our landscape has become a set of [inaudible] cultures with certain standard crops and fields and dense thickets of low diversity invasive shrubs, trees and weeds in other areas that offer limited opportunities for food and shelter. It's easy to look at a scene like that in the photo at left and assume that this is how it's supposed to be and that our land always looked like this, but this isn't a healthy woodland.

So these aerial photos of our restoration site illustrate the really stark difference in the landscape over a short time. The image at left was taken in 1950, while the image at right was taken in the early '90s, so just a little over 40 years brought significant encroachment by brush and trees to the site because natural disturbance like grazing and fire ceased.

So many of us have come to assume that dense thickets of shrubs and trees are normal. While prairies and oak savannahs were naturally very open, even our woodlands and forests were much more open historically, and as such they hosted a lot more diversity, more plants, more animals and more beneficial insects like those that pollinate our food and less fire danger. We hear a lot about that in the news, but it's really important to consider in this context because the absence of regular low intensity fires has led to overcrowded woodlands that are now at risk of dangerous high intensity fires. Please note the burr oak tree in this photo. It's choked by an understory of invasive brush. Historically numerous species of flowers and grasses would have thrived under and around that tree, but now just a few species grow and most of them are nonnative.

So now that TNC owns this site we plan to remove the many acres of invasive and undesirable woody vegetation as a first step in restoring habitat for less common species that have been in decline. And during this process we'll be particularly careful to save certain native trees and especially oaks and hickories that have substantial wildlife value and which really belong on a site like this but that can't regenerate under dense brush.

So you heard me say a little earlier that the lands to the west are really important for the eastern prairie's groundwater supply, and they are even in their current state. But alterations to our site's hydrology over the last century have meant substantially more runoff and less recharge than once occurred. The restoration site has a network of ditches and drain tile lines that pull property off

the water surface and out of its ground. The water then dumps into a ditch along the railroad tracks rather than infiltrating into the ground and over to the eastern prairie.

When water runs off the land it picks up sediment and nutrients and road salt. And when that contaminated stormwater reaches our lakes and rivers we get algae blooms and other problems as well as flooding. So we plan to restore the site's hydrology by filling the ditches involving the drain tile. That will allow rain water to infiltrate into the ground rather than running off. And that will mean less flooding, less algae and other related problems and, as Jean said, more clean drinking water.

So following the work of filling ditches and recontouring them in the natural wetland swales, we'll be replanting prairies across the site. Prairies are a mix of flowers and grasses. Some prairies will be high and dry and other will be low and wet. Prairies are really special ecosystems, and I love this illustration because it shows how deep prairie plant roots penetrate into the ground compared to standard long grass. You can see that in the circle at left. It doesn't really look red in here, but it's really a stark comparison. So deep prairie roots help recharge groundwater, decrease flooding, build soil and sequester carbon. Because of their deep roots prairies take some time to mature. And so this restoration will be an ongoing process, but it should yield a really attractive natural area with great habitat that offers excellent opportunities for outdoor recreation.

So this slide shows a conceptual site plan for what I generally anticipate our site may look like in a few years. This will continue to evolve, but we expect that it will be a visible and accessible site that can welcome visitors to this fantastic and exceptionally rare natural area. As Jean indicated we expect that a loop trail will meander from 116th down to 128th Street. And we think the public will enjoy using the property for a variety of different activities like bird watching and cross-country skiing and hiking and so forth.

So this has been a step-wise process. And at each step we're asking what would make the site better going forward. And if the community is interested in having certain features then we can cooperatively explore what those features should be, whether they're feasible for the site, how they're funded and maintained. So right now I'm focused on restoring the site. And throughout that process we'll continue to look ahead with the Village and other partners and think big about what's possible here. So I hope you'll move ahead with the individual steps Jean laid out tonight so that we can continue moving this project forward as smoothly and effectively as possible. Thanks for your time.

And I will say that this is the lovely ravine at the south end of the site. The stream bank is somewhat eroded from the pulses of water coming off our property through the ditches, but it is a nice site. And it's one of the most open areas -- the most open area. There's a lot of nice spring wild flowers down there. Does anyone have any immediate questions?

Michael Serpe:

What we'll do is we'll open it up to public comments. And if they have any questions we'll call you back up. Jean, you have anything else from you? Even though Item D is not a public hearing, we'll allow comments on D, E and F. This is a matter for public hearing. Anybody

wishing to speak? Anybody wishing to speak? Nobody? Yes, sir. We'll need your name and address for the record.

Anthony Kajfez:

My name is Anthony Kajfez. My address is 714 128th Street in Pleasant Prairie. As you look at the map my partner and I are the southeastern most portion of the 150 acres. We have a parcel about three acres. And obviously all of this kind of came as sudden news to us, and so we're still trying to take it all in. Needless to say we've been thinking a lot about it, and we obviously would like to thank you for this opportunity to share our thoughts. We'd also like to welcome The Nature Conservancy to the neighborhood. We are neighborly and look forward to working with them.

Most of our exchanges between ourselves and The Nature Conservancy have focused on our property to the north and to the west. To the north is the area that Stephanie made reference to that has a lot of natural wildlife. And it sounds from conversations with her that they will be largely preserved, and we're very pleased about that. We are all about conservation, but we're also about habitat preservation.

I hate to admit it but I go through about 1,700 pounds of bird food a year. And as I watch the comings and goings of birds most of the interesting unique birds are actually coming from the west, not from the east. The east we're getting cow birds, we're getting red winged blackbirds and such which are good birds, don't get me wrong, but they're the ones eating most of the food I could say. And it obviously speaks to the uniqueness of the habitat that is to the west of us. Yes, it looks overgrown and, yes, there are invasive species there, nonnative ones that I do believe need to be removed and the area brought to a point where there can be a cohabitation of environments that sustain existing wildlife with environments that foster new wildlife.

And so I guess the thrust of our desire is to have that nice mixture take place. And in talks with Stephanie it sounds like there can be some accommodation, and we look forward to the implementation of that. I guess obviously there will be some loss of woodlands in the process. And our concern is that there will be an intensification of animals living in and along the fringes of these wooded areas which will only bring I think hunters closer in, and we're a little bit concerned for our subsequent safety. We're not anti-hunting, but I've seen muzzle blasts, firearms very close to the house. And we've actually had an arrow land 30 feet from our back deck. So we just wonder if perhaps taking a look at the current statutes governing hunting setbacks from residential property can be revisited and perhaps expanded to reflect the increased potential risk to residents on this front.

I think that pretty much covers what I had to say. I obviously brought some things that I didn't really adhere to. But I guess to reiterate we would like to express our appreciation for The Nature Conservancy's efforts at conservation. They do great work. And we kind of look forward to an implementation of new plans while also seeing the preservation of habitats that currently serve existing populations of animals and people for that matter. So that's all I have to say. If you have any questions of me, otherwise thank you very much.

Michael Serpe:

Thank you. Anybody else wishing to speak?

Pam Holy:

Pam Holy, 204 102nd. The reason the birds don't come from the east is they don't eat seed in the summer. They are eating insects along the prairie. We have documented 124 species of birds in the prairie to the east of the railroad. So they're not seed eaters in the summer. We are incredibly supportive of this effort by TNC. I'm the President of the volunteer organization, the Chiwaukee Prairie Preservation Fund. They're doing a terrific job up there. And it is only a great benefit to the prairie itself, to the original prairie.

This is one of the best natural features in southeastern Wisconsin for its diversity, etc. It beats Bong, it beats a number of other places that are bigger. You have a gem. I mean there's good reason why Pleasant Prairie is named prairie. It's a terrific feature. We have dozens of groups and dozens of school who visit the prairie every year to take in nature. This is only going to help that effort, and we need to preserve it and we need to expand it. Thank you.

Michael Serpe:

Thank you. Anybody else wishing to speak?

Ingrid Verhulst:

I just want to add a few words. Ingrid Verhulst, also 204 102nd Street. Obviously we support this effort without question, that's obvious. The one thing as land chair I want to assure you it our goal to buy every last privately held parcel in that entire Chiwaukee State Natural area, Chiwaukee Prairie State Natural area. We're going to keep trying. It doesn't always work, but in case you have any question about our dedication let me put that to rest. We are determined. So thank you. I hope you will support this.

Michael Serpe:

Thank you. Anybody else wishing to speak? Anybody else? We'll close the public hearings and open it up to comments and questions from the Commission. Mike?

Mike Pollocoff:

Jean, do you have a number for how many outstanding sewer and water assessments on Sheridan Road there are for this property?

Jean Werbie-Harris:

I don't think that there are any, but maybe Stephanie could respond. Because for all the properties that they have acquired, I mean it's been more than ten years since that property was -- that those special assessments were levied. And my understanding is that at least of them for

Buoy Storage and Big [inaudible] and Hansche and Mark Bourqe, I think almost all of those have been all paid off and paid for.

Stephanie Judge:

That's my understanding that all the special assessments were concluded.

Mike Pollocoff:

Okay. Can you just check with finance before the item goes to the Board meeting? And, secondly, how is this going to interface with the hunting issue? It was nice to see a plan that was going to provide for bird watching and for trails. And on the other TNC land that was acquired they worked with the State to allow hunting on that property. And I know we were concerned about that. Not so much that we have -- I don't have a problem with hunting, but at the time the issue is how do you transition an area that's not completely been acquired and have hunting there? And even though there's a law in the statutes that regulates the distance, it ends up becoming -- the guy in the field is trying to relate to this map on here and it doesn't always follow true.

And I'm not sure with any change in administration if we think that's going to be the case. I'd personally like to request that TNC deed restrict that so that it not be used for hunting especially if the Village is going to be dedicating right of way to that parcel until all parcels are acquired. And there's parcels to the south, there's parcels to the west, and it just doesn't seem to be an easily manageable area for hunting given the broad range of uses. I think when we dealt with it before I think TNC pretty much washed their hands of it and said, well, the State wanted it so they didn't want to deed restrict that for hunting. It's been a while since I heard about this so I don't know what the current status is of hunting on the TNC property.

Stephanie Judge:

So this property is subject to all State and local ordinance and laws. So my understanding is the Village of Pleasant Prairie, for example, has an ordinance so that such that there's no use of a single projectile, firearm, single projectile used with a firearm east of Sheridan Road. So that would apply to this property. That would mean that really the only way that one could hunt deer legally on this property would be with bow and arrow or a cross bow so bow hunting. And I think many of us agree that deer need to be harvested, that there are a lot of deer that cause problems. We hit them with our cars, there's not enough food for them, and they starve because there's no natural predators for them. So we hope that hunters are responsible and safe and follow State and local ordinances and rules.

The hunters I know are supposed to stay at least 300 feet away or 100 yards from occupied structures, and that should certainly be this case. So Anthony shouldn't be seeing muzzle flashes after dark, and they should be hunting after dark with a firearm anyway so it's just straight illegal. And I suppose we're like any private landowner in that regard that we want to follow the rules and the laws when they are using our property. Our property is open to the public for a variety of reasons. We want the public to be able to come out on our property. But also some of the funding sources that we use, namely the Noel Stelsons [phonetic] program which is a State program that I understand the Village also draws on sometimes mandates that we open the

property for all five nature-based outdoor activities assuming the property is conducive to those. Namely hiking, cross-country skiing, bird watching, fishing, hunting. So hunting is in there. And it's just one of those things that we do have to open it to that. That said the local ordinance sort of backs off what's allowed for hunting.

So someone I suppose could go out there with a shotgun for birds. That would be legal according to the State and local ordinance I believe. But it's an issue that we've I think tried to work with the Village on as much as possible, and we'll continue to work with the Village and our neighbors as they express problems if there are any. I think the best thing we can do is put up good signage and ask hunters that use our properties to follow the laws.

Mike Pollocoff:

Has the staff position changed on this since we went through the issue in the Chiwaukee Prairie?

Jean Werbie-Harris:

No, it hasn't. But in speaking with the Police Chief I thought that we had passed an ordinance locally that prohibited gun hunting east of Sheridan Road. And so it was only bow hunting, and the Chief was okay with the bow hunting east of Sheridan Road. So that was my understanding as to how this was left that bow hunting was allowed east of Sheridan Road but no gun hunting.

Stephanie Judge:

That would be great.

Jean Werbie-Harris:

And I can confirm that, but I thought that's how we had left it two or three years ago. But I can follow up.

Jim Bandura:

Jean, Mike mentioned deed restrictions. How would that affect -- I mean can it override the State say so?

Jean Werbie-Harris:

The deed restriction would have to be placed voluntarily by the landowner on the property, not by the Village.

Jim Bandura:

But it could be done, though, right?

Jean Werbie-Harris:

Well, I think Stephanie was saying she legally can't do that through her organization because of where her contributions and donations and things come from.

Stephanie Judge:

[Inaudible] are grant contracts.

Jean Werbie-Harris:

But the Village can do it with respect to where we prohibit gun hunting and that, in fact, is what I thought we did. And I can confirm that with the Police Chief.

Jim Bandura:

Okay.

Michael Serpe:

Any other comments or questions? Okay, we'll take Item D first. That's the Plan Commission recommendation of 19-03.

Jim Bandura:

Recommend approval.

Deb Skarda:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECOND BY DEB SKARDA FOR APPROVAL OF RESOLUTION 19-03. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. And Item E is the consideration of Plan Commission Resolution 19-04. What's your pleasure?

Wayne Koessl:

Move approval, Chairman.

Jim Bandura:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECOND BY JIM BANDURA FOR APPROVAL OF 19-04. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

Mike Pollocoff:

No.

Michael Serpe:

You're against?

Mike Pollocoff:

Yeah.

Michael Serpe:

One against.

Michael Serpe:

MOTION MADE BY DEB SKARDA AND SECOND BY WAYNE KOESSL FOR APPROVAL OF ZONING MAP AMENDMENTS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. ADJOURN.

Deb Skarda:

So moved.

Wayne Koessl:

Second.

Michael Serpe:

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

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 7:35 p.m.