

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
March 14, 2005**

(These are Summary Minutes of the Village Plan Commission Meeting on March 14, 2005. Please contact Jan Petrovic if you would like to obtain a copy of the Official Minutes)

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on March 14, 2005. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Jim Bandura; John Braig; and Larry Zarletti. Donald Hackbarth was excused and Eric Olson was absent. Also in attendance were Michael Pollocoff-Village Administrator; Jean Werbie-Community Development Director, Peggy Herrick-Asst. Planner/Zoning Administrator and Tom Shircel-Asst. Planner/Zoning Administrator.

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

FOR THE AUDIENCE, ITEM C IS MOVING TO THE END. YOU'RE WELCOME TO STAY AND HAVE THIS READ TO YOU, BUT YOU WANT TO LEAVE WHEN YOUR ITEM IS DONE YOU'RE WELCOME TO DO THAT AS WELL. IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MIKE SERPE TO MOVE ITEM C TO THE END OF THE AGENDA. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- A. PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT: The request of John H. Barcelona of Whispering Knoll LLC for approval of the Final Plat for the Whispering Knoll Subdivision generally located between 43rd and 47th Avenues and 107th and 109th Streets.**

IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM AND THE

ADDITIONAL COMMENTS AT TONIGHT'S MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

OPPOSED?

John Braig:

AYE.

Motion Carried

**YES – 5 – Tom Terwall, Mike Serpe, Wayne Koessler, Jim Bandura and Larry Zarletti
NO - 1 – John Braig**

B. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN: The request of Doug Stanich, agent for the property generally located south of 70th Street, north of STH 50 and west of 88th Avenue for a Conceptual Plan for the proposed Westfield Development.

MOTION BY LARRY ZARLETTI AND A SECOND BY MIKE SERPE THEN TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CONCEPTUAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED BY THE STAFF MEMORANDUM AS MODIFIED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

D. Consider the request of Chad Navis on behalf of CenterPoint WisPark Land Company, LLC, owner, for a Certified Survey Map to re-divide six (6) vacant properties located at the southwest corner of 113th Street and 88th Avenue into two (2) lots and two (2) outlots.

MOTION BY WAYNE KOESSL AND A SECOND BY MIKE SERPE TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- E. Consider the request of Chad Navis on behalf of CenterPoint WisPark Land Company, LLC, owner, for Site and Operational Plan approval to construct a 301,650 square foot speculative building (Phase I), known as Lake View X, at the southwest corner of 113th Street and 88th Avenue (CTH “H”).**

MOTION BY MIKE SERPE AND A SECOND BY JOHN BRAIG TO APPROVE THE SITE AND OPERATIONAL PLANS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- F. Consider the request of Gary Sertich, agent for Paul McCune for a Certified Survey Map to subdivide the property located at 2619 89th Street.**

MOTION BY JOHN BRAIG AND A SECOND BY MIKE SERPE TO APPROVE THE CSM, WITH THE UNDERSTANDING THAT BOTH VARIANCES ARE APPROVED BY THE BOARD OF APPEALS AND BY THE VILLAGE BOARD. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- G. Consider Plan Commission Resolution #05-03 to initiate a zoning map amendment for the Ries Partners LP property located west of IH 94.**

MOVED BY JOHN BRAIG AND A SECOND BY WAYNE KOESSL TO APPROVE RESOLUTION 05-03. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

- C. PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDMENT: The renumbering and codification of the Village Zoning Ordinance from Chapter 12 to Chapter 420 of the Village Municipal Code and to update said Ordinance by making some minor changes, correcting typographical**

errors, clarifying some of the requirements, and updating references to new State agencies and new State mandated requirements.

MOTION BY MIKE SERPE AND A SECOND BY LARRY ZARLETTI TO ADOPT. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous

6. ADJOURN

MOTION BY MIKE SERPE AND A SECOND BY WAYNE KOESSL TO ADJOURN. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Motion Carried - Unanimous