

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
5:00 P.M.  
November 24, 2008**

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on November 24, 2008. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Jim Bandura; John Braig; Andrea Rode; Larry Zarletti and Judy Juliana. Also in attendance were Mike Pollocoff, Village Administrator; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Tom Shircel, Assistant Village Planner

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CONSIDER THE MINUTES OF THE OCTOBER 27 AND NOVEMBER 10, 2008 PLAN COMMISSION MEETINGS.**

Wayne Koessler:

Mr. Chairman, I approve the minutes of the October 27<sup>th</sup> and November 10<sup>th</sup> Plan Commission meetings as presented in their printed form.

Mike Serpe:

Second.

Tom Terwall:

**MOTION BY WAYNE KOESSL AND A SECOND BY MIKE SERPE TO APPROVE THE MINUTES OF THE OCTOBER 27<sup>TH</sup> AND NOVEMBER 10<sup>TH</sup> PLAN COMMISSION MEETINGS. ALL IN FAVOR SAY AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? Motion carries.

- 5. CITIZEN COMMENTS.**

Tom Terwall:

Since there are no public hearings on the agenda tonight, your opportunity to speak would be now under citizens' comments. We would ask that you step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak?

**6. NEW BUSINESS.**

- A. Consider changing the official address of the property identified as 7968 Cooper Road because the property now fronts 80th Street.**

Peggy Herrick:

Thank you. On November 17, 2008 the Village Board approve Resolution #08-37 to change the official address for an existing home which has a current address of 7968 Cooper Road. It's identified as Tax Parcel Number 91-4-122-112-0300.

Prior to the construction of 80<sup>th</sup> Street west of Cooper Road, this property's driveway access was from Cooper Road and, therefore, the property had an address of 7968 Cooper Road. Since the construction of 80<sup>th</sup> Street this property now fronts 80<sup>th</sup> Street and an 80<sup>th</sup> Street address should be assigned.

The Village Board will conduct a public hearing to change the official address from 7968 Cooper Road to 5268 80<sup>th</sup> Street on December 1, 2008. If approved the address change would become effective on January 1, 2009. The Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board.

Don Hackbarth:

Move approval.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO CHANGE THE ADDRESS OF THIS PROPERTY. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**B. Consider Plan Commission Resolution #08-20 to initiate a zoning text amendment related to the Planned Unit Development for Prairie Springs Park.**

Peggy Herrick:

This resolution is to initiate a zoning text amendment. On December 22, 2003, the Village Board approved Ordinance #03-56 which created a planned unit development, a PUD, for the Prairie Springs Park. The proposed addition to LakeView RecPlex within Prairie Springs Park may require the PUD to be updated and amended as that project moves forward. So we are initiating that potential change by the Plan Commission. We will be evaluating the current PUD and recommending any changes as may be needed. A public hearing will be scheduled prior to any determination being made. So this resolution only initiates the process by which that can begin.

Mike Serpe:

So moved.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY MIKE SERPE AND SECONDED BY JIM BANDURA. BEFORE I TAKE A VOTE WILL THIS INCLUDE THE CHANGES TO THE COMMON GROUNDS AS WELL BECOMING A DAYCARE CENTER?**

Peggy Herrick:

Not necessarily. The PUD really is dimensional variations to the ordinance, not use variations to the ordinance. So that's going to be an interior remodel so the PUD doesn't reflect that.

Tom Terwall:

**IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY JIM BANDURA. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**C. Consider Plan Commission Resolution #08-21 to initiate a zoning text amendment related to the PR-1 District uses and requirements.**

Peggy Herrick:

This is the initiation of a zoning text amendment. Section 420-127 of the Village Zoning Ordinance entitled PR-1, Park and Recreational District, is intended to provide for areas where recreational needs, both public and private, that can be met without undue disturbance of natural resources and adjacent uses.

At this time we're looking to re-evaluate the PR-1 District. As you are aware, we've been going through the zoning districts. Recently we did the Institutional District. In the past we did Commercial Districts. A part of this is to update that ordinance which hasn't been updated since about 1983, and to continue as we're working on the Smart Growth where our land use plan needs to match our comprehensive plan by the year 2010. We're working to update that, so we're looking to re-evaluate the Park and Recreational Districts at this time. So this resolution hereby initiates and petitions to amend Section 420-127 of the zoning ordinance related to Park and Recreational Districts.

In addition to this, as we review this, there may be other sections of the ordinance that may need to be re-evaluated and updated such as specific regulations related to conditional uses within the Park and Recreation District. Definitions may need to be re-evaluated, and there may need to be amendments to the zoning map. One thing that we have initially thought about is creating another Park and Rec District, a PR-2, so that PR-1 may be land that's held in private ownership such as the outlots and subdivisions where they have retention basins and detention basins and they may have a tot lot or something like that in their subdivision which are held by the association, versus parkland that is owned by the Village and maintained by the Village. Some of those parklands we're thinking of putting those in the PR-2 where there might be other uses that are expansive. Prairie Springs Park would be a perfect example. That would be a PR-2. In there we have the RecPlex with a whole host of uses. We wouldn't want to see a daycare pop up on the associations outlot that is intended to be open space, but that is a current use that's currently in RecPlex, and that is perfectly acceptable there. So we're looking at possibly creating a second Park District to separate between public and private open space land.

Tom Terwall:

And what you're asking us to do is just initiate the process, is that correct?

Peggy Herrick:

Correct, and we will bring back any proposed changes to a public hearing before this Commission with recommendations that you would make to the Village Board.

Tom Terwall:

What's your pleasure?

Wayne Koessl:

So moved, Mr. Chairman.

Larry Zarletti:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY LARRY ZARLETTI TO ADOPT  
RESOLUTION 08-21. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed?

Mike Serpe:

Tom, could I say something? This is the season of Thanksgiving and I just want to make a statement here. A bunch of the people from the Village, quite a large number, about 10 or 15 of us, got together three different Sundays and helped a couple of Village residents out, one being Jean Werbie who we all know is going through some tough times right now. And a single woman that lives next door to Jean and a very handicapped person that lives behind Jean. And if you could see the effort that this crew put together, and there's a lot of trees by Jean Werbie's house, and we got those leaves to the street and did three people in somewhat of need a big favor. The way that this group has come together, worked together and did something nice for somebody that really deserved it just makes you feel pretty good. This was all organized by Jan Petrovic. She got it together. John, what do you think, there were about 12 or 15 of us out there?

John Braig:

That was the smallest number. The biggest number I think was about two dozen.

Mike Serpe:

At least a half dozen to eight leaf blowers going. We didn't start until ten o'clock in the morning and I'm sure we made a hell of a lot of noise. But the end result was somebody got some nice things done for them that they could not have done by themselves. Just a good feeling all around. Just kind of tells you what kind of Village we live in. When times get tough people get together.

And one last thing, if you want to see how bad the economy is doing just take a glance at our agenda lately.

**7. ADJOURN.**

John Braig:

Move adjournment.

Larry Zarletti:

Second.

Tom Terwall:

All in favor say aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned.

**Adjourn: 5:12 p.m.**