

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY**

**9915 - 39th Avenue
Pleasant Prairie, WI
December 14, 2015**

Immediately following the 6:00 p.m. Plan Commission Meeting

A special meeting of the Pleasant Prairie Village Board was held on Monday, December 14, 2015. Meeting called to order at 6:50 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, and Dave Klimisch. Mike Serpe was excused. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Doug McElmury; Fire & Rescue Chief; Matt Fineour, Village Engineer; and Jane M. Romanowski, Village Clerk. Two citizens attended the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. NEW BUSINESS

A. Receive Plan Commission recommendation and consider:

- 1) Ordinance #15-46 approving several Comprehensive Plan Amendments related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.**
- 2) A Conceptual Plan related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum.**
- 3) Ordinance #15-47 approving a Zoning Map Amendment related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.**
- 4) A Certified Survey Map related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.**

Jean Werbie-Harris:

Mr. President and members of the Village Board and the audience, there are four items before you this evening. None of them are public hearings as they were public hearings before the Plan Commission earlier this evening. The first item is the Comprehensive Plan Amendment which is Resolution 15-19. The second item is a Conceptual Plan. The third item is a Zoning Map Amendment, and the fourth item is a Certified Survey Map. Specifically these requests come to us from Dave Riley on behalf of Bethany Lutheran Church. This is relating to the property at 11019 Wilmot Road, and this is for the proposed Bethany Church Campus development. This includes the development of a church facility, educational facility with sports fields, up to four parsonages and a mausoleum.

Village Board Meeting
December 14, 2015

As shown on the slide and in your packets as you can see this property is located south of County Trunk Highway C or Wilmot Road. This project as part of a Conceptual Plan is proposing two access points from Highway C for a future church facility, educational facility and related facilities from an educational and associated athletic field component. The building is proposed to be 20,000 square feet for the worship facility and a 31,000 square foot K-9 school facility. As you can see, this property is located just to the west of Heritage Valley and just to the east of the Des Plaines River and south of County Trunk Highway C.

The first item is the Comprehensive Plan Amendment to amend a portion of the Pleasant Farms Neighborhood Plan. Again, this is to modify that area that is was in the residential density classification and modify it to remove that urban reserve and to put it into the Governmental and Institutional land use designation. In addition, any of the field delineated wetlands on the property would be placed into the wetland delineation. And all of the areas that are identified as floodplain would remain as floodplain.

Specifically this would impact not only the 2035 Comprehensive Plan but also Map 9.9. The Comprehensive Plan Map then, again, would also involve the reduction of single family homes, approximately 39 in the associated population for this particular area. In addition, the Park, Recreation and Other Open Space Lands and other designations such as that would remain as shown on the presentation earlier this evening. And, again, the floodplain would remain as shown unless they request some type of alteration or filling of these areas.

The Conceptual Plan as represented before the Plan Commission this evening. And, again, as shown on the slide it does show the church facility, educational facility, event pavilion. It shows the potential for four parsonages on the east side of the site and a future mausoleum. It does identify where stormwater management facilities would be located on the site as well as outdoor facilities and the potential for future development that could connect or be adjacent to the Heritage Valley development to the east.

The Zoning Map amendment this evening would be to rezone all the non-wetland areas from the A-2, General Agricultural District, to the I-1, Institutional District along with an AGO would have an overlay on the property. The field delineated wetlands would be rezoned into the C-1, Lowland Resource Conservancy District. And, again, the FPO or the Floodplain Overlay District would remain unchanged.

The Certified Survey Map that's before you this evening would clearly identify the particular property as well as any dedications for the future widening of Highway C or any bike lanes. It reflects a number of easements pertaining to wetlands, floodplain and some notations with respect to future tree preservation easements as well as the vision triangle easements as to where the access points connect to Highway C. In addition, a series of dedication and easement language has been prepared and has been provided to the surveyor to add to the Certified Survey Map.

The Conditional Use Permit was approved by the Village Plan Commission this evening, and it was conditionally approved subject to the actions taken by the Village Board. Again, the actions by the Village Board would be the Comprehensive Plan, the Zoning Map Amendment, the Certified Survey Map and the Conceptual Plan. The staff recommends approval of all four subject to the

Village Board Meeting
December 14, 2015

comments and conditions as read into the record earlier this evening before the Plan Commission. Staff recommends if there's any questions the petitioner is here in the audience, and the staff is here to answer any questions that you may have.

Steve Kumorkiewicz:

I move to approve Ordinance 15-46. We all attended the whole public hearing and the meeting of the Plan Commission. So I don't think we need any further discussion on this. So I move to approve 15-46.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any further discussion on this item?

Dave Klimisch:

I have some questions. You were saying, Dave, that the school might be the first one built when it comes time?

Dave Riley:

Yeah. Dave Riley, 3446 16th Place, Kenosha. Yeah, the school -- this whole thing started back when Walgreen's was interested in buying our property in Kenosha that is really the school is where we're kind of landlocked with growing. And then we started looking at the parking lot and figured, well, now the church, too. But we would start with the school, get that relocated, and then we would eventually build a church.

Dave Klimisch:

For the parking lot and all the infrastructure would all that go in first or half the parking lot?

Dave Riley:

We would put all that in.

Dave Klimisch:

And then I'm not sure what level of detail we're looking at here. But I notice on the ball fields there's no significant parking back there.

Village Board Meeting
December 14, 2015

Dave Riley:

No.

Dave Klimisch:

Is that a detail we'd figure out later?

Dave Riley:

Yeah, that's detail we'd figure out later. We probably would put some parking in the back there for the ball fields.

Dave Klimisch:

Okay, and then I was talking with Ed before about the mausoleums. And I know they may or may not ever come. I'm not up to speed on the details of mausoleums. But I'm a former funeral director so I know there has to be funding in perpetuity to make sure the facilities are taken care of. That's a level of detail we'll get to at some other point?

Dave Riley:

Correct.

John Steinbrink:

Further comment or question? Kris?

Kris Keckler:

Just in speculation of this time because I was looking on the website for the current school enrollment, and it looks like you have some mixed grades in there?

Dave Riley:

K through 8.

Kris Keckler:

K through 8, but a couple split classrooms?

Dave Riley:

Yes. Right now it's five -- well kindergarten is standalone, and then first and second together, third and fourth and so on all the way through eighth.

Village Board Meeting
December 14, 2015

Kris Keckler:

And are you looking to increase the enrollment then at the new location as well?

Dave Riley:

Yeah. That layout of school actually is what we laid out back ten years ago, and that layout is for nine classrooms. So it's a nine classroom per grade. And that works out we need probably about anywhere from 125 to 200 students that that school would handle. Minimum of 125 to make the numbers work.

Kris Keckler:

And you're at about 100 or so right now?

Dave Riley:

A little less than that. We're at about 85 plus or minus. There's a total -- if you count Friedens is the other WELS Church in Kenosha, and if you counted their enrollment there's 225 kids right now in the WELS Church schools.

Dave Klimisch:

There's room for expansion on the buildings which is always smart, especially if it works out and you become an epicenter. I don't see room for expansion on the parking. Have you thought that far out?

Dave Riley:

Well, I think there is some room for parking. You could go to the east. And these detention ponds, too, that is Pinnacle's first blush at that. You may expand some of those detention ponds on the backside to be a little bigger. So maybe that one to the east over by the mausoleum maybe doesn't happen and maybe put some parking over there, too. I mean originally we were looking at ten acres to put this facility. When this opportunity came up at 30 something, 35 acres, we have plenty of land for the next 100 years.

Dave Klimisch:

And then if the lots work out, those five lots, are they far enough away from the fields? I don't know what the setbacks are.

Dave Riley:

Again, that would have to be looked at a little closer to make sure we had enough room between those. The event pavilion is probably a little larger than what we would do. We'd probably do something a little smaller than that so you could shift those ball fields a little bit to the west.

Village Board Meeting
December 14, 2015

Dave Klimisch:

And I'm guessing that the event pavilion is the basketball court and the multi-use?

Dave Riley:

No, that's actually just like the concession stand and stuff like that. The basketball court is incorporated into the educational facility, the gym.

Jean Werbie-Harris:

Trustee Klimisch, there are a number of comments and conditions of approval. And some of the conditions do reflect the concern of the proximity of those single family homes to those athletic fields. And they would have to do a much more substantial separation spacing along with some fencing and some other things. So as part of our conditions of approval we did mention some of those things as well.

John Steinbrink:

Any other questions of Mr. Riley? Thank you, Dave. Other Board comments or questions? Hearing none, we have a motion and a second. A roll call vote is ordered on this one.

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #15-46 APPROVING SEVERAL COMPREHENSIVE PLAN AMENDMENTS RELATED TO THE PROPERTY LOCATED AT 11019 WILMOT ROAD FOR THE PROPOSED BETHANY CHURCH CAMPUS DEVELOPMENT; SECONDED BY KECKLER; ROLL CALL VOTE – KECKLER – AYE; KUMORKIEWICZ – AYE; KLIMISCH – AYE; STEINBRINK – AYE; MOTION CARRIED 4-0.

John Steinbrink:

That brings us to Item 2.

Kris Keckler:

Move to approve conceptual plan.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any discussion on this item?

Village Board Meeting
December 14, 2015

KECKLER MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CONCEPTUAL PLAN RELATED TO THE PROPERTY LOCATED AT 11019 WILMOT ROAD FOR THE PROPOSED BETHANY CHURCH CAMPUS DEVELOPMENT THAT INCLUDES THE DEVELOPMENT OF A CHURCH FACILITY, EDUCATIONAL FACILITY WITH SPORTS FIELDS, UP TO FOUR PARSONAGES, AND MAUSOLEUM, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

John Steinbrink:

That brings us to Item 3.

Dave Klimisch:

Move to approve Ordinance 15-47.

Kris Keckler:

Second.

John Steinbrink:

Motion by Dave, second by Kris. Any discussion on this item?

KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #15-47 APPROVING A ZONING MAP AMENDMENT RELATED TO THE PROPERTY LOCATED AT 11019 WILMOT ROAD FOR THE PROPOSED BETHANY CHURCH CAMPUS DEVELOPMENT; SECONDED BY KECKLER; MOTION CARRIED 4-0.

John Steinbrink:

That brings us to Item 4, Certified Survey Map.

Steve Kumorkiewicz:

Make a motion to approve.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Any discussion on Item 4?

Village Board Meeting
December 14, 2015

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP RELATED TO THE PROPERTY LOCATED AT 11019 WILMOT ROAD FOR THE PROPOSED BETHANY CHURCH CAMPUS DEVELOPMENT, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KLIMISCH; MOTION CARRIED 4-0.

4. ADJOURNMENT

KECKLER MOVED TO ADJOURN THE MEETING; SECONDED BY KLIMISCH; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 7:10 P.M.