

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
July 9, 2001**

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on July 9, 2001. Those in attendance were Tom Terwall-Chairman and Village Trustee; Donald Hackbarth-Secretary; Wayne Koessl - Member of the Street Lighting Committee; Eric Olson; Donald Wruck; James Bandura; and Alternates John Braig and Mike Serpe. Also in attendance were Michael Pollocoff B Village Administrator; Jean Werbie-Community Development Director and Tom Shircel-Assistant Planner and Assistant Zoning Administrator.

1. CALL TO ORDER

2. ROLL CALL

Tom Terwall:

We have a quorum.

3. CORRESPONDENCE

Jean Werbie:

I have none.

4. CITIZEN COMMENTS

5. OLD BUSINESS

- A. TABLED PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT: The request of Roger Potratz, agent for Lamb of God Lutheran Church, owner to amend the existing Conditional Use Permit to construct an addition to the existing church located at 8411 Old Green Bay Road.**

Tom Terwall:

We need a motion to take Items 5A and 5B off the table.

SERPE MOVED THAT THE PLAN COMMISSION REMOVE ITEM A FROM THE TABLE. SECONDED BY KOESSL. MOTION CARRIED.

Jean Werbie:

Mr. Chairman, as part of the public hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner=s request for a conditional use permit as presented and described below:

Findings of Fact

1. Lamb of God Lutheran Church, is requesting to amend their Conditional Use Permit on the property located at 8411 Old Green Bay Road.
2. On March 27, 2000 the Village granted a Conditional Use Permit (Document #00-06) for the Lamb of God Lutheran Church to occupy the building and the site to hold worship services and other church related activities such as but not limited to; church trustee meetings, afternoon meetings, evening vespers services, vacation bible study, Sunday school, pot-luck meals, workshops and other social gatherings. This is provided as Exhibit 1 in your packet.
3. The church is proposing to construct a 1,915 square foot addition. The major addition is proposed to be to the rear (east) of the existing building and will be used as the main worship area for the church. A smaller addition is proposed for the entrance of the building. Thirty-nine (39) additional parking spaces are being added to accommodate the church's needs. The total number of parking spaces proposed for the site is 53, which includes 3 handicapped accessible spaces. Therefore, the number of proposed parking spaces meets the Zoning Ordinance requirements. The Conditional Use Permit Application and its related attachments that includes: the application, operational plan, and related plans is provided as Exhibit 2.
4. The current zoning of the property is I-1, Institutional District and the Church uses as proposed are allowed within the District with a Conditional Use Permit.
5. The Village's Fire Department has reviewed the request and provided the following comments in the attached memorandums dated February 4, 2001 and then there was an update to the memo that's dated July 9, 2001 which you have before. Both of these are provided as Exhibit 3.
6. According to Section 12.29-8 of the Village's General Zoning and Shoreland/Floodplain Zoning Ordinance or the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for the granting of a Conditional Use Permit.

With that, I would like to continue the public hearing. The petitioner is here in the audience, and they can make a brief presentation on their request.

Paul Hegland:

Good evening gentlemen, staff. My name is Paul Hegland. I live at 1403 56th Street, Kenosha. I have the honor and pleasure of serving as Chairman of Lamb of God. You might remember me from a year ago in March when we first came to you and you granted our permits at that time. We're here before you now, as Ms. Werbie said, for the proposed renovations. I at this time want to step aside and introduce to you the architect that we selected after an interview process. His name is Roger Potratz from Michigan City, Indiana. He is licensed in Wisconsin as well as numerous

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other states. He can respond more clearly and articulately to any of the proposed changes to the site.

Roger Potratz:

My name is Roger Potratz. I am a registered Architect in the State of Wisconsin as well as Indiana and Michigan. My business address is 705 Franklin Square in Michigan City, Indiana. I was selected to be the architect for this project. It's been quite a process to go through as you probably can realize for addition and remodeling to an existing structure. The plans were sent out for bid one time, and when the bids were received back on that there were some adjustments made to the plans because of the cost of the project. It was then sent out for bids again and we have received those bids back. The congregation at a voter's assembly after the service yesterday has selected a contractor and wishes to proceed with the project.

The project was submitted the first time and it's essentially the same the second time except for a different structure mainly for the naive roof. The congregation wishes at this time to construct two rooms on either side of the existing building, but the plans that are down at the State and have been reviewed by the State are not yet approved. I have to answer several questions for them, but that's expected to be approved shortly. The plans are all inclusive, though, that they would cover all the additions that the congregation would hope to make in the next several years, and that is the extension of the naive and the addition of a narthex out in front. The parking lot and those appearances are all in the plans and to be built under this initial contract.

Tom Terwall:

Thank you. Is there anybody else who wishes to speak under this matter? Anybody else wishing to speak? Anybody else? If not, I'll close the public hearing and open it up to comments and questions from Commissioners and staff. Any questions?

SERPE MOVED THAT THE PLAN COMMISSION APPROVE THE REQUEST OF ROGER POTRATZ, AGENT FOR LAMB OF GOD LUTHERAN CHURCH, OWNER TO AMEND THE EXISTING CONDITIONAL USE PERMIT TO CONSTRUCT AN ADDITION TO THE EXISTING CHURCH LOCATED AT 8411 OLD GREEN BAY ROAD SUBJECT TO THE COMMENTS AND CONDITIONS AS OUTLINED BY STAFF IN STAFF MEMORANDUM DATED JULY 9, 2001. SECONDED BY BANDURA. MOTION CARRIED TO APPROVE WITH HACKBARTH ABSTAINING.

Tom Terwall:

Can you tell us what's the time frame? When do you expect to be holding services there?

Roger Potratz:

The construction time frame is to start later this month, and if everything goes well, to be done with the actual construction by the middle of December.

Tom Terwall:

Is the congregation continuing to meet at Stocker Elementary?

Roger Potratz:

Yes, sir, and they will until the occupancy permit is granted. There is also an organ that is to be installed, but that cannot be installed until after all the construction is completed, because being a pipe organ all the dust has to be out of the facility and what have you. So dedication won't be until some time later, but as soon as the major construction is done and occupancy is granted, we hopefully can be in the building before Christmas.

Tom Terwall:

We welcome the congregation and we look forward to the transfer of your services to the Village from Stocker Elementary.

B. Consider the TABLED request of Roger Potratz, agent for Lamb of God Lutheran Church, owner, for Site and Operational Plan approval to construct an addition to the existing church located at 8411 Old Green Bay Road.

Jean Werbie:

Mr. Chairman, the Lamb of God Lutheran Church, is requesting to construct a 1,915 square foot addition to the existing church facility located at 8411 Old Green Bay Road. The major addition is proposed to be to the rear of the existing building and will be used as the main worship area for the church. A smaller addition is proposed for the entrance of the building. An additional thirty-nine (39) additional parking spaces are being added to accommodate the church needs which would bring the total number of parking spaces to the site to 53 which includes 3 handicapped accessible spaces.

On March 27, 2000 the Village granted a Conditional Use Permit (Document #00-06) for the Lamb of God Lutheran Church to occupy the building and the site to hold worship services and other church related activities, and this evening the Village Plan Commission also granted an extended conditional use permit due to the modifications that they were making to the site.

Pursuant to Section 12.13 k. of the Zoning Ordinance, continuous, vertical concrete curb and gutter around the perimeter of parking lots with more than 10 parking spaces is required. Thus, continuous, vertical concrete curb and gutter is required to be installed in the new parking areas of 10 or more contiguous spaces. Pursuant to the attached May 8, 2001 letter which you have from Mr. Potratz on behalf of the Lamb of God Church, the architect is requesting that the Plan Commission grant a waiver from this section to allow the new church parking areas to be expanded without curb and gutter. If the Village Plan Commission feels that curb and gutter is not necessary for this project, then they would need to grant a waiver to this requirement for this project.

If the Plan Commission elects to waive the parking lot curb and gutter requirement,

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then pursuant to the Site Plan, the storm water will sheet drain to the detention pond between and below the proposed permanent concrete wheel stops. However, if the Plan Commission decides to require the continuous vertical curb and gutter for the parking lot, then an internal storm sewer system will need to be provided in order for the parking lot to be adequately handling and draining the storm water on the site. Again, the petitioner architect is here to make a presentation. Again, this is the site and operational plan provision. We've already granted the conditions use this evening to allow for the use to continue and to be added onto at that site. Again, the purpose of this meeting at this point is the site and operational plan.

Tom Terwall:

Do you wish to speak, sir?

Roger Potratz:

Roger Potratz, architect. The additional parking spaces were mandated by the changing of the occupancy of the building which was a daycare center into a church facility. With the 53 parking spaces that will now be available once it is constructed, we will be able to have occupancy in the church structure of 212 people. It was decided that this was the best route to go rather than try to have numerous services to keep the parking requirement down. As the parking lot is sited in relationship to the church and in relationship to the proposed detention basin, I felt that it would be very site favorable to have the parking lot sheet drain to the detention basin rather than having curb and gutter impede the natural flow of the water across the asphalt parking lot to the basin. There would be parking bumpers there permanently attached but not continuous, so there would be plenty of space for the water to flow between them. I just think it's a better and more economical way to meet the requirements that we provide for the detention.

Tom Terwall:

Thank you. Jean, with the sheet flow provision, the water will still flow directly into the detention basin that's on their property, correct?

Jean Werbie:

That's correct. They'd have to pitch the parking lot or make sure that it's flowing in that direction.

Tom Terwall:

So the water's going to end up in the same place and it doesn't leave their property.

Jean Werbie:

At any faster rate than it's leaving the property at this time.

Tom Terwall:

Where is the detention of that water?

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Roger Potratz:

It would be in front of the parking lot.

Don Hackbarth:

I would ask that we grant that waiver. That's kind of a confined parking lot right there, and if you put curb and gutter on, it gets really hard to plow in winter. It really gets to be a mess, and it's just a lot easier to plow and a lot easier to move.

John Braig:

I can agree with waiving the curb requirements although for different reasons. Curb and gutter is going to be a problem when you plow snow regardless of where it is, and I'd be reluctant to grant a waiver on that basis. I think recognizing the nature of this facility and the people that will be using the parking lot will have greater incentive, I would believe, to maintain the property in a neat and orderly condition and keeping the vehicles on the pavement rather than rolling off into the grass. That's something I think the parishioners would certainly be willing to do as would be different in a commercial type installation. So I think waiving the curb requirement would be acceptable in this case.

KOESSL MOVED THAT THE PLAN COMMISSION APPROVE THE REQUEST OF ROGER POTRATZ, AGENT FOR LAMB OF GOD LUTHERAN CHURCH, OWNER, FOR SITE AND OPERATIONAL PLAN APPROVAL TO CONSTRUCT AN ADDITION TO THE EXISTING CHURCH LOCATED AT 8411 OLD GREEN BAY ROAD SUBJECT TO THE COMMENTS AND CONDITIONS AS OUTLINED BY STAFF IN STAFF MEMORANDUM DATED JULY 9, 2001. SECONDED BY BANDURA. MOTION CARRIED TO APPROVE WITH HACKBARTH ABSTAINING.

- C. Consider the TABLED request of Jerry Klein, President of Calumet Diversified Meats, for Site and Operational Plan approval for a temporary metal storage building to house maintenance department materials for the property located at 10000 80th Avenue in the LakeView Corporate Park.**

Tom Terwall:

This item was tabled because metal buildings are a violation of the building code in LakeView Corporate Park, and at the request of the petitioner he asked that it be tabled and was going to come back and to this day we have not heard anything, Jean?

Jean Werbie:

I have not heard anything.

Tom Terwall:

So it's staff's recommendation that we remove it from the table and delete it from

the agenda, is that correct?

Jean Werbie:

That's correct until they come back with an acceptable plan.

HACKBARTH MOVED THAT THE PLAN COMMISSION REMOVE ITEM C FROM THE TABLE. SECONDED BY KOESSL. MOTION CARRIED.

HACKBARTH MOVED THAT THE PLAN COMMISSION REMOVE THE REQUEST OF JERRY KLEIN, PRESIDENT OF CALUMET DIVERSIFIED MEATS, FOR SITE AND OPERATIONAL PLAN APPROVAL FOR A TEMPORARY METAL STORAGE BUILDING TO HOUSE MAINTENANCE DEPARTMENT MATERIALS FOR THE PROPERTY LOCATED AT 10000 80TH AVENUE IN THE LAKEVIEW CORPORATE PARK FROM THE AGENDA. SECONDED BY SERPE. MOTION CARRIED.

D. TABLED PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENTS: To amend section 12.15 and 12.27 of the Village Zoning Ordinance related to shoreyard setbacks for fences and decks.

Tom Terwall:

You want to keep this tabled, is that correct, Jean, so we'll leave it alone?

Jean Werbie:

That's correct.

6. NEW BUSINESS

E. PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT: The request of Scott Simon of the Simon Group, Ltd., owner, for consideration and approval of a Final Plat and Related Development Agreement Documents for the Meadowlands Addition No. 2 located in the northeast quadrant of 102nd Street and Old Green Bay Road. Meadowlands Addition No. 2 consists of six (6) duplex lots and four (4) parcels, which will contain 128 multi-family units.

Jean Werbie:

Mr. Chairman, the Developer, Scott Simon of the Simon Group is requesting the approval of a Final Plat and Related Development Agreement Documents for the Meadowlands Addition No. 2 subdivision located in the northeast quadrant of 102nd Street and Old Green Bay Road. Meadowlands Addition No. 2 consists of six (6) duplex lots and four (4) other that will eventually contain 128 multi-family units as proposed.

A Neighborhood Plan, Conceptual Plan, and Preliminary Plat were all approved by the Village Plan Commission and Village Board for the Development. The proposed Meadowlands Addition No. 2 is the last phase of the proposed Development. The

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proposed Final Plat will create the parcels for the future development of duplex lots and apartments. The detailed review of the apartment site plans has not yet been completed by the Village staff so that will come at a separate time with the site and operational plan review and rezoning.

The duplex area is proposed to be rezoned into the R-8, Two Family Residential District, and the apartment area is proposed to be rezoned into the R-11, Multiple Family District, and the condominium area, which will be the second item on your agenda tonight regarding this development, will be proposed to be rezoned to the R-10, Multiple Family District PUD, Planned Unit Development District. With that, the developer is here, and I'm sure he'd like to make some comments.

Scott Simon:

Scott Simon of the Simon Group. Wanted to just basically reiterate, but yes we are here working on the exact same plan that we brought forward in front of you previously, and this is a continuation of what I believe you've seen before. We want to open it up to the floor if you have any questions if you'd like to ask of me.

Tom Terwall:

This is a matter for public hearing so I need to get it from the audience first. Is there anybody else wishing to speak on this matter? Anybody else? Hearing none, I'll close the public hearing and open it up to comments and questions from Commissioners and staff.

Don Hackbarth:

Has that northern boundary line business been settled?

Scott Simon:

No, it has not, but what we've done is we have title to the property. What we've done, since there is a dispute, is left that 25 feet out of all of our final plats, yes.

Mike Serpe:

Scott, not that this has anything to do with the final plat, but is there any progress on the repair of 165 in that area?

Scott Simon:

Tomorrow.

Mike Serpe:

They're coming in to repair it?

Scott Simon:

I just signed a very large change order.

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Mike Serpe:

That's good.

Tom Terwall:

Scott, on the six duplex lots, do you plan to market those lots, or are you going to build the duplex units and sell them yourself?

Scott Simon:

I intend to market the lots rather than to build and sell them. My intent is to build the condominiums as we are now and continue on and build the apartment buildings as we go down the line.

Tom Terwall:

Thank you. Any other comments or questions?

SERPE MOVED THAT THE PLAN COMMISSION APPROVE THE REQUEST OF SCOTT SIMON OF THE SIMON GROUP, LTD., OWNER, FOR CONSIDERATION AND APPROVAL OF A FINAL PLAT AND RELATED DEVELOPMENT AGREEMENT DOCUMENTS FOR THE MEADOWLANDS ADDITION NO. 2 LOCATED IN THE NORTHEAST QUADRANT OF 102ND STREET AND OLD GREEN BAY ROAD. MEADOWLANDS ADDITION NO. 2 CONSISTS OF SIX (6) DUPLEX LOTS AND FOUR (4) PARCELS, WHICH WILL CONTAIN 128 MULTI-FAMILY UNITS SUBJECT TO THE COMMENTS AND CONDITIONS AS OUTLINED BY STAFF IN STAFF MEMORANDUM DATED JULY 9, 2001. SECONDED BY HACKBARTH. MOTION CARRIED TO APPROVE.

F. PUBLIC HEARING AND CONSIDERATION OF A FINAL CONDOMINIUM PLAT: The request of Scott Simon, agent, for a Final Condominium Plat for 16 condominium units (2-8 unit buildings) located within the Meadowlands Addition No. 2 development located in the southeast quadrant of 102nd Street and Old Green Bay Road.

Jean Werbie:

Mr. Chairman, the Developer, Scott Simon of the Simon Group, is requesting the approval of a Final Plat and Related Development Agreement Documents for the First Addendum to Meadowlands Condominiums Plat located in the southeast quadrant of 102nd Street and Old Green Bay Road. The Meadowlands Condominium Addition consists of two eight-unit buildings which will be located just south of 102nd Street and just to the east of Old Green Bay Road.

A Neighborhood Plan, Conceptual Plan, and Preliminary Plat were all approved by the Village Plan Commission and Village Board for the Condominium Development. The proposed addition is the last phase of the proposed Development. A separate Site and Operational Plan approval will be required prior to the approval of the condominiums themselves. The condominiums are proposed to be rezoned to the R-10, Multiple Family District PUD, Planned Unit Development District. With that I'd like

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to continue the public hearing.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? Hearing none, I'll close the public hearing and open it up to comments and questions.

Don Hackbarth:

I think that this is an absolutely gorgeous marriage from going from the Corporate Park to the residential area to the east and I really like what I see.

HACKBARTH MOVED THAT THE PLAN COMMISSION APPROVE THE CONSIDERATION OF A FINAL CONDOMINIUM PLAT: THE REQUEST OF SCOTT SIMON, AGENT, FOR A FINAL CONDOMINIUM PLAT FOR 16 CONDOMINIUM UNITS (2-8 UNIT BUILDINGS) LOCATED WITHIN THE MEADOWLANDS ADDITION NO. 2 DEVELOPMENT LOCATED IN THE SOUTHEAST QUADRANT OF 102ND STREET AND OLD GREEN BAY ROAD SUBJECT TO THE COMMENTS AND CONDITIONS AS OUTLINED BY STAFF IN STAFF MEMORANDUM DATED JULY 9, 2001 SECONDED BY KOESSL. MOTION CARRIED TO APPROVE.

G. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT AND TEXT AMENDMENT: The request of Scott Simon, agent, to rezone the Meadowlands Addition No.2 portion of the Meadowlands development generally located at the northeast corner of 104th Street (STH 165) and Old Green Bay Road to remove the UHO, Urban Land Holding Overlay Districts and rezone the property to R-8, Urban Two-Family Residential District; R-11, Multiple Family Residential District; R-10 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay; and for a Text Amendment to amend Section 12.26-4 (I) 3 of the Village Zoning Ordinance to provide for the specific PUD regulations for the condominium development.

Tom Terwall:

Jean, this item you'd like to table, correct?

Jean Werbie:

Yes, we'd like to table it until the staff completes the site and operational plan review, and we also need to rewrite some provisions for the PUD for the Multiple Family District Area as well as the condominiums, and we'd like to look at that just so that we have it correct, so the staff is recommending that this item be tabled.

Tom Terwall:

Two weeks enough?

Jean Werbie:

I would say the first meeting in August.

Eric Olson:

Could I ask staff with the help of the developer to when they bring this back to bring back an estimate of how many children will be in this particular district by these apartments, condos, duplexes, houses, what their estimate is. I would hope not to see zero out of the apartments. I'm pretty sure it won't be zero, but I would like an estimate, and I'd like the developer to be a part of that. Thank you.

John Braig:

I would hope that Mr. Olson would then carry that information to Unified Schools and ensure that it be used.

SERPE MOVED THAT THE PLAN COMMISSION TABLE THE CONSIDERATION OF A ZONING MAP AMENDMENT AND TEXT AMENDMENT: THE REQUEST OF SCOTT SIMON, AGENT, TO REZONE THE MEADOWLANDS ADDITION NO.2 PORTION OF THE MEADOWLANDS DEVELOPMENT GENERALLY LOCATED AT THE NORTHEAST CORNER OF 104TH STREET (STH 165) AND OLD GREEN BAY ROAD TO REMOVE THE UHO, URBAN LAND HOLDING OVERLAY DISTRICTS AND REZONE THE PROPERTY TO R-8, URBAN TWO-FAMILY RESIDENTIAL DISTRICT; R-11, MULTIPLE FAMILY RESIDENTIAL DISTRICT; R-10 (PUD), MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; AND FOR A TEXT AMENDMENT TO AMEND SECTION 12.26-4 (L) 3 OF THE VILLAGE ZONING ORDINANCE TO PROVIDE FOR THE SPECIFIC PUD REGULATIONS FOR THE CONDOMINIUM DEVELOPMENT UNTIL THE AUGUST 13, 2001 PLAN COMMISSION MEETING. SECONDED BY OLSON. MOTION CARRIED.

H. Consider the request of Jack Yule, owner, for approval of a Lot Line Adjustment for the North 125.8 feet of Lot 13 Hickory Grove Subdivision and Parcel II of CSM 2202.

Jean Werbie:

Mr. Chairman, the petitioner, Jack Yule, is requesting to adjust the lot line between two (2) properties that are improved with single-family dwellings and associated accessory structures located 10102 28th Avenue owned by Harold Lance and Cathleen Bastrup and 10105 29th Avenue owned by John or Jack and Jennifer Yule and further identified as Tax Parcel Numbers 92-4-122- 244-0512-0 and 92-4-122-244-0160-0, respectively. The lot line adjustment entails moving the common rear lot line approximately 50 feet to the east.

The properties are currently zoned R-4, Urban Single Family Residential District, which requires a minimum lot area of 15,000 square feet and a minimum of 90 feet of frontage on a public road. The proposed Lot Line Adjustment conforms with the minimum requirements of the R-4 District in that the property at 10102 28th Avenue will be over one-half acre in area with 92.29 feet of frontage along 28th Avenue and the property at 10105 29th Avenue will be over approximately one acre in area with 125.80 feet of frontage along 29th Avenue.

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The reason for increasing the size of Tax Parcel Number 92-4-122- 244-0160-0 which is the western parcel, is to increase the rear yard for the existing single family dwelling at 10105 29th Avenue which was constructed on the extreme rear of the lot back in 1978. The Lot Line Adjustment will decrease the non-conformity of the existing single-family structure and will eliminate the rear yard setback non-conformity of the existing detached garage at 10105 29th Avenue. The existing single-family structure at 10102 28th Avenue will remain in conformance with the Village Zoning Ordinance. Village staff recommends approval of the Lot Line Adjustment subject to the conditions as outlined.

Tom Terwall:

Jean, I have a question. How do we know that the property owner at 10102 28th Avenue is in concurrence with this request? He's about to lose 50 feet of the back end of his lot line, and here we have a request from the guy who is--I mean what stops me from coming in with a request to take 50 feet from my neighbor?

Jean Werbie:

One of the conditions is that there be deed and transfer documents that are presented as a condition, and so we'll need to have a copy of that deed and those transfer documents that are actually signed by the property owner. This is subject to all those things being presented to us, and then they take it down to have it recorded.

Tom Terwall:

My second question is how did the County ever allow that house on 29th Avenue to be built that close to the back lot line?

Jean Werbie:

Well, the zoning ordinance as we know it today for the county was not in effect in 1978, so I don't know what the current regulations were for setbacks at that time. I'd have to do some investigation. I don't know what the current setbacks were. Maybe there were two properties on that. I'm not sure. I don't even want to speculate. I don't know.

Tom Terwall:

Okay. Comments or questions?

KOESSL MOVED THAT THE PLAN COMMISSION APPROVE THE REQUEST OF JACK YULE, OWNER, FOR APPROVAL OF A LOT LINE ADJUSTMENT FOR THE NORTH 125.8 FEET OF LOT 13 HICKORY GROVE SUBDIVISION AND PARCEL II OF CSM 2202 SUBJECT TO THE COMMENTS AND CONDITIONS AS OUTLINED BY STAFF IN STAFF MEMORANDUM DATED JULY 9, 2001. SECONDED BY BANDURA. MOTION CARRIED TO APPROVE.

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7. SUCH OTHER MATTERS AS AUTHORIZED BY LAW.

Tom Terwall:

I just have one item. I don't know if you saw this morning's paper or not, the obituary notices, but the memorial service for Ed Kauffman, who was a Plan Commission member and a Village Board member, will be held this Saturday at 2 p.m. at Good Shepherd Lutheran Church on ML and Highway 165, and it would be nice to have as many members of the Village staff and Board and Commission attend that memorial service.

8. ADJOURN

WRUCK MOVED THAT THE PLAN COMMISSION ADJOURN THE JUNE 16, 2001 PLAN COMMISSION MEETING. SECONDED BY BANDURA. MOTION CARRIED TO APPROVE.