

**PLEASANT PRAIRIE  
SPECIAL PLAN COMMISSION MEETING  
VILLAGE HALL  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
4:30 P.M.  
July 16, 2001**

A special meeting for the Pleasant Prairie Plan Commission convened at 4:30 p.m. on July 16, 2001. Those in attendance were Tom Terwall-Chairman and Village Trustee; Donald Hackbarth-Secretary; Wayne Koessl - Member of the Street Lighting Committee; Donald Wruck; James Bandura; and Alternates John Braig and Mike Serpe. Eric Olson was absent. Also in attendance were Michael Pollocoff - 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 this evening.

**4. CITIZEN COMMENTS**

Tom Terwall:

There are no public hearings this evening, therefore if you'd like to speak about anything pertaining to the Plan Commission this would be your only opportunity to speak tonight. If you wish to speak under citizens' comments, I'd ask that you step to the microphone and begin by giving us your name and address. Anyone wishing to speak under citizens' comments? Hearing none, we'll close citizens' comments.

**5. NEW BUSINESS**

**A.** Consideration of the request of WisPark LLC for a **Certified Survey Map** to dedicate 108<sup>th</sup> Street between 72<sup>nd</sup> Avenue and STH 31 and create a 23-acre parcel south of 108<sup>th</sup> Street.

Jean Werbie:

The petitioner is requesting to dedicate 108<sup>th</sup> Street between 72<sup>nd</sup> Avenue and STH 31 and create a 23-acre parcel south of 108<sup>th</sup> Street in LakeView Corporate Park.

The said parcel is zoned M-1, Limited Manufacturing District, the wetlands as field delineated by STS Consultants Ltd on June 30, and July 3, 2000 are zoned C-1, Lowland Resource Conservancy District and the floodplain pursuant to the Village and DNR approved DesPlaines River Watershed Plan prepared by the Southeastern Wisconsin Regional Planning Commission is zoned FPO, Floodplain Overlay District.

The M-1 District requires that lots be a minimum of 10,000 square feet with a minimum frontage of 75 feet on a public road way. Said parcel is proposed to be 22.848 acres (995,260 square feet) with a frontage of 516.85 feet on 108<sup>th</sup> Street and 239.58 feet on STH 31. This parcel will obtain access off of 108<sup>th</sup> Street and no access will be permitted from STH 31. 108<sup>th</sup> Street and the connection to STH 31 will be constructed in the summer/fall of 2001 as a part of the Tax Increment District #2 public improvements.

The land division as proposed conforms with the Village's Land Division and Development Control Ordinance, the Village's Comprehensive Plan and Zoning Ordinance.

The Village staff recommends approval of the Certified Survey Map subject to the following conditions outlined in the staff memorandum:

Tom Terwall:

This has been before the Plan Commission previously as a Site and Operational Plan and Conditional Use, has it not?

Jean Werbie:

Yes, and also with TID #2 Plans. It was also previously included with Nitto Americas Site and Operational plans.

**SERPE MOVED THAT THE PLAN COMMISSION APPROVE THE REQUEST OF WISPARK LLC FOR A CERTIFIED SURVEY MAP TO DEDICATE 108<sup>TH</sup> STREET BETWEEN 72<sup>ND</sup> AVENUE AND STH 31 AND CREATE A 23-ACRE PARCEL SOUTH OF 108<sup>TH</sup> STREET SUBJECT TO THE COMMENTS AND CONDIINS AS OUTLINED BY STAFF IN STAFF MEMORANDUM DATED JULY 16, 2001. SECONDED BY WRUCK. MOTION CARRIED TO APPROVE.**

Special Plan Commission Meeting  
July 16, 2001

**6. SUCH OTHER MATTERS AS AUTHORIZED BY LAW**

Tom Terwall:

Anyone?

**7. ADJOURN**

**HACKBARTH MOVED THAT THE PLAN COMMISSION ADJOURN THE JULY 16, 2001 PLAN COMMISSION MEETING. SECONDED BY BANDURA. MOTION CARRIED TO APPROVE.**