



# Commission approves preliminary plat plans for new subdivision

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Story by Kenosha News

By Terry Flores

PLEASANT PRAIRIE — The Plan Commission gave its approval to a proposed residential development that will bring 41 single-family home lots to 59 acres east of Green Bay Road and north of 93rd Street.

After a public hearing Monday night, the commission unanimously approved the preliminary plat that allows for 47.5 acres of vacant land in Creekside Crossing to be redeveloped by Bear Development for the single-family lots.

It is the second phase of the two-phase development. The first phase, which is underway, includes seven, 20-unit apartment buildings for The Vista at Creekside. The apartment development is 14.5 acres on the west side of the site, at 91st Street and Old Green Bay Road.

In the proposed single-family subdivision, average home lots will be 17,810 square feet, with the majority of the lots next to open space, retention basins or wetlands.

The plans call for the construction of 62nd Avenue and the remainder of Creekside Circle. Bear will foot the cost to install public utilities and build the roadways to serve the 41 lots.

According to the plans, the current plat places a cul-de-sac at the end of 62nd Avenue. However, village officials said if wetlands are allowed to be filled by permit, 62nd Avenue could continue north, and 89th Street could extend east to create additional access to the subdivision.

Dan Szczap, Bear project manager, said the developers are hoping to begin construction on the second phase in May.

Improvements are under construction for the Vista apartment project that will connect to the Creekside Terrace subdivision. According to village staff, Bear is expected to install public sidewalks within Creekside Crossing, to provide interior connections along Creekside Circle that complete neighborhood blocks, eliminating dead-end paths. It also intends to donate funds to the village to add playground equipment in Creekside Park.

## **Tree concerns**

Ken Harju, a member of an association of condominium owners near the proposed development, said he was concerned about mature trees that may need to be removed and replaced to accommodate a sidewalk. Another option is for the association to grant to the developer an easement for the sidewalk.

Szczap said some of the trees are in the existing right of way and would have to be removed to accommodate the sidewalk.

Commissioner Brock Williamson, however, said the trees didn't have to be cut down, but could be dug up and transplanted elsewhere.

"It's just something to throw out there instead of just giving them a death sentence," he said.

Plan Commission member Mike Pollocoff wondered whether the developer could work with the association to establish a temporary easement for those trees until they could be permanently transplanted elsewhere, a suggestion that Szczap said could be considered.