

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
May 23, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on May 23, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Jim Bandura; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Deb Skarda and Judy Juliana were excused. Also in attendance were Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE APRIL 25, 2016 AND THE MAY 9, 2016 PLAN COMMISSION MEETING MINUTES.**

Wayne Koessler:

I move approval of the minutes of the April 25th and the May 9th meeting in their printed form.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE MINUTES OF THE APRIL 25TH AND MAY 9, 2016 MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**
- 5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until that public hearing is held so we can incorporate your comments as an official part of the record. However, if you're here to discuss a matter that's not a matter for public hearing, or you want to raise an issue that's not on the agenda, now would be your opportunity to speak. We'd ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments? Anybody wishing to speak?

**6. OLD BUSINESS**

- A. TABLED PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road for the development of 65 single family lots and 7 Outlots on the remainder of the original Creekside Crossing development to be known as Creekside Terrace.**
- B. TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-04 for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road to correct and amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments for the proposed Creekside Terrace development. The amendments include: 1) to show the dedicated right-of-way within the "Existing Rights-Of-Way" designation; 2) to show the 7 Outlots as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands land use designation and to designate Outlot 5 with an "N" for a Neighborhood Park; 3) to show the wetlands as shown on the Preliminary Plat within the Park, Recreation and Other Open Space Lands with a Field Verified Wetlands land use designation; 4) to show the 65 single family lots as shown on the Preliminary Plat within the Low-Medium Density Residential land use designation; and 5) to remove the Urban Reserve designation on the properties. [Note: The existing retention basins will remain in the Surface Water designation and the location of the 100-year floodplain designation will remain unchanged at this time.]**
- C. TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road to rezone the proposed 65 single family lots into the R 4.5 Urban Single Family Residential District, to rezone the 7 Outlots (excluding the wetlands) into the PR-1, Neighborhood Park and Recreational District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District for the proposed**

**Creekside Terrace development. The location of the 100-year floodplain (FPO, Floodplain Overlay District) will remain unchanged at this time.**

Wayne Koessler:

Mr. Chairman, I move that Item A, B and C be tables at the petitioner's request.

Jean Werbie-Harris:

No, actually first I need a motion to have it taken off the table, and then we are going to talk about a request by the petitioner to withdraw them at this time.

Wayne Koessler:

Okay, I'll withdraw that then. I move that we take them off the table, Item A, B and C.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO REMOVE ITEMS A, B AND C FROM THE OLD BUSINESS FROM THE TABLE. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Jean?

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, there are three items that were tabled from a previous Plan Commission meeting. These were a public hearing and consideration of a Preliminary Plat, the second was a tabled public hearing and consideration of Plan Commission Resolution 16-04, and then finally a tabled public hearing and consideration of a Zoning Map Amendment. These were all for the Creekside Terrace development that was proposed north of basically 93rd Street and east of Old Green Bay Road.

As you know, they had been evaluating the concept of a single family development north of the condominium area. They would like some further time to further evaluate their project before bringing it back before the Plan Commission and the Board for a Preliminary Plat. They did have their Conceptual Plan approved back last August in 2015. So they still have some time to bring

forth a Preliminary Plat for your consideration and the Board's consideration. But at this time they're asking that all three items be withdrawn at their request.

Tom Terwall:

Motion to that effect is in order.

Jim Bandura:

So moved.

Michael Serpe:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY MICHAEL SERPE TO WITHDRAW ITEMS A, B AND C AT THE PETITIONER'S REQUEST. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

## **7. NEW BUSINESS.**

Wayne Koessl:

Mr. Chairman, before we go into New Business I'd like to move that Items E and F be combined for the presentation but we'll take separate votes on them. That's for Majestic Realty.

Tom Terwall:

Is there a second to the motion? He wants to combine Items E and F.

Wayne Koessl:

That's Majestic.

Jim Bandura:

Items E and F so moved, I'll second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO COMBINE ITEMS E AND F FOR PURPOSES OF DISCUSSION BUT WILL REQUIRE TWO SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Wayne Koessl:

You're not suggesting we take them out of order are you?

Wayne Koessl:

No, no. Just combine them.

**A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Jeff Lambert for Rust-Oleum Corporation to replace a 6,000 gallon nitrogen tank with and 11,000 bulk tank at their facility located at 8105 95th Street in LakeView Corporate Park.**

Jean Werbie-Harris:

So Item A is a public hearing and consideration of a Conditional Use Permit including Site and Operational Plans for the request of Jeff Lambert for Rust-Oleum Corporation to replace a 6,000 gallon nitrogen tank with and 11,000 bulk tank at their facility located at 8105 95th Street in LakeView Corporate Park.

As part of the public hearing, the Village staff has compiled a listing of findings of facts, exhibits and conclusions regarding the petitioner's request and are described and presented as part of this public hearing.

Findings of Fact

1. The petitioner is requesting a Conditional Use Permit including Site and Operational Plans to replace a 6,000 gallon nitrogen tank with an 11,000 bulk nitrogen tank at their facility located at 8105 95th Street in LakeView Corporate Park. And this is provided as Exhibit 1.
2. The property is identified as CSM #1203 located in a part of U.S. Public Land Survey Section 21, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-212-0355.

3. Pursuant to the application as part of Exhibit 1:
  - a. Rust-Oleum Corporation operates a paint manufacturing facility located in the Lakeview Corporate Industrial Park at 8105 95th Street. The facility produces a variety of both water-based and solvent-based coatings. The plant is made up of a few main areas. The bulk raw material storage tank farm is where liquid solvents and resins are stored. Powder raw materials such as color pigments are stored in the receiving warehouse portion of the plant. These raw materials are then mixed together in tanks of varying sizes to make the finished paint product. The finished product is then filled and packaged on the plant's filling lines. The product can be filled into half-pint cans, quart cans, 1 gallon cans, 5 gallon pails or aerosol spray cans.
  - b. This project involves the replacement of 6,000 gallon nitrogen tank with an 11,000 gallon bulk tank.
  - c. Nitrogen is used in three main processes within the facility because of its inert, safe properties. The first is that it is used to increase the safety while mixing paint batches. It is pumped into the mixing tanks to displace the oxygen thus reducing the likelihood of a flammable vapor explosion. The second use is to push plugs through the paint transfer piping lines. The plugs help clean the lines between different paint colors. The third is to help facilitate the offloading of resin tanker trucks. Most of their resins have a high viscosity which makes pumping them from the tankers to the bulk storage tanks difficult and time consuming. The nitrogen is used to slightly pressurize the tankers thus adding help to the transfer pumps.
  - d. As a result of increased paint production Rust-Oleum has determined the need for this additional liquefied nitrogen storage capacity in order to reduce the risk associated with this just-in-time deliveries to the existing 6,000-gallon storage tank. A usage of 100,000 to 130,000 cubic feet per day of nitrogen is anticipated within the next five years. Rust-Oleum currently receives four to five partial loads per week due to the fact that the 6,000 gallon tank cannot hold a full tanker and keep a sufficient safety stock. The vendor did not supply nitrogen in a timely fashion last fall which had resulted in shutting the entire plant down for about three hours. So Rust-Oleum has since determined that the most efficient and least costly storage arrangement is to replace the existing 6,000 gallon tank with an 11,000 gallon tank. The tank will be vertical, single-walled carbon steel tank similar to its existing tank. It will be 9 foot 6 inches' in diameter and 32 feet 8 inches high in straight side height and will be fabricated in accordance with NFPA 55. The existing tank being replaced is 27 foot 6 inches above grade. The existing building height is 32 feet.
  - e. The storage tank will sit on top of an existing concrete pad after the existing tank is removed. The new larger vaporizer set will be placed on the existing pad next to the nitrogen tank. A six foot high chain link fence will be installed around the tank and a new vaporizer location with 6 inches of concrete filled pipe bollards

per NFPA requirements will be installed. No new electrical or lighting is anticipated. The entire arraignment is located within the rear fenced area of the site that is monitored by security cameras.

4. The current zoning of the property is M-2, General Manufacturing District, and it's in a High-Hazard Group H Uses within the district pursuant to Chapter 3 of the 2006 International Commercial Code. And it's allowed within the district on this property with the approval of a Conditional Use Permit.
5. There were several previous Conditional Use Permits that have been approved for this property:
  - a. Kenosha County Resolution #94 was approved on July 27, 1988 for a Conditional Use Permit to operate the manufacturing, research and development facility for Rust-Oleum Corporation.
  - b. A CUP #92-009 was approved by the Village on November 11, 1992 for the storage of product on site.
  - c. A CUP #95-017 approved by the Village on November 6, 1995 to construct a 480 square foot building to be used in the recovery of paint and propellant from returned or rejected aerosol containers.
  - d. CUP #96-01 approved by the Village on April 1, 1996 to construct housing for equipment used to inject propellant into aerosol cans.
  - e. CUP #03-03 approved by the Village on February 10, 2003 for the installation of a thermal oxidizer and relocation of maintenance office.
  - f. CUP #07-01 approved by the Village on April 9, 2007 to construct a 3,320 square foot addition for testing new products with proper temperature and humidity controls. In addition, the emergency access roadway was rerouted to accommodate the addition.
  - g. CUP #12-07 was approved by the Village on October 8, 2012 to install a new aerosol spray-paint filling equipment that included the installation of a 192 square foot prefabricated structure located on a concrete pad outside rear of the facility.
  - h. CUP #13-07 was approved on September 9, 2013 to install new aerosol spray-paint can filling equipment that included a 320 square foot prefabricated structure located outside on a concrete pad in the rear of the facility to house the required equipment that adds propellant to the cans.
  - i. CUP #13-08 was approved on September 9, 2013 to install a new aerosol spray paint filling equipment which includes the installation of a 192 square foot prefabricated structure housed the required equipment, again, that adds propellant to the cans on the rear of the facility.

- j. CUP #15-05 approved on October 26, 2015 to install a new propellant storage tank, 30,000 gallons, on the west side of the facility.
6. Notices were sent to adjacent property owners via regular mail on May 3, 2016, and notices were published in the *Kenosha News* on May 9 and May 16, 2016.
7. The petitioner was e-mailed a copy of this memo on May 20, 2016.
8. According to the Village Zoning Ordinance the Plan Commission shall approve a Conditional Use Permit if they find after viewing the findings of fact, the application and related materials, as well as the information presented this evening, that the project as planned will not violate the intent and purpose of all Village Ordinance and it meets the minimum standards for the granting of a Conditional Use Permit. Furthermore, the Plan Commission shall approve any site and operational plan application if after finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all Village ordinance requirements and all other applicable federal, state or local requirements regarding this project.

This is a matter for public hearing, and I'd like to continue the public hearing at this time.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak? Yes, sir? Give us your name and address, sir.

Jeff Lambert:

Jeff Lambert, 8105 95th Street, Pleasant Prairie here. I just wanted to open up if you have any questions, further questions, and also to say thanks to the Village for their continued support of our facility and our efforts to have a safe and profitable manufacturing facility here.

Tom Terwall:

Thank you. You're available to answer any questions, correct?

Jeff Lambert:

Yes.

Tom Terwall:

Thank you. Anybody else wishing to speak?

Jim Bandura

I have a question. Does it change the scope at all for the fire department with the larger tank? I know it displaces oxygen?

Jeff Lambert:

I'm sorry, the question?

Jim Bandura

Does it change the scope for the fire department if they get a call regarding the extra nitrogen on the property?

Jeff Lambert:

No, no, this is the same process that we've had.

Tom Terwall:

Anybody else? We'll open it up to comments from Commissioners and staff.

Michael Serpe:

Move approval of the Conditional Use Permit.

Wayne Koessl:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE CONDITIONAL USE PERMIT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**B. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AND ZONING MAP AMENDMENTS for the request of Jeffery Marlow, President of Lexington Homes Inc., for the proposed development of a 60-unit apartment building on the property located north of 97th Court and west of 94th Avenue in the Prairie Ridge Development to be known as Skyline Towers. Specifically the property is proposed to be rezoned from the R-9 (UHO), Multi-Family Residential District with an Urban Landholding Overlay District to the R-11 (PUD), Multi-**

**Family Residential District with a Planned Unit Development Overlay District and to create the specific PUD zoning regulations for this development.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, item B is the public hearing and consideration of a Zoning Text and Zoning Map Amendments for the request of Jeff Marlow, President of Lexington Homes Inc., for the proposed development of a 60-unit apartment building on the property located north of 97th Court and west of 94th Avenue in the Prairie Ridge Development to be known as Skyline Towers. Specifically the property is proposed to be rezoned from the R-11 (UHO), Multi-Family Residential District with an Urban Landholding Overlay District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District and to create the specific PUD zoning regulations for this development.

Mr. Chairman, I'd like to begin by saying that there was a typo in the notice and in the agenda that were sent out. And just to clarify what we're requesting this evening as part of the application is the rezoning from an R-11 (UHO) to an R-11 (PUD). So there was a typo that had gone out, and I just wanted to make sure everyone understood that for purposes of clarification.

So the petitioner is requesting approval of the Zoning Text and Map Amendments for the proposed Skyline Towers development. The 60-unit Skyline Towers apartment building will provide 60 underground parking spaces and 63 surface parking spaces on a 3.35 acre property located north of 97th Court and west of 94th Avenue in the Prairie Ridge Development. A Zoning Map Amendment to rezone the property from the R-11 (UHO) to R-11 (PUD) is being proposed. In addition, the Zoning Text Amendment to create the specific PUD zoning regulations for this development is being proposed. The PUD also includes the approval of the final a PUD Development Plan and a Digital Security Imaging System Agreement and Access Easement.

Skyline Towers is proposed to be located at 9511 81st Street in the Prairie Ridge Development. It will consist of one 60 unit three story building. Parking will be accommodated primarily by underground parking with additional surface parking available. Storage lockers are available internally in the underground parking area as well as on each floor. All units will have individual high efficiency top load washers and front load dryers along with built in microwaves, smooth top ranges and refrigerators. The anticipated rents based on a thorough market study will range from the mid \$700 for an efficiency up to in excess of \$1,600 for a two bedroom. The residents will be responsible for their heat and water. The billing of the water will be accomplished by the building having one main water meter which will be billed to the property owner and paid. This water bill will then be split up and billed to the individual units by owner.

The 60-unit building will offer an array of floor plans ranging from an efficiency style to a luxurious 1,622 square foot unit with 2 bedrooms and 2.5 baths. The building will breakdown as follows:

On the first floor there will be:

- 5- 2 bedroom with 2.5 baths--units range in size from 1,200-1,370 sq. ft.

- 5- 2 bedroom with 2 baths -- units range in size from 1,132-1,260 sq. ft.
- 1- luxury 1 bedroom with 1.5 baths- unit is 1173 sq. ft.
- 8- 1 bedroom with 1 bath-units range in size from 820-980 sq. ft.
- 4- efficiency with 1 bath - units are 617 sq. ft.

On the second floor:

- 3- luxury 2 bedroom with 2.5 baths-units range in size from 1,370-1,400 sq. ft.
- 3- 2 bedroom with 2.5 baths-units range in size from 1,200-1,218 sq. ft.
- 5- 2 bedroom with 2 baths-units range in size from 1,132-1,260 sq. ft.
- 2- 1 bedroom Loft with 1.5 baths-unit is 1,000 sq. ft.
- 6- 1 bedroom with 1.5 baths - units range in size from 820-980 sq. ft.
- 2- lofts with 1.5 baths-units are 1,032 sq. ft.
- 2- efficiency with 1 bath-units are 617 sq. ft.

And then finally on the third floor:

- 6- 2 bedroom loft with 2.5 baths-units range in size from 1,503-1,622 sq. ft.
- 4- 1 bedroom loft with 2.5 baths-units range in size from 1,281-1,411 sq. ft.
- 1- 1 bedroom loft with 1.5 baths-unit is 1,401 sq. ft.
- 3- lofts with 1.5 baths-units range in size from 900-903 sq. ft.

The reason why we brought that to your attention just like we did the last time with a similar project that they did in Pleasant Prairie, the Cobblestone Development, is that they have great variety of housing units in their apartment building, and will range in size from someone who is just merely looking for an efficient at 617 square feet to someone who is looking for over 1,600 square feet in that single building.

Population: Based upon the current projections, and again this is based on Pleasant Prairie's census population count of 2.34 persons per household in Pleasant Prairie, a maximum of 140 persons are intended to live at this development. The developer anticipates less than ten percent of the occupants will be children or less than five percent will be school age children.

Site Amenities: Skyline will have access to an executive clubhouse which is located next door to the northeast at their current community known Cobblestone Creek. Club Cobblestone will house the staff of the property management team from Lexington Management, which is the management arm of Lexington Homes, Inc. It is complete with security monitoring system via cameras and access key system. Again, Cobblestone is just located to the northeast of this development.

Site Access, Parking and Open Space: The three story building is comparable and compatible with the surrounding three story senior housing development on the north and the Cobblestone developments to the northeast. The 3.35-acre property will retain 50 percent open space which greatly exceeds the minimum requirement of 25 percent of the site to remain in open space.

There are a total of 60 underground parking spaces with an additional 63 surface parking spaces for a total of 123 parking spaces. The development limits the number of cars per unit and is providing one designated space per unit of underground parking. The PUD will provide for

reducing the required enclosed parking of the required spaces from 67 to 60 as proposed. The overall number of parking spaces meets the total minimum requirements of the zoning ordinance as outlined below.

Again, the zoning ordinance sets forth that there's a minimum of 113 parking spaces and an addition nine required for the Clubhouse, actually for the handicapped parking spaces pursuant to the state requirements. The one bedroom there are 33 one bedroom and efficiencies. So with the total number of one bedrooms there would be 55 spaces required. There are 27 two bedroom apartments, and with guest spaces and onsite spaces 58 spaces are required.

The lighting of the parking areas will be done by a pole system with shoebox fixtures along with building mounted dark sky compliant LED wall packs and can lights at the building entrances. Additionally, the apartment building entrances, parking lots and garage entrances will be monitored via a camera monitoring system pursuant to the Village's Security Ordinance.

I have included also in your packets the attached DSIS or the Digital Security Imaging System Agreement and the Access Easement are required to be executed prior to issuance of permits, and the system shall be installed and operational in accordance with the DSIS Agreement prior to the occupancy of the building. The Access Easement document will be required to be recorded at the Kenosha County Register of Deeds Office. And just as a reminder the DSIS is a camera system that monitors ingress, egress, access, outside common space areas, parking lots and so on and so forth. These cameras are live fed back to the Pleasant Prairie Police Department so they could get live easy access to an activity or an event or recorded information of some incident that may have happened on that particular property.

The driveway access points to the development as shown on the slide, the driveways come from the development and access to the north, 81st Street, which align to the Senior Villa Apartment Development to the north. In addition, there is an access to underground parking, the 96th Avenue to the west. There's no direct access to this development to 97th Court or to the local arterial, 94th Avenue, to the east.

Construction Practices: This is something that we had talked about in detail back in 2012 when I went with my staff to visit a number of the other Lexington projects in Wisconsin. We not only visited the projects, we talked to the communities and visited with the police departments of each of the communities that they had projects. So some of the things that you are going to hear about now are some of the additional features that they offer at their projects and what they put in the Cobblestone Development which is just to the northeast.

Lexington Homes prides itself on building communities in which are built of high quality and intricate conceptual design. Highlighted below is a list of some of their construction practices as outlined in their written narrative and are also being included in the PUD. Again, so they will be part of the ordinance as part of the approval.

- The building will have an internal sprinkling system for fire safety.
- The external walls of the building will have 2 x 6 construction.
- High performance vinyl windows and patio doors with low E glass and argon gas will be installed.

- Partial stone façades blended with maintenance free products with aluminum frame and full glass front entry doors for security and aesthetics will be provided.
- Complete intercom system for entry.
- Custom plastered interior walls, this is not a drywall board system.
- Individual sound walls divide each unit.
- Sound insulation between the floors and RC-1 channel is added to the underside of the floor truss for additional reduction of sound transfer.
- Three fourths inch gypcrete poured on 2nd and 3rd floors for another sound barrier and it also acts as another fire preventative.
- Deadbolt and peephole for individual unit entry doors.
- 30 year dimensional shingle roofs.
- All exterior site building and landscaping maintenance to be performed regularly by Lexington Management. And, again, they also have the DSIS system for this project.

Postal service is proposed to be accommodated inside the building for convenience and also as another security measure. The developer shall work with the post office directly to determine the location of the internal mailboxes.

Property Management and Maintenance: And, again, for some of you I did talk about this in detail when the Cobblestone project was presented, and I'm sure that the developer will discuss some of this in detail as well. Pursuant to the approved Conceptual Plan written narrative, Lexington Management knows that the real success to any community lies with the long-term management and maintenance of the site. Lexington operates under a very structured process and it includes a copy of their management forms and has provided those to the Village for our input and comment. And I'm going to just describe some of their leasing information.

Leasing: Every potential resident that tours our site is required to fill out a Welcome to the Community form. This ensures the safety of their staff before each tour is given. This form requires that they see a valid IDs and gives them current living information. When the tour results in someone wanting to reside with them they are given a Rental Process form along with a Standard Applications for Occupancy. The rental process form clearly highlights what the qualifications they must have to reside at the property. The application is a more detailed document that allows them to qualify them for every potential resident.

With the receipt of the application, security deposit and signed rental process form they start the detailed approval process. This includes a credit check which requires a score of 600 or higher; the renter's gross monthly income shall be 2.5 times higher than the amount of the monthly rent, and a criminal background check is run. Lexington Management as a standard allows only two people per bedroom and two vehicles per unit. There are variables to this approval process which are also outlined on the rental process form.

Residents are required to sign a minimum one year lease with variable terms that have that one year period depending on the individual situation. It's management's goal to always try to secure one year leases continually with a built in parameter that does not allow anyone to move out between November and February. They don't allow dogs. Cats are permitted with an extra deposit and an extra monthly rent.

Management Structure: As one of the principal owners of Lexington Homes, Michelle Stimpson, has a focus on the day-to-day operations of the entire management division. They oversee just under 1,700 units, and she believes in treating every resident as she would like to be treated. She physically reviews every resident file and signs every single lease that occurs within the entire company. With 20 years of experience in this industry and having both a real estate and broker's license, she knows that on the management side of things the difference is always in the details.

Weekly she meets with her district staff to review every property that they oversee. In these meetings site suggestions along with marketing and maintenance are discussed in great detail with implementation plans to be carried out and reported each week. Their district staff is required to be at each property working with the site management. Monthly reports are clearly documented and provided to ensure the continued success of each site. Their management operates on the principal that this is somebody's home. They focus on the presentation not only to their prospective and current residents but to their guests as well.

Additionally, they will have property staff which will include a property manager, assistant manager, cleaning staff and maintenance. Their goal is always to have as many of their staff physically living at the property so that someone is always available. At a minimum one of the managers will live at the property.

They are very centered on routine inspections. Monthly they do property inspection reports along with exterior and interior building inspection reports. Yearly they inspect the interior of every single apartment and complete a full report as to the interior condition of that unit. At that time an annual property review is also completed to help plan for upcoming projects.

Site Construction Schedule: They are requesting that if they receive approval to start in June of 2016 with site grading and excavation work, and they'd like to be completed in April of 2017.

So with respect to the request this evening, the Zoning Text and Map amendments: The developer is requesting to rezone the property from the current R-11 (UHO), Multi-Family Residential District with an Urban Landholding Overlay District, to an R-11 (PUD), Multi-Family Residential District with Planned Unit Development Overlay District. Developing the site as a PUD will allow for flexibility with some requirements of the Village Zoning Ordinance provided that there is a defined benefit to the community.

Some of the modifications to the zoning ordinance as part of the PUD is that they are requesting:

- To increase the density to only have one building on the site.
- To go from 9.6 dwelling units per acre to 21.2 dwelling units per acre.
- To increase the number of apartment units allowed from 24 to 60 units with a mix of 6-efficiency units, 27 1-bedroom units and 27 2-bedroom units.
- To allow the building height of the apartment building to increase from 35 feet to a maximum height of 51 feet.
- To allow for efficiency units to be reduced from a minimum of 700 square feet to 617 square feet.
- To reduce the 40 foot setback to 35 foot setback adjacent to 94th Avenue, and this is consistent with the other two apartments just to the north.
- To allow for a reduction of the required enclosed parking from 67 to 60 for each of the units, one for each unit.

In consideration of these modifications to the PUD the following is going to be required:

- A minimum one parking space per unit shall be in an enclosed underground garage.
- The three unit bedroom units are prohibited.
- To provide additional secured storage spaces for each unit in the underground parking area as well as on the floors.
- The exterior building materials and design of the apartment building shall be a combination of stone, cement board, brick and shall have a 30 year architectural shingle.
- That they would increase the amount of open space from 25 percent to 50 percent, and it shall remain as open space.
- The apartment building will be fully sprinklered in accordance with Chapter 180 of the Village Municipal Code.
- Landscaping and exterior turf shall be fully sprinklered.
- The height of the multifamily residential identification sign will be six feet rather than eight feet.
- The developer shall install an onsite security and enter into a DSIS agreement with the Village and provide the Village with the required access easement that provides access over the entire property in order to get access to the cameras as well as the DVR headroom.
- As required by the developer and supported by the Village no dogs would be allowed within the development.
- Additional landscaping as laid out by staff would be required on the additional berming that they have identified on the east side of the site.

So with that those are the initial staff comments. What I'd like to also mention is that we did receive four or five different emails from residents in the nearby Prairie Ridge Development. And so what I wanted to do is I wanted to address some of those comments. I did get emails out, but they were very late this afternoon because most of these emails came in today. And I just want to cover some of those additional comments before introducing the developer to make an additional presentation. So hopefully we can clarify some of the questions or concerns that the residents might still have.

The Village staff received a number of concerns from single family homeowners in the Prairie Ridge Subdivision. This is the subdivision that lies just to the west of this proposed project. The Village as part of its notification process, and we pride ourselves on being transparent with the residents of Prairie Ridge and elsewhere in the Village, that we provided notification to all the neighbors within 300 feet which is required by our ordinance. The State statute only requires a 100 foot notification. We went 300 feet, and we also sent notification to the Prairie Ridge Homeowners Association President.

In addition, our notification goes into the *Kenosha News* two times prior to announcing this public hearing. And then in addition it's also posted on the Village's website, it's posted on three different public places of the Village, and the entire staff presentation, the agenda and the maps and the drawings, everything is also posted on the Village's website. So there's a number of ways that this information does get out to the Village residents.

With respect to the zoning, as I mentioned at the beginning, it was brought to the staff's attention that there was a typo in the notice that went out to the residents and in the initial agenda that went out. And it did state that the property was requested to be rezoned from R-9 (UHO) to R-11 (PUD). And, again, we stand corrected. We apologize for that inconvenience if there was any misunderstanding. They are going from the current R-11 to R-11, we are just making a modification from the UHO to a PUD for this development.

With respect to the density, and I wanted to get into some of this because the Prairie Ridge project is a project that if you can believe it we actually started this project 20 years ago. We did the initial planning, and we had our initial meetings with VK Development in 1996. So for those of you that were here back then we have been working on this project for a very, very long time. And in 2003 we approved a somewhat more detailed conceptual plan for the 54.9 acres of Prairie Ridge. And this is an area that we had affectionately referred to it as Arbor Ridge, that was VK's name for this particular area. This is the area that is south of Prairie Ridge Boulevard, west of 94th Avenue, north of Highway C which is Wilmot Road, and then east of the ponds and part of the single family towards the south end.

As part of that original approval of that concept plan by the Plan Commission and the Board and the hearings that were held, this original project included 521 units of apartments, 98 condominium units for a total of 619 units. And there was an overall density of the entire area of 11.3 units per acre. Based on the projects of the 1.5 persons per apartment unit and the 2.68 units per owner occupied condo, at the time we had laid this out for a maximum density of 1,044 residents which could be expected under this 2003 conceptual plan.

With the current development and the proposed Skyline Towers, this area would have 162 assisted living units, 191 senior housing units, 60 multifamily units, 98 condo units for a total of 511 units with an overall density of 9.3 units per acre. So we're modifying that 2003 plan from 619 units down to 511 units. And, again, overall density going from that time of 11.3 down to 9.3. Based on Pleasant Prairie's projections with one person per assisted living unit, 1.5 persons per senior apartment, 2.34 units per rental, 2.68 for owner occupied condo, a total of 885 residents is estimated would come from this development area at full development.

And, again, let me just remind you that when we laid out the entire Prairie Ridge development we looked at this as one large mixed use development which included mixes of residential and, as VK would have called it, a continuum of care. So they varied all the way from the hospital to single family, we had two family, there was multifamily, there was senior apartments, there was assisted living memory care facilities as well as nursing home facilities and hospice care. So it was always intended that there would be a multitude or range of residential type of development. And the development for residential primary would be south of Prairie Ridge Boulevard with the exception of our group quartered hospice which is the end of life care and the Grand Prairie Nursing Home which is north of Prairie Ridge Boulevard.

So as shown on the slide up there it just reiterates the number of housing units in each of the various areas. And, as you know, the area that is identified to the 2, 120 and 71 those were original projects that VK Development had proposed with the 120 and 71, the 96 is the assisted living memory care senior lifestyle development that was just recently completed, and they just had their ribbon cutting. And then they are also proposing 66 apartment units directly south of that, the senior lifestyle. And then the 60 is the apartments that are being proposed this evening.

And then as part of the area that is vacant right now just east of the ponds and the lower area of the single family, that was identified as two family condominiums as well as 68, and that was primarily six and eight unit condominiums.

With respect to transportation and traffic, roadway access to the new apartment building as I mentioned previously would be from 81st Street as well as from 96th Avenue. Residents leaving the development would either travel north on 96th Avenue or 97th Court to Prairie Ridge Boulevard, or they'd go east to 94th Avenue and then make their way on Prairie Ridge Boulevard or County Trunk Highway C, Wilmot Road. Both roads are considered local arterials or collector roads used to convey the traffic. So 94th Avenue was built as an arterial and a collector road as was Prairie Ridge Boulevard. There are no direct driveways or roadways which connect into the Prairie Ridge single family area from this proposed apartment development.

This is the original plat that -- oh, it didn't show up. I'm not sure why the first one didn't show up, but the first one was the original plat. We did planning between 1996 and 1998, and then Prairie Ridge was initially platted in 1998. And that showed that first phase of residential plus all of these main roadways within the Prairie Ridge Development. In 1999 we platted Prairie Ridge Addition #1, and that really constituted the second part of the single family development out there.

Since that time we've done a number of other changes and other certified survey maps and plats. For example, as you can see right up on the screen 76th Street now extends west and changes into 77th and goes all the way to 104th Avenue. In the Arbor Ridge area that we were just talking about there's a 96th Avenue, 97th Court, 81st Street, so all of those areas have been platted and developed. 80th Street which is just to the west of 94th Avenue that's been completed. And then we finished a couple of other roadways. But all of the main public roadways are now complete in Prairie Ridge. There's still opportunity for some private roadways such as that area that still remains vacant between 97th Court and the Prairie Ridge Subdivision.

As part of the development of Prairie Ridge, and many of you remember this, that for two years we worked on traffic studies, traffic impact analysis that was required by the State of Wisconsin, Kenosha County and by the Village. So there was a very detailed traffic study that was done for the Prairie Ridge area based on full development and full build out based on all of these plans that we're talking about. And all of the traffic on Highway 50 took this into account as well. In fact, in addition to improvements that VK Development had to make internally with respect to all the public roads, there were improvements in 88th Avenue and significant improvements in 104th Avenue at the intersections at Highway 50.

In addition, he also needed to post a little over \$1.6 million for the future widening and improvements to Highway 50 when that comes to be. And we just learned last week that that project for the widening and improvement of Highway 50 from six lanes to eight lanes looks like it's going to probably take place in the year 2020, so about four years from now. So all of the other roads within the development, the public roads in the development were either put in by VK or a subsequent developer, all public roads at the developer cost. But, again, it's very important to note that all of the lane widths and the sizes and the turning movements and the access points all of that was laid out and has been following not only the TIA but has been following our Village ordinances as well with respect to separation spacing and placement and road widths and

turn lanes and things like that. So, again, it's a long process over the last 20 years that we've been working on this.

Skyline description: The site of the proposed Skyline Development was approved in 2003. At that time there was a 70 unit apartment building that was proposed at that location. The current proposal is a 60 unit apartment building. The 60 unit building, as I mentioned, will range with units from efficiency to luxurious larger units, 617 square feet to 1,622 square feet. Rents, again, at this time would average between \$700 and over \$1,600.

Based on current projections, again these are based on our projections, 2.34 persons per household in a rental unit in Pleasant Prairie, a maximum of 140 persons are intended to live in this development. The Skyline Development is very comparable to the Cobblestone Creek Development. The renters will have access to the Cobblestone Creek Clubhouse. This development plan is consistent with the character of the current surrounding neighborhood.

There were a number of questions that were raised regarding school age children. And so we contacted Kenosha Unified School District in addition to the developer. And, again, by comparison we looked at the Cobblestone Creek Apartments. There's 164 apartment units in four buildings. They have a total of seven school age children or 1.8 percent of the Cobblestone Creek residents that are attending the nearby Pleasant Prairie Elementary School. As such with a 60 unit apartment and 140 projected residents it's anticipated, again similar type of project, it's anticipated that three school age children would likely come from this development or 1.8 percent of Skyline Tower's residents.

With respect to land value some people had some questions on land values. And I was able to just talk to the assessor briefly, but based on their initial analysis the Cobblestone Apartments had no negative impact on the single family residential land values in Prairie Ridge. And, in fact, at this point it looks like land values over the last two years seem to be increasing by at least eight to ten percent.

The last question that was raised with me had to do with service calls. From 2013 to present day there have been three EMS calls and six false alarms made to the Fire and Rescue Department for the Cobblestone Creek Apartments. So basically they're averaging about three calls a years. From 2014 to 2016 there have been average of about six Police Department related calls per year. And these calls range from requests for additional patrols during construction to citizen inquiries. So, as you can see, the Cobblestone Development has not had a significant impact on the Village's public services from at least a police and fire perspective, and I just wanted to bring that to your attention as well.

So with that I would like to introduce Jeff Marlow from Lexington. And he'd like to make a further presentation and answer any questions and to talk a little bit about this project.

Jeff Marlow:

State my name for the record?

Tom Terwall:

And your address, too, please.

Jeff Marlow:

And my address, okay. Jeff Marlow, Lexington Homes, 1300 North Kimps Court, Green Bay, Wisconsin. Thank you for the time tonight. She said a lot [inaudible] add to. But there's a couple key points I would like to address. But I think Jean really did spell out quite particularly the different phases of our apartments that we have built in our first phase. And we looked at that, and I wanted to make sure because our design of the building is really important. I've been really focused on that, that we get the proper building and the proper mix. And it's about giving opportunities for everyone. That's what we really like about it. There are 17 different floor plans that's within the building. But when it's all said and done the average rent is almost \$1,2000 a month. And they're still paying the utilities and everything else. So from that aspect of it, it truly is a more upscale, high end type of rental application that's there.

Now, of course, we can't discriminate against anybody from that application, whether they have children or they don't have children. But what you've built a lot of times will determine what you get. So when this building was designed with Skyline we took some of the things on the building designs that we had over at Cobblestone. Jean had mentioned that on our building design out of 60 units, I think it's really key, 33 of them are only one bedrooms or less. Eight of them are as efficiencies. So it's almost like a 57 percent ratio as far as the actual units. So I think that's really, really important.

So whether it's going to be how many people are there, what's involved, I said, you know what, I really need to know. And it's good that we need to know this, too. Because we do our own market studies, and we wanted to get an idea of how many people because this was a new building design that we came up with when we brought this here. It was an offshoot of what we built in Pewaukee a little bit, but this was a new one that we really wanted to focus on. So we did. So we went in and asked and went to the property manager, the division Michelle is at, and I said I need to know the numbers because I'm going to this meeting tonight and I want to be able to tell them what it is. It was rather interesting.

Out of the 164 units that we have built that right now is over at Cobblestone that's been there for two years, two and a half years, so we're pretty much at our occupancy range, out of those units there's 270 people that live. If you do the mathematics that's 1.55. Jean had mentioned she's working off of what the statistics are of normal because it's lumped together. When they talk about developments of apartments it's all, it's very broad. Well, the type of design that we're building and what we're doing it's not that way so our number is much reduced. So if you take a look at -- I'm anticipating we're going to have about 90 people that are going to be living on the property that's there.

The other thing we did, Jean mentioned there was seven -- for pressure of the schools that there were seven young adults. We obviously cannot ask everyone how old are your children that are living with you. We can't do that. But we can ask are they 18 or older or not on the application so we do. And we go back in and we take a look at it. So we know that there are seven children that are attending the school that are there. Total throughout that whole complex of 160 units

there's 20. So these units do not create a problem of pressure on the schooling system. They're not designed that way, they're not intended that way.

Now, we'll get some people that maybe are midterm that are coming in looking to build in the community, need a place short term, those types of things. So I just wanted to make sure everyone knew that, 1.54 that's the number that we have for people that are living at our facility that's there. And I would anticipate it would be the same because we did the same type of units, the same type of designs of what we'll working with. I mean if it's not broken we're just going to keep on doing that.

A couple other things we've done, too. We used to allow cats, too. We were no cats, no smoking and no dogs. I mean hopefully we can always say -- people come up here, they'll tell you, you want to hear this, we're going to do this, we're going to do that. Hopefully the beauty if go take a look at our property. We take an incredible amount of pride, Jean's right. We're constantly patrolling the property, looking at the property. Sometimes when I have to write that check to put in that surveillance system it gets to my back pocket a little bit. But truly we love it because we have the availability. I can be anywhere, anywhere and I can view the property. We can oversee the property. It's like having an extra set of eyes, and it's really been a great attribute. And I'll tell you we do actually like having that [inaudible].

I mean hopefully if you take a look at the property I think it would be hard for someone to say that we don't take care of the property, that we're not a good neighbor. We pick up our garbage. We make sure that we do things right and not part. The actual density, too, it's not construed, we're not going to be at 21 per unit. That was I presume what the zoning could go up to, correct?

Jean Werbie-Harris:

Mm-hmm.

Jeff Marlow:

Right, because we're actually at 17 if you actually take a look at it. I just wanted to be sure that we're over 20 a unit because we're not. That's there. Otherwise than that I'm open to any and all questions that I could answer to the Board or to the public afterwards.

Tom Terwall:

We'll continue the public hearing, but if you're going to be available.

Jeff Marlow:

Absolutely. I'll be right in the front row.

Tom Terwall:

Thank you. Anybody else wishing to speak on this matter? Anybody wishing to speak? Jean, I think you answered all our questions. Yes, ma'am?

Paula Aide:

Paula Aide, 8084 East Ridge. I did have a question as to when the traffic study was done.

Tom Terwall:

Can you answer that?

Jean Werbie-Harris:

The first traffic study was done between 1996 and 1998. I don't have the exact date. And then there was a second one done by VK. And then we amended it a third time for the hospital. We have those traffic studies upstairs.

Paula Aide:

Is there any plan to perform another traffic study considering the increase in retail in process as well as the Quik Trip and other amenities recently added?

Jean Werbie-Harris:

So I guess I just need to begin by saying is that when they did the traffic study they assumed full build out, and we assumed everything north would be retail, and it would be service related. So we anticipated that there would be those types of uses. So the traffic engineers did a projection based on those types of uses at that time. I guess I can defer to our Village Engineer to see if there would be any additional traffic studies that would need to be done.

Matt Fineour:

As Jean said the original traffic studies incorporated this area as a full build out scenario. So those traffic studies were done to get the road alignments, the road widths, and those type of things. If there were some problems in the future, the future TIAs would more or less concentrate on intersections. Let's say there's a consistent backup at a certain intersection all the time, different road markings, that type of thing. But the roads are in there, they're working properly, and anything future, like I said, would be just for intersection control, road markings, that type of thing unless there was a bigger problem than that that we're not aware of.

Tom Terwall:

Does that answer your question?

Paula Aide:

Yes, it does. Thank you.

Tom Terwall:

Thank you, ma'am. Anybody else? Yes, sir?

Richard Stazarovski:

Richard Stazarovski [phonetic], 8025 100th Avenue. We live on the pond, and there's going to be water runoff from there. So just wondering where the water's going to go. It's three times already since we've lived there, since '03, the pond has overflowed into our yard. I'm sure this will be a little problem.

Matt Fineour:

I can answer that. The pond that's shaded in blue there is where the stormwater goes to. That's a regional pond built for a lot of the Prairie Ridge area. So that also takes in the Target areas, areas offsite from that map. Like I said it acts as a regional pond. I do know I think it was last year it was found out that the outlet for that pond was halfway plugged with branches, debris and so forth like that, and it did build up and went into some of the back properties over there. The public works department did clear that out so that should be back to normal. But that pond was designed, again, for Prairie Ridge for the development as a whole.

Richard Stazarovski:

It still didn't help. We've still got water on our property.

Tom Terwall:

John, any current issues?

John Steinbrink, Jr.:

John Steinbrink, Jr., 8600 Green Bay Road, Director of Public Works. Like the gentleman had said there were three different occasions where the pond had gone up over the outflow. There's actually two controlling structures within that pond. One of them is just the standard pipe that you have that's the lowest elevation, and then there's an overflow. So when that gets plugged or there's large volumes of rain it goes over the overflow. Like Matt had said that first 12 inch pipe did get plugged 100 percent with tree roots.

It is the combination of responsibilities of the Prairie Ridge Commercial Association and a component of this development that is responsible for maintaining that pond. And for whatever reason that hadn't been done for a number of years. And so it did raise up. It actually plugged up that 12 inch pipe full, and the branches filled up the overflow pipe, and so it was plugged 100 percent. We did go down and we pulled out everything that was on top of the overflow structure, and that lowered it down. We pumped the pond down, and we actually replaced the original 12 inch outfall structure and billed that to the Prairie person that's responsible for it. And so now it is on a regular maintenance program and I'm not foreseeing any problems because someone is addressing it on a regular basis.

Tom Terwall:

No beaver issues at this point.

John Steinbrink, Jr.:

No, no beavers in there. And if we do see any we do have means to eradicate them and relocate them.

Tom Terwall:

Thanks, John. Anybody else? Yes, ma'am?

Kathy Jalensky:

Kathy Jalensky, 9716 84th Place in Prairie Ridge. My husband and I built in Prairie Ridge and had the opportunity to meet with VK, and we saw the whole conceptual plan and we agree with that. We like how his plan is with St. Catherine's and the multi-units and things. Only a comment. I wish you would have gone back on that original amendment, and we had originally planned and my husband and I had volunteered for a couple years working with the Village looking at this condo development. And as a realtor as well, and I do agree that land values are good, but I would prefer to see the units come down and that amendment changed when you had gone from 9 to 21 dwellings in the unit.

Also, I'd like to see and encourage that hopefully we can have a good condo unit there. I know that, for example, we had looked at the designs of Prairie Village and looked at that hopefully anticipating that would come in our subdivision. As an agent I know that if I list a unit in Prairie Village in condo it's gone that day. So I think that that's going to certainly help our property values. And when I'm having clients come into town and taking them on a tour of the Village they want to know where I live. It's a common question. They want to know where an agent is going to be living, and I love Prairie Ridge. And I think our unit, the complex is great. Our association is wonderful, and I appreciate all the people that work very hard on that.

But I'd like you to really consider and go back to that original amendment, not having that unit as a three story. Again, I didn't have an opportunity to take the notes that Jean presented, but take that into consideration what our original plan, what VK had originally given us and what all of us who built there wanted to see. And so I would prefer not to have a three story unit, that kind of density, something in a smaller scale back to that original plan from 1999. And then, again, I hope that someone comes forward, and maybe this developer should consider looking at some executive level type of condominiums. I think that will certainly help and support our property values. So thank you for your time.

Tom Terwall:

Thank you. Jean?

Jean Werbie-Harris:

If I can respond to Kathy a little bit. The original plan was a three story, 70 unit apartment on this particular site where Skyline is. With respect to all the vacant land that was at the south end was shown as two units and north, the six and eight units, I can honestly say that I've been working

with a lot of developers that have been looking at that, and I am trying to push condominiums at that location and even two unit condominiums and luxury condominiums. I'm trying to do all sorts of things I can to encourage that to happen. And I understand exactly where she's coming from, and I think that would make a great transition area right there.

So I can only say that I'm going to continue to try to encourage that type of development before anything further happens. Because as you know there is an existing condominium that was platted at that very first phase, and there's 30 in that first phase that's still platted and it's still an active condominium unit development down there, although nothing was ever built with respect to those units. And then the rest was still identified as condominiums, but I'm not sure exactly what a new developer will do with respect to that. All of that land was owned by VK initially, the condominium area. And then it was lost to the bank, and the bank still owns it. So that's kind of the last piece of Prairie Ridge that VK actually had owned that has not transferred to a new developer yet. But, again, I'm encouraging that type of development.

Tom Terwall:

Is there anybody else wishing to speak? Yes?

Carl Ehr:

Good evening. I'm Carl Ehr, 8139 East Ridge Drive. First of all I want to compliment Lexington Homes on the Cobblestone Development. Beautiful. However, that's up on the boulevard, and I think the height of it and what they've done is more complementary to that area. I'm not against them doing something here, but I am against the height of the building. So do they have a rendering, an elevation of this building in relation to the other buildings in the area?

Tom Terwall:

Jean, do you have an answer?

Jean Werbie-Harris:

We do have a rendering of the building, but we don't have a perspective from this location to the residential subdivision. What I can tell you is that the closest point of this building to the closest point of a single family house in that subdivision is 500 feet. It's readily comparable to the two buildings to the north on Prairie Ridge Boulevard and 94th Avenue. But I don't have a comparable going all the way. This land is higher than the single family subdivisions to the west. It is higher. And it kind of transitions. It goes from higher and it's going down this way.

And so we envision that at least the condominium area which is that vacant area between, we envision that that area would have probably a lot of lookouts and walkouts in order to try to start stepping that down significantly. We can't really change the grades of this property because the road grades are set, the utilities are all set, everything that nature has been put into the ground already. But, again, as you get further just to the west of 97th Court that's when we envision that things could start stepping down considerably.

Tom Terwall:

Thank you.

Carl Ehr:

Stepping down like basically to the west?

Jean Werbie-Harris:

Correct.

Carl Ehr:

As a resident whose this building sits in my backyard, and I'm not concerned at all about the looks of it. I think it would be a beautiful building. But I'm very concerned about the height, especially because it's already sitting up on a higher elevation. It's probably 20 feet higher than my backyard just the elevation of the base grade already. And the buildings that are up there look good, but they're a bit more of a distance away. And it's anticipated that the new buildings that would be built closer to our house would pretty much buffer that. So that's my concern is that the building would be a bit on the tall side as they have it now.

Tom Terwall:

And what's the distance of this building from your house?

Carl Ehr:

Can you put up that 300 foot zone? It's about 400 feet from my backyard if that's 300 feet. It comes right in. I live in one of the areas right by the sidewalk going into Prairie Ridge Estates.

Tom Terwall:

Okay, thank you. Anybody else? If not I'm going to open it up to Commissioners and staff. Jim?

Jim Bandura:

A question to Jean. What's the height of Cobblestone compared to this Skyline development?

Jean Werbie-Harris:

I would have to defer to Jeff. I'm thinking it's between 43 and 46.

Jeff Marlow:

Forty six.

Jean Werbie-Harris:

Forty six.

Jim Bandura:

Another question to Mr. Marlow. I had the opportunity to read your lease on Cobblestone. And it's a tough lease for anybody that's going to lease it. Is this going to be basically the same lease per unit?

Jeff Marlow:

As far as meaning -- what do you mean by tough?

Jim Bandura:

It was in depth.

Jeff Marlow:

Well, the good news is now we're paperless so you don't have to read it on paper anymore. So everything is paperless now. It's the same type lease. Yes, we're very detailed oriented.

Jim Bandura:

Your requirements are going to be basically the same?

Jeff Marlow:

Oh, absolutely they are, yes. The requirements that Jean had mentioned have not changed by any standards between where we are at as far as background checks, where we're out as far as credit scores, for income ranges. That's all the same. We'll be creating a smoke free environment, and we're also going to have where there's no cats allowed either. It's amazing sometimes. It's actually been pretty good because we do those inspections once a year. It's amazing sometimes what you find when you take a walk through for pets and that.

Can I ask one other question? I am in the process of talking with the bank on that piece of property which you're talking about across from where your homes are located. And this is question that I looked at the original plan and I saw it was four units, six units and everything else. And I said to myself I don't know if that's going to go there. Where we're from in Green Bay we've done a lot of duplexes, and then we split them up and sold them off as condos. I asked them to lay it out for me, and we laid it out where we actually could come up with 77 units that would be on that site that we're talking about that would be there. And if those condos would be there the backside and the height of those condos some of them would be ranches, some of them would be story and a half that would be there. Would that be a preferred thing if they would be as condos so that basically we would just take a lot and they would share -- you know, you would share a divider wall that would be there, but they would be set up as duplexes? Is that something that would be of an interest to the neighborhood? Any thoughts one way or another?

[Inaudible]

Jeff Marlow:

Oh, yeah, absolutely, no, you're right. And what they talked about two year, on some of those lots -- there's a lot of exposure that's there. So with some of those exposures you're going to see ranches that will come into play more.

[Inaudible]

Michael Serpe:

We're not getting any of the conversation from the back. It has to be on record. So if you're going to answer please come to the microphone.

Jeff Marlow:

So if I get a little feedback that would help me out as I've been working on the negotiations. Because truthfully I want to bring it in that it would be done as duplex condos is what we'd like to do. We'd get rid of the other units.

Jim Bandura:

Would that be considered like a 55 plus community?

Jeff Marlow:

No, we want to give everyone an opportunity no matter what age you are to be able to own. And, once again, what you build usually is what you get. I would anticipate those units if that would go through would probably be somewhere in the \$300,000 range. With building costs escalating it's probably \$300,000, maybe \$350,000 would be the thought. I mean they would be very nice looking units.

[Inaudible]

Tom Terwall:

Kathy, did you want to add something? Come to the microphone please.

Jeff Marlow:

All right, that's my cue to leave.

Kathy Jalensky:

You want my name and address again?

Tom Terwall:

Please.

Kathy Jalensky:

Kathy Jalensky, 9716 84th Place. To answer your question, and I agree it's not a matter of what size you're building, it is the quality and the price range. To add a unit, condo units, whether they're attached to a family and sharing a wall, that kind of thing, if you're going to be building it \$300,000 plus that's the kind of unit that would support our subdivision. And I really do believe if you can be building them they are going to be sold. You're going to make a great profit on it. As I said if you're familiar with Prairie Village condo units the one I had was on the market for hours and it was gone. So I think for our benefit as homeowners and you as a developer it would be a great investment for you. I guarantee you we'd be able to sell those.

Tom Terwall:

Thanks, Kathy. Mike, you had a comment or question?

Michael Serpe:

Jeff, a couple things. When we did the Cobblestone approval, number one, I'm very impressed with the quality. I'm as impressed with Jim with the application process. I think it's easier to get into the CIA than it is to your apartments. But my question to you, Jeff, would be, and I don't know the answer to this if it could be done, but if you were to sell Skyline at some point in time could we ensure that the agreements with the application process go along with the sale of the building? So in other words the new owner would maintain the integrity of that building with the application process so it maintains the integrity of the neighborhood as well.

Jeff Marlow:

I don't know exactly how we'd be able to do that. I mean I'll put it to you this way. Whoever would be buying the building if that would happen would mean I'm probably not here right now talking to you. But I'm staying here. I'm staying here as long as the Good Lord lets me be here. But at that point in time the amount of dollars and cents that would have to be spent to buy the building really is an incredible insurance policy. Because most people if you're going to spend that type of dollar amounts have to have strong policies or they won't make it. And you're not seeing too many -- when you look at that type of amenities and things that are spent to make the buildings look that way usually you're pretty safe.

Michael Serpe:

One other question, Jeff. Where do you find plaster men?

Jeff Marlow:

In Green Bay, Wisconsin. I have to drive them up here. That's a good question, it's tough.

Michael Serpe:

I didn't think any more existed?

Jeff Marlow:

No, I think Green Bay is the last pocket that I know of truthfully. There are some family friends of mine that have been with me for 20 some years traveling the state wherever we go to. Because you're right it's almost impossible. Even our repair work we teach our own repair people now how to be able to do the touch ups and so forth afterwards. Thank you.

Tom Terwall:

Anybody else?

Brock Williamson:

I have a question. My background is in landscaping. And what's the height of the evergreen trees you're probably going to use as a buffer?

Jeff Marlow:

I would say they'd be very comparable to the height of what we had before at our other site which are probably six to eight.

Jean Werbie-Harris:

I think they were six to eight on top of berm.

Jeff Marlow:

I would say six to eight.

Brock Williamson:

Okay, thank you.

Tom Terwall:

That's it? Then I'll close the public hearing.

Michael Serpe:

This Prairie Ridge I was on the Board and the Plan Commission from the beginning, and it's one of our proudest developments. We're proud of it as a Plan Commission and as a Board as you are as a resident. And I don't think that we would support anything that would detract from the quality of that development in its entirety. It's one of our best. It's a very popular development, a very successful one. And I would move approval of the Zoning Map and Text Amendment.

Wayne Koessl:

I'll second, Chairman.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. YES?**

Jean Werbie-Harris:

Actually there's no Site and Operation Plan, I thought I just heard you say that, or Conditional Use. It's just a Zoning Text and Map Amendment and related development plan.

Michael Serpe:

Just the Zoning Map and Text Amendment, that's it.

Tom Terwall:

Sorry. It's been moved and seconded to approve the Zoning Text Amendment subject to the terms and conditions outlined in the staff memorandum. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

It's great to work with people that are professionals. Sometimes we don't get that respect up here, but thank you.

**C. PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #13-03 (4th Amendment) for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc., the property owners, to remove condition #54 and allow the BP Amoco gasoline station and convenience store located at 10477 120th Avenue to remain open after June 10, 2016 subject to the terms and conditions of the said Conditional Use Permit and the Settlement Agreement between the Village and the property owners.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, the Item C is a consideration of an amendment to a Conditional Use Permit #13-03. It's the 4th Amendment for the request of Attorney J. Michael McTernan, agent for VIDHYA Corp, VIII, Inc., the property owners, to remove condition #54 and to allow the BP Amoco gasoline station and convenience store located at 10477 120th Avenue to remain open after June 10, 2016 subject to the terms and conditions of the said Conditional Use Permit and the Settlement Agreement between the Village and the property owners.

As a part of the hearing comments and as part of the public hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described below:

#### Findings of Fact

1. The petitioner is requesting a 4th Amendment to CUP #13-03 to allow the BP Amoco gasoline and convenience store located at 10477 120th Avenue to remain open past June 10, 2016. This is provided as Exhibit 1.
2. The subject property is known as Lot 14 of CSM 1489 located in a part of U.S. Public Land Survey Section 30, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-302-0130.
3. The property is currently zoned B-4, PUD, Freeway Service Business District with a Planned Unit Development Overlay District, and a gasoline station requires a Conditional Use Permit to operate in the B-4 District.
4. There were some previous approvals on this property.
  - a. On November 19, 2012, the Plan Commission approved a Conditional Use Permit #12-10, Exhibit 2, including site and operational plans to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment filtration system that treats existing contaminated ground water from several reported hazard substance releases at the BP site. This Conditional Use Permit approval was and is still is subject to compliance with the Settlement Agreement approved by the Village Board on November 29, 2012 and the 53 additional conditions. The Conditional Use Permit was valid until May 1, 2013. A full copy of the Settlement Agreement is on file with the Village.
  - b. On May 28, 2013, the Plan Commission approved CUP #13-03, Exhibit 3, to allow BP Amoco to operate a gasoline station and convenience store and to install the carbon treatment filtration system that will treat existing contaminated ground water from several reported hazard substance releases at the site. This approval was subject to the compliance with the Settlement Agreement approved by the Village Board on November 29, 2012, the 1st Amendment to the Settlement Agreement approved by the Village Board on April 1, 2013 and the 53 additional conditions. The Conditional Use Permit was valid until June 10,

2014. And a copy of the Settlement Agreement and the 1st Amendment to the Settlement Agreement are on file with the Village.

- c. On January 13, 2014, the Plan Commission approved the 1st Amendment to Conditional Use Permit #13-03 provided as Exhibit 4 to allow BP Amoco to continue to operate the gasoline station and convenience store with the approval of Settlement Agreement Amendment #2 which addressed the request for modified analytical test parameters, discharge water standards and reporting requirements of the carbon treatment filtration system that will treat existing contaminated ground water from several reported hazard substance releases at the site located at 10477 120th Avenue. This approval was subject to the compliance with the Settlement Agreement approved by the Village Board on November 29, 2012, the 1st Amendment to the Settlement Agreement approved by the Village Board on April 1, 2013, the 2nd Amendment to the Settlement Agreement approved by the Board on February 3, 2014 and the 53 additional conditions. The Conditional Use Permit was valid until June 10, 2014. A full copy of the Agreement and all Amendments are on file with the Village.
- d. On June 9, 2014, the Plan Commission approved the 2nd Amendment to Conditional Use Permit #13-03, this is Exhibit 5, and this was to allow BP Amoco to continue to operate the gasoline station and convenience store. This approval was subject to compliance with the Settlement Agreement approved by the Village Board on November 29, 2012, the 1st Amendment to the Settlement Agreement approved by the Board on April 1, 2013, the 2nd Amendment to the Settlement Agreement approved by the Board on February 3, 2014 and the 53 additional conditions. The Conditional Use Permit 2nd Amendment was valid until June 10, 2015. A full copy of the Settlement Agreement and all Amendments are on file with the Village.
- e. On June 8, 2015, the Plan Commission approved the 3rd Amendment to CUP #13-03, Exhibit 6, to allow BP Amoco to continue to operate the gasoline station and convenience store. This approval was subject to compliance with the Settlement Agreement and all the Amendments thereto that were approved by the Village Board as well as the 53 additional conditions. The CUP 3rd Amendment was valid until June 10, 2016.
- f. On June 15, 2015, the Board approved a 3rd Amendment to the Settlement Agreement, and on May 2, 2016 the Village Board approved a 4th Amendment to the Settlement Agreement. A full copy of the Settlement Agreement and all of the Amendments to the Settlement Agreement are on file with the Village.

Note that the findings of fact and the public hearing records of the above noted approvals are hereby all included as part of the public record and are available for viewing at the Village Hall. So I won't be reading all of those documents into the record.

## 5. Site Status

Over the past several years, Vidhya and their consultants have taken actions in order to comply with the settlement agreement and the aforementioned amendments to the Settlement Agreement and have made progress in addressing the illicit discharges. The following broad scope items have been completed to date:

- During early 2012, the BP Amoco station located at 10477 120th Avenue was ordered to stop an ongoing illicit discharge of petroleum products into a drainage ditch adjacent to the property. Station owners were also ordered to develop and implement a plan to remove the contamination from the surrounding soils and groundwater. During September of 2012, station owners presented an acceptable plan to stop the illicit discharge, remediate the contamination, and to monitor the surrounding soils and groundwater. The system has been operational since April of 2013.
- Due to the site remediation that has been completed to date and testing results, the owner's engineers have proposed to shut down the pumping and the treatment system while continuing to monitor the drainage ditch, sumps and select monitoring wells frequently for petroleum discharge. Both the Village and the Wisconsin Department of Natural Resources must approve the shutdown in order for it to take place.
- As noted above, on May 2, 2016, the Village Board approved the 4th Amendment which includes a plan for Vidhya Corporation to shut down a groundwater pumping and treatment system. An engineering and environmental firm has outlined a strategy to shut down the system which has been operating within the limits of a Wisconsin Pollutant Discharge Elimination System, WPDES, permit for the past two years.
- If during the course of one year, any petroleum product is observed in the ditch, sumps, or monitoring wells, steps shall be required immediately to be taken to remove the petroleum, the Wisconsin DNR and the Village shall be notified, and the treatment system would be restarted. If, after one year, spring 2017, there is no increase in groundwater contamination and the ditch remains free of petroleum, the site could be reviewed for a closure request with no further pumping, treatment or monitoring. Site closure is determined by a Wisconsin DNR Closure Committee who reviews the case.
- Since Vidhya is currently in substantial compliance with the Settlement Agreement and related Amendments, Vidhya's recent request and Board's approval to shut down the groundwater pumping and treatment system, the Village Engineer because it hasn't been a full one year, he is recommending actually a one year extension of the CUP. Therefore, the planning staff is recommending approval of the 4th Amendment to the Conditional Use Permit #13-03 for a one final year of extension subject to all of 53 conditions with condition #54 to read as follows:

54. This Conditional Use Permit #13-03 4th Amendment is valid until June 14, 2017. In order for this facility to continue to operate after June 14, 2017, an application for an extension to this Conditional Use Permit shall be reconsidered by the Plan Commission at a regularly scheduled public hearing prior to June 14, 2017. We actually happen to have a meeting on June 12, 2017 next year.
6. The petitioner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on May 5, 2016 of this hearing. Public hearing notices were also published in the *Kenosha News* on May 9 and 16, 2016.
7. The petitioner and the property owner were emailed a copy of this memorandum on May 20, 2016.
8. According to 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, related materials and the information presented this evening that the project as planned will not violate the intent and purpose of the Village Ordinance and it meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with satisfaction of any condition of approval, will comply with all Village ordinance requirements and all applicable federal, state and local requirements.

With that I'd like to continue the public hearing. The petitioner has representation, and the Village staff that's been working on this with their Engineer is Matt Fineour, and I'm sure they'd both be happy to answer any questions that you might have.

Tom Terwall:

Mr. McTernan, go ahead.

Michael McTernan:

Michael McTernan, 6633 Green Bay Road, Kenosha, Wisconsin. Thank you for the endless work the Village has done to monitor and to work with us on this. And hopefully next year at this time will be the last time I'll be coming back for an extension for an amendment. But I appreciate it, and I'm here to answer any questions you have. Thank you.

Tom Terwall:

Thank you. Do you wish to add anything?

Matt Fineour:

Unless you guys want to further information. I'll just say this, that over the past year they've been monitoring this site, the quarterly sampling, they've submitted all their quarterly reports. Over the next year they're going to be shutting down the system for the next year. When they

shut down the system this isn't a shut down permanently yet. This is a shut down to basically continue monitoring the site to see how the site characteristics hold while they're not pumping. So they need to see that to make sure that either if the groundwater rises that they can see what's going to happen with that pump off. So if it comes out that hopefully in a year that the site's stable, we still don't have any illicit discharges, then they'll have a little bit more substantial case to the DNR that we can work towards site closure. If for the next year something doesn't go that way and they've got to turn the pumps back on, then they've got to turn the pumps back on. But I think a year from now they will have a pretty good road to what's going to happen in the end here.

Tom Terwall:

But you're comfortable with approving this tonight then?

Matt Fineour:

Yes, I am.

John Skalbeck:

I've got a question. So when the problem was found out, was there soil removed where it was the source of that remove, and was the leak identified and all that?

John McTernan:

You go back in time, the site had contamination at the property that had occurred prior to my client's ownership and occupancy of the property. BP Corporate had owned the property, had a significant spill on site, and had received closure from the DNR to leave the contamination onsite, rebuilt the site, and that contamination sat there. At some point in time over time groundwater elevations had picked up and had grabbed the contaminated soil that had been impacted and remained onsite, and it had hit the discharge pipe and had appeared in the ditch.

My clients have gone in and put in new sump pumps and had done some excavation to clean up some of the contaminated site. But there is still on the site, and as the DNR now knows, there is contaminated soil on the property. The goal as the engineer has stated is that hopefully by now having treated groundwater that has flowed through there the site is stabilized. And we're hoping that over a year's period of time we'll be able to monitor and watch to determine that we have addressed this. It's still not going to eliminate the contaminated soil that's in the site. It remains in there buried. Obviously if anything changes and we go to excavate or dig anything up we'll have to reopen and deal with that. The goal is hopefully to have everything stabilized at this point and no longer continue to treat the groundwater. Does that answer your question?

John Skalbeck:

Well, it does. I mean I was a groundwater consultant for 12 years, and so residual contamination in the soil will continue to be a source. And so you can pump forever and it will continue to be a problem. So without taking the source out of the ground it takes a long time for that to degrade. So I think we may be hopeful that when turning off the pumps over the course of a year we might

get lucky, but the high probability is you'll see groundwater contamination again, because the water will continue to move through this contaminated soil that remains in the ground. It's unfortunate that Wisconsin DNR gave a closure with residual contamination in the ground and your client bought it. But nonetheless it's still there and will likely be an issue. I mean I think the Village owes itself to keep a close eye on this one. I agree we should continue the permit, but let's make sure we keep an eye on it.

Michael McTernan:

We're hoping. And that's all we can do. And the continuing testing, the continuing monitoring over the next year to see what happens. As the engineer stated if the problems are up the systems come right back on. We understand that. So this is just a -- this requirement today is just a continuance on our conditional use for another year while we go down that path. So we'll know more a year from now, and we may still be here for another year. We don't know. Take it one step at a time. Thank you.

Tom Terwall:

Anything to add, Jean?

Jean Werbie-Harris:

I wanted to mention that just for clarification, again, on page 4 of the staff memo the Conditional Use Permit 13-03, 4th Amendment, would be valid until June 14, 2017, and to twice in that same paragraph it refers to that date. So I just want to make sure and clarify that.

Tom Terwall:

Thank you, Jean.

Michael Serpe:

Move approval of 13-03.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE CONDITIONAL USE PERMIT 13-03 4TH AMENDMENT UNTIL JUNE 14, 2017 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**D. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-07 FOR A COMPREHENSIVE PLAN AMENDMENT for a portion of the Green Hill Farms Neighborhood Plan related to the development of the property at 8000 128th Street for the Village's new Residential Recycling Center.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a consideration of Plan Commission Resolution #16-07 for a Comprehensive Plan Amendment for a portion of the Green Hill Farms Neighborhood Plan related to the development of the property at 8000 128th Street for the Village's new Residential Recycling Center.

On May 9, 2016, the Plan Commission conditionally approved a Conditional Use Permit including Site and Operational Plans to operate the Village of Pleasant Prairie Residential Recycling Center at 8000 128th Street. This facility is the Village's new residential compost site that is being relocated from the Roger Prange Municipal Center Building site. The property is also referred to as the former 73-1 sewerage treatment facility site.

The 2035 Land Use Plan Map 9.9 of the Village Comprehensive Plan indicates this property is located within the Governmental and Institutional land use designation, and the non-impacted environmental areas are located within Primary Environmental Corridor, Other Open Space with wetlands and 100-year floodplain land use designations.

A refinement of the Land Use Plan is the Neighborhood Plan. Neighborhood Plans take into account the compatibility of existing and planned land uses, identifies how future land divisions and developments could occur, plans how access roadways to the land divisions should be provided and interconnected to existing roadways, examines the practicability of providing certain lot layouts, road layouts, parkways, open space areas, park areas, preservation areas, public community facilities, infrastructure improvements and municipal services to service the area. The property is located within the Green Hill Farms Neighborhood Plan area.

As recommended as part of the Implementation Element, Chapter 10 of the Village Comprehensive Plan, Neighborhood Plans shall be revised and updated to ensure that these detailed plans are consistent with the Comprehensive Plan. If there is a conflict between the a specific Neighborhood Plan and the Comprehensive Land Use Plan Map 9.9, the Comprehensive Plan Land Use Plan Map shall govern and the Neighborhood Plan shall be amended.

With that being said, the proposed Residential Recycling Center is allowed with a Conditional Use Permit in the I-1 District, which is consistent with the Comprehensive Land Use Plan; however, the Green Hill Farms Neighborhood Plan needs to be amended. The Plan Commission approval of the CUP including Site and Operational Plans on May 9, 2016 was subject to the approval of this Neighborhood Plan Amendment being considered at this meeting this evening.

The Neighborhood Plan removes a proposed public road extending east-west through the site at 8000 128th Street and places the property within the Governmental and Institutional land use designation. The non-impacted environmental areas are located within Primary Environmental Corridor, Other Open Space with wetlands and 100-year floodplain land use designations as shown on the 2035 Comprehensive Land Use Map. This change has no effect on the net density of the subdivision or the neighborhood.

With that I'd like to continue the public hearing. John Steinbrink, Jr., is in the audience as well, and he is the Public Works Director. And he also manages our new residential recycling center at that location which is intended to be open for business on Monday, June 6th.

Tom Terwall:

Anything you want to add, John?

John Steinbrink, Jr.:

John Steinbrink, 8600 Green Bay Road, Public Works Director. No, I think Jean did a great job, but I can answer any questions from the residents or the staff.

Tom Terwall:

Thank you. This is a matter for public hearing. Is anybody wishing to speak on this matter? Yes, sir?

Steve Franklin:

Good evening. Steve Franklin, 8400 122nd Street. My main concern is the fact that now there will be only one way of ingress and egress into any potential new development to the east. How does the Village address that?

Tom Terwall:

John?

John Steinbrink, Jr.:

I believe Jean is maybe better addressed to answer this question.

Jean Werbie-Harris:

We've talked about this as a staff as to whether or not a single family development with that number of lots would still be appropriate at that location. But there has been no proposal to date to modify the Comprehensive Plan for that particular area. Single family developments can typically have one entrance in and out if there are fewer than, I think we've had between 20 and 30 single family lots so we'd have to take a look at that more closely. In addition, other options that would be open if that would develop for single family would be residential fire sprinklers, that's another option. And a final option would be if that diagonal roadway which is our

private/private road that connects from State Line into the residential compost site, if for some reason that that was dedicated as a public road then there possibly could be a connection where that cul-de-sac is that terminates, that could possibly terminate and go into that road that runs on a diagonal, here's the aerial, that could lead to 128th Street. So there's a couple of different options before any new development could be proposed on that vacant property owned by GAR [phonetic] we would have to evaluate things a little bit more closely.

Tom Terwall:

But until such time as that develops it's a moot point, is that correct?

Jean Werbie-Harris:

Until there's a proposal at that site it is a moot point. But we are looking at this plan at this time.

Steve Franklin:

Just one more question. Is there an ordinance that -- apparently there's about 30 or 35 homes. Is there an ordinance that says you need more than one ingress and egress or no?

Jean Werbie-Harris:

There's a reference in the Village's Land Division and Development Control Ordinance. And from my memory, I'd have to look it up, it's Chapter 395, but I believe it's when you hit 40 single family lots that there must be two means of ingress and egress to and from that development. So we'd have to look at that a lot more closely and evaluate what that impact would be. Right now 122nd is a rural cross-section roadway. It doesn't currently meet our standard, our current standards, with respect to a public roadway today. So if that were to develop for single family purposes we probably would have to re-look at 122nd Street as well.

Steve Franklin:

What does re-look at mean? Since I reside on that road what does re-look at mean?

Jean Werbie-Harris:

As part of the evaluation of any new proposed development in Pleasant Prairie we look at the land uses, we look at the roads, the road profiles. We look at the ability to service the property for sewer and water. We would look at the condition of the road. There are a number of things that the engineering and the planning department and public works, everyone will look at the road right of way and do like a mini traffic study to see whether or not if it can handle any additional road, traffic, and what improvements would need to be made to that road to handle that additional traffic, to see if the road needs to be improved, if it has to be widened, if anything needs to be done in order to handle any proposed or new development. We've not done a detailed traffic study or analysis of this particular are at this time.

Tom Terwall:

Is there anybody else? Seeing none, I'll open it up to comments and questions from Commissioners and staff. Wayne?

Wayne Koessler:

If there aren't any questions from the Commissioners, Mr. Chairman, we kind of went through this at our last meeting in detail. And I would move that the Plan Commission would approve Resolution 16-07 and recommend that the Village Board approve the amendment to the Green Hills Farms Neighborhood Plan as presented at our May 23, 2016 Plan Commission meeting.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE RESOLUTION AS STATED AND TO RECOMMEND TO THE VILLAGE BOARD THAT IT ALSO APPROVE THE NEIGHBORHOOD PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Jean Werbie-Harris:

I'd request that both Items E and F be considered by the Plan Commission as discussed previously.

Tom Terwall:

Motion to that effect please.

Michael Serpe:

So moved.

Bill Stoebig:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY BILL STOEBIG TO COMBINE ITEMS E AND F FOR DISCUSSION PURPOSES AND VOTE SEPARATELY. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- E. Consider the request of John Burroughs of Majestic Realty Co., for approval of Final Site and Operational Plans for the construction of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.**
- F. Consider the request of John Burroughs of Majestic Realty Co., for approval of a Certified Survey Map to subdivide the property located on the east side of 88th Avenue about ¼ mile south of Bain Station Road into two (2) parcels for industrial development.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, we have two requests at the request of John Burroughs of Majestic Realty Company for approval of Site and Operational Plans for the construction of a 424,164 square foot speculative industrial building that's proposed on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.

The second request by John Burroughs of Majestic Realty Company is for the approval of a Certified Survey Map to subdivide the property located on the east side of 88th Avenue about ¼ mile south of Bain Station Road into two parcels for industrial development. As you mentioned, these items are related and will be discussed at the same time, however separate action would be needed by the Plan Commission.

The Village has been working with the developer for the past several years, and to date the following approvals have been obtained for the development of the Majestic Badger Logistics Center site:

1. On October 15, 2012, the Village of Pleasant Prairie Board of Trustees approved the following requests related to the development of the property generally located south of Bain Station Road on the east side of 88th Avenue. This is for Tax Parcel Number 92-4-122-162-0301 in the Village. The three approvals include:

- Village Comprehensive Plan, Ordinance 12-33 was approved by the Board on October 15, 2012 to amend the Comprehensive Land Use Plan Map 9.9 and to amend a portion of the Pleasant Farms Neighborhood Plan.
  - Conceptual Plan was conditionally also approved by the Board for the development of the originally proposed 1.2 million square foot warehouse/distribution facility building known as the Majestic Center.
  - Zoning Map Amendments 12-34 was approved by the Village Board on October 15, 2012 to rezone a portion of the property that was zoned A-2, General Agricultural District into the M-2, General Manufacturing District. Portions of the property within the 100-year floodplain that were zoned FPO, Floodplain Overlay District, and C-1, Lowland Resource Conservancy District areas remained unchanged. But note that upon the completion of the detailed wetland field delineation and the 100-year floodplain field survey including floodplain boundary adjustments additional amendments to the 2035 Comp. Plan as well as the Zoning Map will be required.
2. Floodplain Boundary Adjustment was conditionally approved by the Plan Commission on April 8, 2013. It has not yet been considered by the Board since the plans need to be modified and approval from the Wisconsin DNR and that's still pending. The floodplain boundary adjustment proposes to remove approximately 98,173 cubic feet of floodplain and to create approximately 99,144 cubic feet of floodplain to compensate for the floodplain being filled. This work has already commenced and will be completed this year in 2016.
  3. Site and Operational Plans were conditionally approved by the Plan Commission on May 13, 2013 for the construction of a 1,180,480 square foot warehouse/distribution building on the property. And there were several extensions that were granted by the Plan Commission. However the petitioner has decided to start with a spec building at this time on the northern end of the property and not proceed with that 1.1 million square foot facility.
  4. Zoning Map Amendment Ordinance #13-18 and Zoning Text Amendment PUD Ordinance #13-19 were approved by the Village Board on May 20, 2013. The Zoning Map Amendment rezoned the property to include a PUD, Planned Unit Development Overlay District. The existing M-2, General Manufacturing District, C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District remained unchanged. The Zoning Text Amendment which is attached in your packets created the specific PUD requirements for this property.
  5. Preliminary Site and Operational Plans were approved by the Plan Commission on April 25, 2016, and this was to begin the development of the northern portion of the property for a 424,164 square foot building and associated onsite public and private improvements, along with off-site County Trunk Highway H public improvements.
  6. Development Agreement was also approved by the Village Board on May 2, 2016 for the public improvements within County Trunk Highway H or 88th Avenue for this project.

At this time, the petitioner is requesting to obtain Final Site and Operational Plans approval to begin the development of the northern portion of the property for the construction of the speculation building and associated onsite and offsite improvements. In addition, the petitioner is requesting approval of the Certified Survey Map to subdivide the property into two parcels. The building will be constructed on the northern portion of the site or on Lot 1 of the proposed CSM. The petitioner is tentatively planning to construct a second building on Lot 2 at some time in the future.

For the Final Site and Operational Plans: The Final Site and Operational Plans will allow the petitioner to construct a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road on Lot 1. The building has been designed so that it can be easily divided into as many as four tenant spaces. The building design is a cross dock facility with trailer storage as shown on the plans. The design provides for secured truck courts in the event that future tenants would require that feature.

At this time there is no identified user for this speculative building. As information, any tenant that proposes to use or occupy 50 percent or more of this speculative building will require Site and Operational Plan approval from the Plan Commission. Also, depending on the use proposed, a CUP in addition to the Site and Operational Plan approval may be required.

Building Setbacks: The M-2, General Manufacturing District requires that the building meet the following minimum setback requirements:

- Street setback: minimum of 65 feet from CTH H.
- Side and rear setbacks: 45 feet minimum.
- Shore setback: 75 feet minimum from the ordinary high water mark of Jerome Creek.
- Wetland setback: 25 feet from the wetlands on the property.
- There is no setback to the 100-year floodplain; however no structures shall be located within the 100-year floodplain.

Setbacks for parking areas which includes parking spaces, maneuvering lanes and fire lanes as measured from the back of curb shall meet the following minimum requirements:

- Industrial area parking setback: 90 feet minimum to the future residential lot area in the northeast corner of the site per the PUD.
- A minimum of 20 feet from the front County Trunk Highway H right-of-way.
- A minimum of 20 feet from other private roadways and drives to the side and rear lot lines with the exception to the east property line wherein a zero setback is being proposed. And, again, as you can see on the slide everything to the east at that location is basically open space, floodplain and wetland.
- A minimum of 90 feet from the north property line at the northeast end abutting future residential development.
- In addition, parking areas shall not be located within any easements unless express written approval is allowed or provided by the easement holder.

The M-2 District requires that at minimum of 25 percent of the site be open space, which the site provides.

A Traffic Impact Analysis or a TIA has been prepared by the developer's consultant, and it was reviewed by the Village and Kenosha County. A copy of the consultant's recommendations indicates that both deceleration and acceleration lanes and a by-pass lane shall be installed on County Trunk Highway H by the Majestic. Based upon the traffic study completed, Majestic shall also provide a cost contribution for the nearby future Bain Station Road and County Trunk Highway H intersection improvements which is proposed to be a roundabout. The cost is \$163,500.00. These improvements are anticipated to be constructed in 2017 by Kenosha County. This amount is payable by Majestic Realty Company to the Village as a condition precedent to the issuance of a building permit which funds will then be transferred to Kenosha County.

Employee, client and visitor vehicular and truck access to the site will be from a main driveway from 88th Avenue or Highway H. All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The plan identifies 292 automobile parking spaces including 12 handicapped accessible spaces and 111 trailer spaces. The truck courts and trailers are planned to face north and south on the site.

Pursuant to the Village Zoning Ordinance the minimum onsite parking spaces for a manufacturing use would require five spaces, plus one space per employee on the largest shift and the required number of handicapped accessible parking spaces pursuant to the State Code. The minimum onsite parking spaces for a warehouse/distribution center is based on one space for every two employees during any 12 hour period plus the required number of accessible spaces per to the State Code. At the time that the proposed tenant use or uses and number of employees are known, adequate onsite parking shall be identified and provided. While the final number of required parking spaces will be determined based on the actual tenants, the number of parking spaces being provided anticipates the higher parking space requirements of the uses.

The development will be served by municipal sanitary sewer and water. Public water is located within 88th Avenue, and public sanitary sewer is located within an existing Sanitary Sewer Easement that was previously granted to the Village that's located on the site. Note that the Sanitary Sewer Easement is being widened and being provided by the petitioner on the CSM, and this is because of the maintenance access and Vactor equipment turnaround that's needed. The location of the parking areas, fire lanes and maneuvering lanes may be allowed to be over the Sanitary Sewer Easement, and it's subject to any conditions as noted on the CSM. Fourteen foot wide gravel maintenance access pathways are being installed over the public sanitary sewer main for the Village to be able to access our utility.

A total of 16 public street lights are going to be installed and shall be installed in the County Trunk Highway H right-of-way. The owner is also obligated to pay for the ongoing utility facility and maintenance related charges for the street lights. The Village, by that I mean Sandro Perez our Inspection Superintendent and John Steinbrink, Jr., our Public Works Director, will coordinate activities with the owner's engineer for the preparation of detailed Highway H public street lighting including the street lighting electrical service distribution plans, specifications and their installation and inspection.

In the executed Development Agreement the owner is obligated and has agreed to construct the Required Public Improvements pursuant to the Village approved Plans, and this is including installing a by-pass lane, acceleration and deceleration lanes, gravel shoulders, pavement

markings, traffic signage, and 88th Avenue road related repairs; installing storm sewer improvements; making hydrant and valve adjustments; making sanitary manhole adjustments and installing a new sanitary manhole, and that is located on the east side of the property just east of the parking lot; installing public street trees; installing public street lights and related appurtenances; and installing the 14 foot wide gravel sanitary sewer maintenance paths.

Construction: A pre-construction staff/contractor/owner meeting for the Majestic project was held on May 5, 2016 pursuant to the approvals of the preliminary site and operational plans, the development agreement and the related public improvements, as well as the conditional approvals of the erosion control and Wisconsin NOI permit and the mass grading plans. The ribbon cutting ceremony was held on May 5, 2016. Following the Village's conditional approvals of the Final Site and Operational Plans and related comments and conditions, receiving State approved plans and approvals, and issuance of the building permits, the construction of the building and other site work can commence likely in early June. Majestic anticipates that the building and site work would be completed by December 31, 2016.

So the second part of this request is the Certified Survey Map. The CSM subdivides the property into two parcels, dedicates additional right-of-way with 60 feet from centerline for County Trunk Highway H and future widening as required by Kenosha County. It also sets forth Dedication and Easement Provisions and Restrictive Covenants. Lot 1 is proposed to be 29.13 acres with over 600 feet of frontage on Highway H, and Lot 2 is proposed to be 58.37 acres with over 2,000 feet of frontage on Highway H.

With respect to wetlands on the property, the wetlands, as field delineated on the site in 2008 by Wetland and Waterway Consulting and as approved by the Wisconsin DNR on December 19, 2008 are shown on the CSM within a Dedicated Wetland Preservation and Protection, Access and Maintenance Easement.

With respect to shorelands and floodplains, Jerome Creek is located adjacent to the property. This Creek has been determined to be a navigable waterway. The location of the ordinary high water mark shall be field identified by the Wisconsin DNR and shown on the plans and the CSM. The Plans show the location of the 75 foot ordinary high water mark shore yard setback and the 300 foot shoreland jurisdictional area. The property owner has obtained the Village's Stipulated Shoreland Permit for the grading within 75 feet of the ordinary high water mark.

The location of the 100-year floodplain associated with Jerome Creek was field delineated pursuant to the DFIRM Map panel 191D dated June 19, 2012 and the associated table for the Jerome Creek which identifies the 100-year floodplain elevations. As noted above, the Floodplain Boundary Adjustment was conditionally approved by the Village, Wisconsin DNR and FEMA. The floodplain boundary adjustment will remove approximately 98,173 cubic feet of floodplain, and they will be creating 99,144 cubic feet of floodplain to compensate for the area being filled. The 100-year floodplain area after the amendment is already shown on the CSM, and it's located within a Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement. As noted previously all the floodplain work will be finalized in 2016. Again, upon completion of that work, the petitioner will need to file for the Zoning Map and Text Amendments to reflect the correct floodplain boundary adjustments.

Under woodlands, a tree survey has been completed along the north property lines, and these wooded areas shall be protected and preserved during and after building/site construction. These areas are shown on the CSM within a Dedicated Woodland Preservation and Protection, Access and Maintenance Easement. The grading and berming along the north property line east and south of the cemetery shall also be constructed in such a manner to protect that drip line of the trees.

So the staff has two recommendations. The first is recommending conditional approval of the Final Site and Operational Plans subject to compliance with the above comments and all of the following conditions and comments as identified in the staff memorandum. And the second item is consideration of the approval of the Certified Survey Map, and that survey map is recommended for approval subject to the comments and conditions as outlined in the staff memorandum. And, again, part of that includes the payment of any outstanding taxes or special assessments and impact fees and so on and so forth. But also that payment of that transportation improvement fee of \$163,500 which the Village will in turn transfer to Kenosha County. With that the staff recommends conditional approval of both items subject to the comments and conditions as read into the record.

Tom Terwall:

A motion for Final Site and Operational Plan approval?

Jim Bandura:

So moved, Mr. Chairman.

Tom Terwall:

Is there a second?

Michael Serpe:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY MICHAEL SERPE TO GRANT FINAL SITE AND OPERATIONAL PLAN APPROVAL AS INDICATED SUBJECT TO THE TERMS AND CONDITIONS. YES, MA'AM?**

Jean Werbie-Harris:

Does the petitioner have any additional comments that they would like to add? He said no.

Tom Terwall:

Then we have a motion and a second for Final Site and Operational Plan Approval subject to the terms and conditions outlined in the staff memorandum. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Then we need a motion to send a favorable recommendation to the Village Board to approve the CSM and the Development Agreement subject to the terms and conditions.

Wayne Koessl:

So moved, Mr. Chairman.

Bill Stoebig:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY BILL STOEBIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM AND DEVELOPMENT AGREEMENT AS INDICATED. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**G. Consider the request of Patricia Soens for approval of a Certified Survey Map to subdivide vacant land locked properties and the lands adjacent neighbor properties generally located east of Cooper Road at the 8200 block.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is an item to consider the request of Patricia Soens for the approval of a Certified Survey Map to subdivide vacant land locked properties and to attach the lands to adjacent neighbor properties generally located east of Cooper Road at the 8200 block.

The petitioner is requesting to subdivide their vacant land locked properties, Tax Parcel Numbers 91-4-122-113-0044 and 91-4-122-113-0048, within the 8200 block of Cooper Road. It's on the east side of Cooper Road. Several of the adjacent property owners will be acquiring portions of the vacant property so that no land will remain land locked. The properties west of 50th Avenue

are zoned R-5, Urban Single Family Residential District, and the properties east of 50th Avenue are zoned R-6, Urban Single Family Residential District.

- The property at 8201 Cooper Road, Tax Parcel Number 91-4-122-113-0042, owned by Helen Sampson will obtain portions of the vacant property to the south and east to form Lot 1 of the proposed CSM. Lot 1 will be 0.69 acre.
- The property at 8205 Cooper Road identified as Tax Parcel Number 91-4-122-113 0050 owned by Stanley and Dorothy Krifka will obtain portions of the vacant property to the north and east to form Lot 2 of the proposed CSM. Lot 2 will be 1.5 acres.
- The property at 8215 Cooper Road identified as Tax Parcel Number 91-4-122-113-0052 owned by Roxanne Patrick will obtain portions of the vacant property to the east to form Lot 3 of the proposed CSM. Lot 3 will be 1.12 acres.
- The property at 4910 83rd Street identified as Tax Parcel Number 91-4-122-113-0064 owned by John and Pamela O'Connell will obtain portions of the vacant property to the north to form Lot 4 of the proposed CSM. Lot 4 will be 0.72 acre.

The proposed land divisions conform with the Village Zoning Ordinance, Land Division and Development Control Ordinance and the Village's Comprehensive Land Use Plan. And as you can see by the slide that it clearly identifies how they are kind of unwinding a once development in this area where there was going to be some extensions of public roads from the City, and there was going to be a subdivision in this area. The adjacent property owners and the original landowner felt that that's not what they'd like to see in this area. And the statement that if you don't like what you see you should purchase it and change it, and that's what these residents are doing. They're purchasing this additional land and not looking towards any urban development for some subdivision in this area. And I believe that there might be some of them here if you have any questions.

Tom Terwall:

Yes, ma'am?

Patricia Soens:

I'm Patricia Soens at 8123 Cooper Road. And this is a relatively simple plan where we have land that was slated for a subdivision, and then after my uncle died I helped to fix up the house that I now own. And the neighbor to the north of me had asked well, gee, can we buy the land behind ours and add it on. And I brought that to my dad's attention and he said, gee, that's kind of a good idea, see if other neighbors would like to do that. So I started knocking on neighbors' doors all the way around the property, and I was real surprised at the responses. And I found out that not too many years ago when this was going to be a subdivision there was over 200 people that came here protesting that and don't want a subdivision there. If you don't this is the way to keep it just the way it is.

So everybody jumped on board, and everybody is excited. It got to be like added on like a little park and to keep the road kind of the way it's been since I grew up on it where Cooper Road is

noted for their long extensions of land from Cooper Road on out. And pleasantly surprised at all the wildlife that's still in there even though we have like Lance School so close to us. We have deer in there, we had a buck in our yard, I got a picture of it. And there's a lot of red foxes now and coyotes. And everybody is happy with all that there. So everybody just wants to work on taking out all the weeds that shouldn't be in there and keeping it more natural, more pine trees and bird houses. Just keep it the way it is kind of natural. That's what the plans are from all the neighbors leading with money in their hands saying when can we buy it. So we're looking forward to it.

Tom Terwall:

Good, thank you.

Patricia Soens:

I appreciate your time and all the help that Pleasant Prairie has given me especially fixing up the house that my uncle had. In fact, it was quite an ordeal. So Pleasant Prairie I really have to raise my hat to you for helping me with that. And Jean all the times I've been bugging them with all the questions. But you've been a big help like with this and every step of the way helping me get it together so that it works the way it should [inaudible].

Michael Serpe:

Since you are so kind in your words I'll make a motion to approve the Certified Survey Map.

Jim Bandura:

And I'll second it.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. A motion to adjourn is in order.

Michael Serpe:

Tom, can I just say something before we do. Last week in the Kenosha News there was an article where Uline was having a little bit of difficulty with the City of Kenosha and at the same time complimented Pleasant Prairie. And that compliment I think we saw tonight in a presentation on

the Skyline development. When it's presented in its entirety and thoroughly that speaks well for our staff and community development, Jean, Peggy, Kristina and Tom and Matt, John, Jr. We've got a good group here. And I think her presentation may have quelled a lot of speculation on what was going to happen here. So when the presentation is made complete and good, it's accepted and reasonable people understand it, and my hats off to you people for doing the job.

Wayne Koessl:

I'll second that, Mr. Chairman. We've always had an outstanding staff that has the interest of Pleasant Prairie at heart and all the citizens.

Michael Serpe:

Now we can adjourn.

## **8. ADJOURN.**

Tom Terwall:

Can you put that in a motion, Mike.

Michael Serpe:

Yeah.

Tom Terwall:

Is there a second?

Wayne Koessl:

I'll second. Yes, ma'am, go ahead.

Jean Werbie-Harris:

I know that Mike Serpe just mentioned Kristina, but I'm not sure -- it was the Board meeting last week. Kristina is our new planner in our community development department. So, Plan Commission, I'm introducing you to Kristina. She knows what she's getting into. So we have a lot going on, and she's a welcome addition to our team.

Tom Terwall:

Welcome aboard. We have a motion and a second, is that correct, to adjourn.

Michael Serpe:

Yes.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. We stand adjourned.