

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
May 9, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on May 9, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. 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. However, if you're here to discuss an item that's not a matter for public hearing now would be your opportunity to do so. We would ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments?

- 5. NEW BUSINESS.**

Michael Serpe:

Tom, I would ask that Item D be moved to the front of the agenda.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO TAKE IT OUT OF ORDER. WE'LL TAKE ITEM D FIRST. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- D. Consider the request of Michael Christiansen, owner of the property at 9301 River Road for approval of the Lot Line Adjustment with the adjacent property to the north located at 9109 River Road.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item D is to consider the request of Michael Christiansen, owner of the property at 9301 River Road, for the approval of the lot line adjustment with the adjacent property to the north located at 9109 River Road.

The owners of the properties located at 9301 River Road, Tax Parcel Number 92-4-122-181-0102, and 9109 River Road, Tax Parcel Number 92-4-122-181-0101, are proposing to adjust their lot lines. The north lot line of 9301 River Road is being adjusted to add approximately 3,264 square feet from the property at 9109 River Road. By adjusting the common lot line, it will allow for the owner of 9301 River Road to construct a detached garage.

Both properties are zoned A-3, Limited Agricultural District, and both have portions that are located within the FPO, Floodplain Overlay District. The parcel at 9109 River Road also has portions zoned C-1, Lowland Resource Conservancy District. The property at 9301 River Road is considered a non-conforming lot in that the lot does not meet the minimum requirements for the A-3 District with respect to the lot size and lot frontage. The A-3 District requires a minimum lot area of five acres with a minimum lot width on a public street of 300 feet. This lot line adjustment adds more area to that non-conforming lot making the lot less non-conforming. The lot line adjustment will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

So the purpose of this lot line adjustment will allow him to build that detached garage. The Village staff recommends approval of the lot line adjustment subject to the petitioners recording the proper transfer and deed documents with the plat of survey for the lot line adjustment as an exhibit at the Kenosha County Register of Deed's office within 30 days of the approval.

Tom Terwall:

What's your pleasure?

Jim Bandura:

I would move for approval.

Wayne Koessl:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE LOT LINE ADJUSTMENT 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. PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT for the request of Matt Fineour, P.E. Village Engineer on behalf of the Village of Pleasant Prairie, owner of the property located at 8600 Green Bay Road to remove 1,500 cubic yards from the 100-year floodplain and to create 1,615 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the construction of a 65,664 square foot Public Works equipment storage building.**

Wayne Koessl:

We're doing A and B together.

Tom Terwall:

Is there a motion?

Wayne Koessl:

I make a motion that we do Items A and B as one item and do separate votes on them.

Judy Juliana:

Second.

Tom Terwall:

**MOTION BY WAYNE KOESSL AND A SECOND BY JUDY JULIANA TO DO ITEMS A & B AS ONE ITEM WITH SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- B. Consider the request of Matt Fineour, P.E. Village Engineer on behalf of the Village of Pleasant Prairie, owner of the property located at 8600 Green Bay Road for approval of Site and Operational Plans for the construction of a 65,664 square foot Public Works equipment storage building and associated site improvements.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, the first item is a public hearing and consideration of a floodplain boundary adjustment, and this is at the request of Matt Fineour, who is our Village Engineer on behalf of the Village of Pleasant Prairie, owner of the property located at 8600 Green Bay Road to remove 1,500 cubic yards from the 100-year floodplain and to create 1,615 cubic yards of 100-year floodplain to compensate for the floodplain begin filled. And this is for the construction of a 65,664 square foot public works equipment storage building.

The second request is to consider the request of Matt Fineour, Village Engineer on behalf of the Village of Pleasant Prairie, owner of the property located at 8600 Green Bay Road. This is for the approval of Site and Operational Plans for the construction of a 65,664 square foot public works equipment storage building and associated site improvements.

As indicated, these items are separate, but we're going to discussing them at one time, but separate action is required.

Specifically then, the petitioner is requesting approval of a floodplain boundary adjustment, and the second item is Site and Operational Plan approval. And this is for a 65,664 square foot public works equipment storage building and associated site improvements at the Village's Roger Prange Municipal Center located at 8600 Green Bay Road.

Site and Operational Plan: The Village is proposing to construct a new 65,664 square foot, pre-cast, fully-sprinklered storage building for the Public Works Department equipment at the Roger Prange Municipal Center at 8600 Green Bay Road. The property is currently zoned I-1, Institutional District, C-1, Lowland Resource Conservancy District, and FPO, Floodplain overlay District. The new storage building will house equipment and vehicles that are currently being stored outside due to lack of space in the existing covered storage buildings. Such equipment includes snow plow trucks, plow blades, light duty vehicles and other seasonal and general public works equipment. In conjunction with the new storage building, the Public Works Department will be relocating the residential recycling/compost site operations from the Roger Prange Municipal Center site to the former 73-1 site located at 8000 128th Street in the Village.

The hours of operation at the proposed building will correspond with typical Public Works Department operations, which are from Monday through Friday 6:30 a.m. to 3:30 p.m. and as needed for Village snow plowing, garbage collection, sanitary sewer and water operations or other municipal services.

The new building and related site improvements, including grading, expanding the storm water retention facilities, amending the 100-year floodplain and installing the required fire lane for the new building that will result in the reduction of 12 parking spaces along the north side of the building, and this is to accommodate the 30 foot wide fire lane. The total number of outside surface parking spaces for employees and guests for the Prange Center buildings is 139 spaces, plus 3 handicapped accessible parking spaces.

The mass grading for the storage building project is projected to begin in May of 2016 with building construction to begin shortly thereafter. The project is proposed to be completed by late fall 2016.

The existing storm water pond and depression area west of the pond is not considered a wetland by the Wisconsin Department of Natural Resources. The U.S. Army Corps of Engineers has not yet made a determination yet as to whether they are taking jurisdiction of these wetland areas. If the Army Corps. of Engineers takes jurisdiction, then the Village will be required to submit for a Zoning Text and Map Amendment to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District, and to create a PUD or a Planned Unit Development Overlay District to modify or reduce the building's 25 foot setback from the wetlands and the existing gravel area setback to the wetlands. In addition, an amendment to the Village's Comprehensive Land Use Plan will be required to correctly reflect the field delineated wetlands on the property.

**Floodplain Boundary Adjustment:** The Village is proposing to amend the Federal Emergency Management Agency or FEMA Federal Insurance Rate Maps or FIRM maps which have an effective date of June 19, 2012. The floodplain boundary amendment is associated with the 100-year floodplain of the Jerome Creek being impacted by the Public Works equipment storage building and associated site improvements as noted on the slide. The proposed project will remove 1,500 cubic yards from the 100-year floodplain and create 1,615 cubic yards of 100-year floodplain to compensate for the 100-floodplain being filled. Upon the project's completion, there will be a net increase of 115 cubic yards of floodplain storage volume over the existing condition floodplain storage.

The proposed floodplain boundary adjustment amendment is consistent with the purposes of Section 420-131 of the Village Zoning Ordinance, and it is not in conflict with the applicable rules of the Wisconsin DNR or the FEMA. Furthermore, this project is proposed to be in compliance with 420-131 of the Village Zoning Ordinance and will comply with the following Village Ordinance requirements:

- The floodplain boundary adjustment shall be consistent with Section 420-131 of the Village Zoning Ordinance and not in conflict with the applicable rules of the Wisconsin DNR and FEMA.
- Amendments to the floodplain boundaries shall not be permitted where the change will increase the regional flood stage elevation unless the applicant has made appropriate legal arrangements with the Village and any other affected governmental units and any other property owners that might be affected by the flood stage increase.
- Petitions for the floodplain amendment shall provide adjusted water surface profiles and adjusted floodplain limits to reflect the increased flood elevation.

- Any area removed from the floodplain shall be contiguous to land lying outside the floodplain.
- Whenever any volume of flood storage capacity is removed from the floodplain, as defined by the ground surface and the regional flood elevation, an equal volume of flood storage capacity shall be created within the existing or newly created floodplain boundary in the vicinity of the removal to compensate for the lost flood storage capacity. Excavation below the ordinary high water mark shall not be considered as providing any equal volume of storage capacity for compensation purposes. Any such area of compensating flood storage capacity shall drain freely to the receiving stream.
- Removal of land from the floodplain shall not be permitted unless the land has been filled to an elevation at least two feet above the elevation of the floodplain.

The Village received technical approval from the Wisconsin DNR on April 18, 2016 for the proposed floodplain adjustment. And the letter is attached in your information. Village staff is recommending that the requirement to obtain a Conditional Letter of Map Revision based on fill or known as the CLOMR-F be waived for this project to allow the petitioner to move forward at their own risk. However, a Letter of Map Revision based on fill or a LOMR-F after construction is completed will be required. Upon obtaining the LOMR-F, which is the LOMR based on fill, the Zoning Map and the Text Amendments and a Comprehensive Land Use Plan Amendment will also be required.

With that I'd like to continue the public hearing. We have representatives from both the Public Works Department and the Village Engineering Department, John Steinbrink, Jr., from the Public Works Department, and Matt Fineour from the Village Engineering Department to answer any questions that you may have with respect to the storage unit project or with respect to the floodplain boundary adjustment.

Tom Terwall:

John or Matt anything you want to add? This is a matter for public hearing. Is there anybody wishing to speak? Anybody wishing to speak? Anybody wishing to speak? Hearing none I'll open it up to comments -- yes, sir?

Steven Keller:

Steven Keller, 8809 Old Green Bay Road, basically across the street from the project. I hear all these words, the floodplains, and the water is not moving now in Jerome Creek and the creeks in that area. So there's not a free flow of water, but I've been hearing what she's reading that I don't see a lot of -- there's a lot of stoppage right by Green Bay Road. And I'd say the water is going to be moving to keep it going towards the floodplain. And I'm just saying with all that build up, parking and asphalt the water flow is not going to be flowing any quicker. It's not moving now. You go out there now every ditch over there is full of water. So that's my concern is that you're going to build up space for the water flow to go, but is it going to be moving to that? Can I get a comment?

Tom Terwall:

Sure. Matt or John?

Wayne Koessl:

Beavers.

John Steinbrink, Jr.:

John Steinbrink, Jr., 8600 Green Bay Road, Director of Public Works. I do agree with the gentleman that just spoke. There has been some restrictions within the creek. And a majority of those are on the Pleasant Prairie Power Plant site. So we have been working with representatives from Pleasant Prairie Power Plant to remove the beavers. But as beavers do they continually are rebuilding the dams. So we've been in contact with representatives. They've taken out about 18 beaver dams so far this year, but they continually rebuild back.

There's also a blockage underneath the UP rail which they removed all of the wood and debris that was in there. They actually had to hire a boring company because it was packed to tightly in there. So I will continue to work with the power plant to make sure that all the beavers and the beaver dams are removed and the beavers are trapped and relocated all the way from almost Prairie Springs Park all the way back to the Whittier Heights area. But I do agree with the gentleman that the water is not flowing, but that is because of the beaver dams. And I will work with the power plant to make sure that they're removed and maintained on a regular basis.

Tom Terwall:

Thanks, John. Anybody else? I'll open it to comments and questions.

Jim Bandura:

This is a couple questions for John, Jr. Is there going to be enough turning radiuses for some of the larger equipment hearing going in circulation around the building?

John Steinbrink, Jr.:

Yes, as part of the design process we did to turning radiuses with the axle lengths of all the vehicles that we have within public works. And they meet and exceed the DOT standards for turning radiuses.

Jim Bandura:

Okay. And I also see that you're going to have heat, you're going to have water and sewer, right?

John Steinbrink, Jr.:

Yes, that's correct. We're going to heat it to around maybe 48 degrees. It's not going to be warm by any means, but the fire protection code has a minimum temperature that we need to keep it above. And I believe it's 45 degrees, so we'll be setting the thermostat around 48 degrees.

Jim Bandura:

Are you going to be repairing any vehicles in there?

John Steinbrink, Jr.:

No, we do not plan on moving our shop over to the storage facility. It will just truly be for storage of public works vehicles and equipment.

Jim Bandura:

Any thought of at least adding a washroom in there?

John Steinbrink, Jr.:

No. We actually evaluated that. And for the cost of what a restroom would cost it really does not pay for it. It's not the intention to have staff in there on a regular basis. It's just the intention truly just for storage for public works vehicles.

Tom Terwall:

Anybody else? If not, I'll entertain a motion.

Michael Serpe:

Move approval of the floodplain boundary adjustment.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE FLOODPLAIN BOUNDARY ADJUSTMENT 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.

Jim Bandura:

Mr. Chairman, I would recommend the site and operational plan.

Wayne Koessl:

Second subject to the comments made by staff today.

Jim Bandura:

Correct.

Tom Terwall:

**MOTION BY WAYNE KOESSL AND A SECOND BY JIM BANDURA THEN TO APPROVE THE SITE AND OPERATIONAL 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. John, you can start building.

**C. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT (INCLUDING SITE AND OPERATIONAL PLANS) for the request of John Steinbrink, Jr. Public Works Director, agent for Village of Pleasant Prairie owner of the property located at 8000 128th Street, for the proposed Residential Recycling Center. This facility is the Village's new residential compost site that is being relocated from the Roger Prange Municipal Center Building site.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item C is a public hearing in consideration of a Conditional Use Permit including the Site and Operational Plans. And this is for the request of John Steinbrink, Jr., Public Works Director, agent for Village of Pleasant Prairie owner of the property located at 8000 128th Street, for the proposed Residential Recycling Center. This facility is the Village's new residential compost site that is being relocated from the Roger Prange Municipal Center Building site.

Since this is a conditional use, I'll be reading the public 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 and are going to be presented and read into the record.

Findings of Fact

1. The petitioner is requesting approval of 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 referred to as the former 73-1 sewerage treatment facility site. Exhibit 1 has a copy of the application and the plans.

2. The subject property is located in a part of the U.S. Public Land Survey Section 33, Township 1 North, Range 22 East, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 92-4-122-333-0800.
3. As part of the 2016 Village budget funds were allocated for the construction of an additional storage building at the Roger Prange Municipal Center. The storage building is intended to provide indoor storage space for equipment used by the Public Works Department in order to better protect and prolong the life of the equipment. Because the new storage building is being constructed at the current compost site location, the Village is working to relocate the compost site to 8000 128th Street.
4. Currently the Village processes leaves, grass and branches into compost at the Prange site. The material is then hauled monthly to the 8000 128th Street processing site. The proposed plan is to have the residents drop off the material directly at the 8000 128th Street site. This will eliminate the need to haul the material in and out with large trucks. The new site will also accept other recyclable materials such as electronics, residential hazardous materials, oil, antifreeze, batteries, residential garbage and recycling, broken concrete and asphalt, tires, leaves, grass, branches, wood chips and compost.
5. Relocating the compost operations to the Residential Recycling Center will offer a cost savings that will partially offset a decrease in grant funding received from the State for recycling and hazardous waste elimination programs. In addition, relocating the compost operations will eliminate transportation costs for moving compost material from the old site to the new site and will then improve its efficiency for staff and residents. The move will also enable the Village to establish a waste transfer site in the future to consolidate transportation costs by hauling larger loads of non-recyclable materials to the landfill less often.
6. The existing 2,100 square foot electronics recycling building on the 8000 128th Street site will remain, and a new 49 square foot check-in building will be constructed. The existing hazardous materials storage building will be relocated from the Prange site to the new site. Hazardous materials include anything that is marked: Caution, combustible, corrosive, danger, flammable, pesticide, poison, reactive, toxic or warning.
7. The existing residential compost site at 8600 Green Bay Road is expected to close at the end of business on Saturday, June 4th, and the new Residential Recycling Center is expected to open at 9:00 a.m. Monday, June 6th.
8. The facility is going to be open to the public including deliveries or shipments Monday through Friday from 9:00 a.m. to 7:00 p.m. and Saturday 7:00 a.m. to 4:00 p.m. During the Monday through Friday time period one part-time employee will be on-site, and on Saturdays one full-time and one part-time employee will be on-site.

9. Access to the site will be from 128th Street or the State Line from the south, and a parking lot area will allow for up to 15 off-loading spaces and 9 loading spaces for residential trailers. The average daily number of trips is expected to be up to 100 per weekday with an anticipated maximum of 250 on Saturdays.
10. The property where the proposed facility is to be located is zoned I-1, Institutional District. Other non-impacted or non-developable portions of the site are zoned C-1, Lowland Resource Conservancy District, and FPO, Floodplain Overlay District. No work is proposed with the wetlands or 100-year floodplain on the property.
11. The 2035 Land Use Plan Map 9.9 of the Village Comprehensive Plan indicates that this property is located within the Governmental and Institutional land use designation, and the non-impacted environmental areas are located within the Primary Environmental Corridor, Other Open Space with wetlands and 100-year floodplain land use designations.

A refinement of the Land Use Plan is a 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. This property is located within the Green Hill Farms Neighborhood Plan area.

As recommended as part of the Implementation Element of Chapter 10 of the Village Comprehensive Plan, Neighborhood Plans shall be revised and updated to ensure that these plans are consistent with the Comprehensive Plan. If there is a conflict between a specific Neighborhood Plan and the Comprehensive Land Use Plan Map 9.9, then the Comprehensive Plan Land Use Plan shall govern and the Neighborhood Plan should 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 Farm Neighborhood Plan needs to be amended. The Plan Commission action this evening is subject to the approval of that Neighborhood Plan Amendment which is going to be considered at the May 23, 2016 Plan Commission meeting. Exhibit 2 is a copy of the notice of that public hearing.

12. Notices were sent to adjacent property owners via regular mail on April 21, 2016, and notices were published in the *Kenosha News* on April 25, 2016 and May 2, 2016.
13. The petitioner was e-mailed a copy of this memo on May 6, 2016.
14. According to the Village Zoning Ordinance, the Plan Commission shall only approve a Conditional Use Permit if they find after viewing the findings of fact, the application and related materials and any information presented at the hearing that the project as planned, will not violate the intent or the purpose of all the Village Ordinances 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 they find in their decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable federal, state or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, noise, storm water management, streets and highways and fire protection.

With that I'd like to continue the public hearing. And, again, I'd like to introduce John Steinbrink, Jr., who is our Director of Public Works to answer any questions that you may have with respect to the residential recycling center.

Tom Terwall:

Before I open it up, John, anything you want to add?

John Steinbrink, Jr.:

No.

Tom Terwall:

This is a matter for public hearing. Is there anybody wishing to speak. Yes, sir. Come to the microphone please.

Steve Franklin:

Good evening.

Tom Terwall:

Need your name and address, sir.

Steve Franklin:

Sure. Steve Franklin, 8400 122nd Street. I generally have no issue with the compost. It's the hazardous waste that I'm concerned about. Well water is what we get from there, and I'm wondering about the abatements and what we'd do in case of a spill. That's the biggest concern I have. As you mentioned one of the things is water use. So a four year old home. I'm concerned about that.

Tom Terwall:

Thank you. You want to answer right away, John?

John Steinbrink, Jr.:

Sure. John Steinbrink, Jr., 8600 Green Bay Road, Director of Public Works. Like the gentleman said we are going to have hazardous waste collection. It is a residential households hazardous waste. The Village did purchase back I believe it was three years ago an actual DNR EPA

certified hazardous waste storage unit that has containment and ventilation. And it's all set amongst an impervious area. And so on the days of collection everything goes from the impervious area on a tarp or under a tent right into that storage facility. And so that the possibility of anything leaking or spilling out is next to nothing with that.

Tom Terwall:

Then how do you transfer out of there then, John?

John Steinbrink, Jr.:

Once we go and we bulk it into the drum which is done inside the containment facility, we hire a hazardous waste company that comes and takes the sealed barrels out and brings them to the certified landfill. And so the process as it goes from the resident's car, they park over top of an impervious tarp that's on top of the asphalt, it's bulked into a container, then the container is stored within the hazardous storage unit. It's actually a special made container. It's actually sitting right now next to the salt shed just to the south on the west end of the Prange Center. And so then that will have its own self-containment and defined space and air and ventilation. And so we do everything that's out there to make sure that the spill hazardous is eliminated.

Tom Terwall:

Thanks.

Bill Stoebig:

How often does it get transported?

John Steinbrink, Jr.:

It probably happens about every three months. We don't get such a large volume of hazardous waste. Keep in mind the hazardous waste that we're getting is fluorescent light bulbs, paint thinner, stuff like that, anything that's household hazardous.

Deb Skarda:

Is it prescheduled, or do you wait until you get to a certain threshold and then schedule it?

John Steinbrink, Jr.:

Well, the collections are the first Saturday of the month. And then once we reach a certain threshold then we call for collection. It happens to be historically about every three months we do the collection.

Tom Terwall:

Any other questions? Thanks, John. Yes, sir.

[Inaudible]

Jean Werbie-Harris:

We need to have you come up to the microphone, I'm sorry.

Steve Franklin:

I'm curious about the history of the results of the groundwater surrounding that.

John Steinbrink, Jr.:

We've not done any testing. I'm not sure if you're talking about at the Prange Center or at the new residential recycling center. But we have not tested the water in either of the sites.

Tom Terwall:

Thank you.

Steve Franklin:

So you said it was impossible to leak but you don't know?

John Steinbrink, Jr.:

I would not say that anything is impossible, but we do take every precaution to minimize any spill that may happen.

Tom Terwall:

Mike, do you have something to add?

Mike Pollocoff:

Yeah, I would just say that public works follows the standard accepted best practices for handling the hazardous waste. This isn't corporate waste as John indicated. It's residential waste. We've successfully operated this at Roger Prange for three years with no spills, no contamination outside the site. The Village's interest in having any of this get offsite is not in our interest at all. And if we were going to do a water sample of the site, right now I don't even believe there's a well out there to check.

But the site is reasonably close to the landfills over across the State line as well as landfills to the north, the abandoned City of Kenosha landfill and the abandoned Town of Pleasant Prairie landfill. So currently there's more than enough sites where there could be some anticipated problems. And the testing that has occurred because of those landfills hasn't revealed any contamination in that area. And the landfills that have been abandoned by the City of Kenosha

and the Town of Pleasant Prairie were in place and abandoned long before there were any significant standards to control how those landfills were operated. So in the absence of any contamination from those sites if there was something going on in the area we would see that.

One of the things that we could offer to the residents that are in that area is to provide us with a water sample since the residents in the Green Hill Farms Subdivisions are currently on wells, is to provide us a water sample, and we could do that prior to starting and then at the end of a year and take a look and see if there's any appreciable change in the content of the water to see if anything happens.

Steve Franklin:

I appreciate the offer. However, I know what my water is right now. The issue is not what the standard is right now, it's after the hazardous waste being collected for a period of time at that site. Is it six days a week right now or once a month?

Mike Pollocoff:

It's not every day of the year, but it's probably seven months a year.

John Steinbrink, Jr.:

Currently we have a collection the first Saturday of every month from April through December. And so it's one day that it's available for collection. If the gentleman would like I'd be willing to kind of show him our practice that we have and how it's collected at the site and the precautions that we take.

Mike Pollocoff:

I think one thing you misunderstood what I said --

Steve Franklin:

And I absolutely think that the training will be fine for seven days a years, but now you're talking about expanding it Monday through Saturday and you're having --

Mike Pollocoff:

No, that's just the regular compost.

Steve Franklin:

Regular compost. So the hazardous waste will still be seven days a year?

Mike Pollocoff:

Right. And as I indicated, I think you might have misunderstood me. I mean if you have a sample that's fine, and the Village is offering to do another sample after a year to see if there's any change in your water supply. So if you know what it is today and you feel it's adequate, the Village will do a sample at the end of the year to see if there's any change or if there's any elements that are coming off the site that we would classify as -- that we're collecting as hazardous waste. We know what we collect and we know what gets shipped, so we would know what those materials are. And based on the process that we use I'm confident that won't happen. But that being said it's easy for me to say we're confident, but I'm willing to say we'll test it at the end of the year and see if there's any trace elements that show up in your water supply.

Steve Franklin:

And what if there?

Mike Pollocoff:

Then we'd have to go from there and determine what the --

Steve Franklin:

I'm better. When it was presented I thought it was seven days a week or six days a week. But it's seven days a year. I guess I don't understand what the method is for the Village doing it versus the County doing it.

Mike Pollocoff:

No, the big reason that we're doing it instead is because it was difficult for Village residents to have one day a year that they could get everything out there. And my experience is, and I think John would echo this, not all residents but there are some if they miss that day at the County then whatever they had for hazardous waste is going in the garbage.

[Inaudible]

Mike Pollocoff:

I know and neither do we, but that's what happens. If people can't get rid of it they'll find a way to get rid of it. And by making it easier where we have seven days versus one day a year for that to be collected it really increases that getting in there, and it decreases or is less opportunity that it's just going to just show up in the regular solid waste.

Steve Franklin:

And I would lessen my objection now that I find it's a handful of days a year versus the volume of it, imagine me thinking it's six days a week for seven months.

Mike Pollocoff:

Right. I think if we had it open that much I don't think we'd receive that much more. And we'd have somebody there that deals with that specialty every day. We generate in this community a

lot of residential household waste, but it doesn't warrant being open any more than one day a month for seven months. Okay.

Deb Skarda:

Question. What's the plan for communicating the change as far as signage and newsletters so that people know to start dropping it off at the new location?

Mike Pollocoff:

We've been doing it through the newsletter. And plus everybody that does come to the compost site that we have now have been given a flier reminding them that as of June 6th that we have a new place. We'll have signage at the old site. I think the fliers we've been giving out have a map of how to get to the new site as well.

Deb Skarda:

Okay, thank you.

Bill Stoebig:

Currently are you taking -- hazardous waste, would that include like medications, old medications that have expired and stuff like that?

John Steinbrink, Jr.:

Medications are not included in hazardous waste. There is a drop site at the Pleasant Prairie Police Department in the front lobby. And so the PD sponsors medical waste that's open 24/7 for residents if they choose to drop it off there.

Bill Stoebig:

Does that go then get process through that facility?

John Steinbrink, Jr.:

No, it's actually a separate grant altogether that's administered by our police department.

Bill Stoebig:

Okay.

Tom Terwall:

Anything further?

Wayne Koessl:

Mr. Chairman, if there aren't any further comments --

Tom Terwall:

Yes? I'm sorry.

[Inaudible]

Jean Werbie-Harris:

You need to come up.

Mike Pollocoff:

You need to come up and give us your name and address.

Paul Schulz:

My name is Paul Schulz. My address is 12345 85th Avenue. The house is right across. You can see it right there, the second lot right on that fence line. This one right here. [Inaudible]. My main concern is the noise. I understand about the waste and stuff and the seven days out of the year, but the biggest thing is the noise. Right now as a school teacher one of the things I notice is when I'm home -- actually there's two things. The smell of the compost which I always have to call and tell them they have to shuffle it or whatever they have to do to keep it from stinking. And the other thing is the noise, the backup noise from the truck or the dump truck with the shaking of the beds. It shakes the whole house.

So I called earlier in regards to that when they were transporting stuff over to the other site that in order to get all this stuff out of the beds the vibration of the trucks it just whoosh. My house is right there and it just rattles it. It shakes and things like that. The biggest thing is the noise. The backup is a safety thing but all day long, beep, beep, beep, beep, beep, beep, beep, beep, beep all day long. And they start early like seven o'clock or whenever they start their shift or whatever. And that's my main concern. And I know Bruce my neighbor he also mentioned that. And he had some idea. I don't know if you want to share some ideas that you had in regards to maybe cut back on the noise or something.

Bruce Lorenzen:

I'm Bruce Lorenzen, I live in the lot --

Tom Terwall:

Give us your address, sir, for the record.

Bruce Lorenzen:

Yeah, 12335 85th Avenue. So just over the berm and just north of Paul's there, and that's my lot. So the concern is on Saturdays when we are home that how early would the backup alarms start

there, how late would they run. Saturday afternoon you can imagine if this was 200 feet from your back deck, and that's where it is for me. And the alarms with the construction there we've seen a lot during the day so we know how loud they are. And we know how loud they are when you turn the compost, say, during the week one day turning compost. That's not so bad.

But now on Saturday that's my concern. Can we control when we do the wheel loader work to push and move so it's not too early? And then knock it off even if we're collecting until four o'clock or something, knock it off earlier. Because I know the wheel loader doesn't have to run all the time from being over there and using the other site. But if we can kind of compact that to where it's not all day or it's not like it runs constantly. But just do it a few times to get it out of the way. And I know there's always going to be a backup alarm on the wheel loader. But cars will be coming and going. They don't have backup alarms, but the wheel loader that's a concern.

Tom Terwall:

John, you're on.

John Steinbrink, Jr.:

Yes, sir. I'll start out with addressing the wheel loader. We do provide a service for the residents which is only on Saturday where we offer loading of compost and mulch. And so there should be no loader operation Monday through Friday within the site. Right now the noise is probably exponentially greater because of the grading and excavation and all the prep work that's been going on for a couple years. We brought in some of the -- the base of the site has been recycled road millings from Meadowdale farms that we hauled in there and graded. And we're trying to do everything to really keep the costs down and under control.

But we are looking at only having the loader operationally on the site just for loading of the residents that come that want wood mulch or compost. And that's just on Saturday. I can't really tell how many people come throughout the day. We are open from 9 a.m. until 4 p.m. on Saturday. There will be some loading probably going on at 3:50 p.m. But we will do our best effort to when there's no one waiting to be loaded not to have the loader operational.

And the other points were with some of the noise I think we addressed from Paul's concern the smell. The biggest smell probably complaint that we have is on the days that we haul it to the site. And so the first Wednesday of every month the process is we take the browns and the greens or the grass and the branches, grind them and mix them together, but then it sits statically in a pile without the introduction of oxygen at the Prange Center until we can haul it out to the new facility. And sometimes that starts Thursday, Friday. Sometimes it's not until Monday. And so by having the site over there we'll be able to put it the first Wednesday of the month right from the grinder right into the compost pile, introduce wood chips which introduces oxygen which really keeps the smell down. So hopefully we can manage it a little bit better. If someone has something going on or they notice that the smell is bad I will offer my business card, and we'll do whatever practice that we can to reduce the amount of smell that we have on the site for processing.

Tom Terwall:

Yes, sir?

Paul Schulz:

What about the dump trucks? You're saying that they're [inaudible], and a lot of times the dump trucks, knowing that I've been a dump truck driver and all that stuff sticks to the bed, and in order to get it off you've got to vibrate it to get that stuff out of there. And I mean it's like when they vibrate it it shakes my house.

Mike Pollocoff:

We're not getting your comments into the record. That's one of the primary purposes of the public hearing.

Paul Schulz:

One of the concerns is the dump truck in regards to the shaking of the beds. Because it's so close and it's so frequent and they're going to be doing a lot of hauling, a lot more hauling of the material in that site, I called several times before for them to stop shaking because it vibrates my house. The windows shake, all the things on the window are going shake, shake, shake like that. So that's a concern especially when I'm home. When I'm at work it doesn't matter, during the school year it doesn't matter. But when I'm off during the summer you can't even go outside either, one, because of the mosquitos, but the other one is the noise and the stink when it happens. You have people over and you want to have a barbeque or something and it smells awful. If anybody has the chance to smell compost when it's not regulated or taken care of it stinks. It's like sitting in a manure patch.

Michael Serpe:

By use eliminating the trunks going back and forth from the Prange Center to the new site wouldn't that eliminate some of the dump trucks that are working there now?

Paul Schulz:

I don't know [inaudible].

John Steinbrink, Jr.:

Our current practice as I mentioned is the first Wednesday of the month we grind at 8600 Green Bay Road and then we haul it Thursday, Friday and then the following Monday. By actually having the material at the residential recycling center there's no need to truck it at all. And so we have a seven yard bucket, a seven cubic yard bucket on our front end loader that will take it from the grinding and put it right into the pile hence eliminating the truck traffic for hauling 100 percent.

Michael Serpe:

John, while you're there, is there any possibility in the future that we could put some type of berm or something between the residents and the site?

John Steinbrink, Jr.:

Back in 1974 when the 73-1 treatment plant was built there was about a ten foot berm put in with pine trees. Those pine trees have now matured probably to around 40 feet. We have extended that berm around the west edge of the property, and kind of south where [inaudible] is there's a horse farm and a couple other properties, and we've extended that berm. And we do plan on planting some more spruce or pine trees within there. But there is a pretty thick stand of trees in there right now. And I believe that some of the pictures were included in your packet also.

Tom Terwall:

Anything further?

Steve Franklin:

Pine trees would be nice at the back there. I mean I have some on top. But to fill it out a little bit more but to fill it out a little bit more because I can see through, I can see the lights, I can see the building lights and stuff like that from my house. And I see all the barrels out there. It looks sort of dumpy actually because I can see right through it. Some of my trees ended up dying on that berm.

Michael Serpe:

We'll try and make that work.

John Steinbrink, Jr.:

I can schedule some time to meet with him onsite and go over the specific area that he's talking about. We'll attempt to address his needs as best we can.

Tom Terwall:

Thank you. Is there anybody else? Yes, ma'am.

Lisa Snider:

Hi. Lisa Snider. My address is 4631 122nd Street. But I own the property just east of all this, 25 acres there at 7800 128th Street. I had always planned on building a home there and still may, still working towards it. As you enter from Russell Road and you enter to go back all those trees were cut down because of the power line. And then also you guys are putting the road through there. Is it an actual road or is it a driveway? Is it going to be a road name?

Mike Pollocoff:

It's going to be a road with a name. We have no name right now.

Lisa Snider:

It's going to be a road?

Mike Pollocoff:

It's a municipal street.

Lisa Snider:

So this road will be there. I was wondering if there was a possibility to be able to -- I don't think you can put a berm there because there's a lot of wetlands and everything. I just don't think you'd be able to do that on the east side of that entrance. But if you could plant some tall evergreens, one, for the traffic that will be coming through there, 100 cars a day or 250 on Saturday or whatever was possible you were saying, but also for the lights. I mean at nighttime here when these lights are on I can see them at my house at 4600 over to 47th Avenue. So those lights you guys are going to be building over time. If these trees are planted now maybe that will help the lights not just be so bright.

Jean Werbie-Harris:

Where would this be right now?

Lisa Snider:

Okay, see that little entrance, that little curve that takes you in there? If you put some trees to the right of that road along the lake there. And then pretty much it gets real thick later on.

Jean Werbie-Harris:

Part of that is on Spiller's property, and the other part is in the Lake County right of way. So I don't know unless John would like to meet with them.

John Steinbrink, Jr.:

One of the issues that we may have we have done some environmental studies in there. And that entire area is a floodplain or a wetland. And I don't believe that with the ATC easements that's in there and then the distance from the ATC easement to the road that we would have any room to put any trees. One of the things that I have talked with the Village electrician about is when we do have the street lights in there's different throws of street lights, or kind of meaning the way that it throws light from the pole. And we are very sensitive to make sure that all the light is thrown -- the poles are going to be on the east side of the drive throwing light to the west. And we can even do a photometric study or have the Village electrician put one together to just verify that the type of light that we use only throws light to the west and not to the east. I'd be willing to go over the photometrics study with her once we have it completed, and it may take a week or so to have that done.

Tom Terwall:

Thank you.

Lisa Sinder:

And I would also [inaudible] if you didn't have enough room there to plant those trees you could plant them on our property just to have them get taller and start growing so that when we do build it will be blocked. We do have land that you could do that, and then maybe even the Spillers would want that on theirs, too. It might be a problem, but I'm just trying to think forward that if we plant trees this tall now then in a few years [inaudible].

Michael Serpe:

We totally understand. It's just that when we start putting trees on private property then we --

Lisa Snider:

I understand that, but there's only so much space to plant them.

[Inaudible]

Tom Terwall:

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

Wayne Koessl:

Mr. Chairman, if the Commission doesn't have any more questions or comments I've been assured by the comments made by the Village Administrator and Director of Public Works that this is going to be handled properly and I have no doubt about that. So I'd make the motion that we approve the Conditional Use Permit including the Site and Operational Plan subject to the comments and conditions of the Village staff report of November 9, 2015.

Tom Terwall:

Is there a second?

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Mike Pollocoff:

Before we adjourn, Mr. Chairman, before you adjourn, and I'm sorry I didn't get this in during roll call. Tonight we have with us our most recent appointee from the Village Board to the Plan Commission John Skalbeck. He's sitting here at the end of the table. He's another alternate to the Commission. John, if you could just give the Commission your speedy resume so they know who you are and where you're from.

John Skalbeck:

I'm trying to think I owe you guys a [inaudible]. I live at 11212 86th Street in Pleasant Prairie in River Oaks. I've lived there since 2001. I'm a Professor of Geology at the University of Wisconsin-Parkside.

Tom Terwall:

Welcome aboard. With that a motion to adjourn would be in order.

## **6. ADJOURN.**

Michael Serpe:

So moved, yes.

Tom Terwall:

Is there a second?

Bill Stoebig:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 6:55 p.m.