

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
September 12, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on September 12, 2016. Those in attendance were Thomas Terwall; Wayne Koessler; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Michael Serpe, Deb Skarda, Jim Bandura and Judy Juliana were excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; and Jean Werbie-Harris, Community Development Director.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE AUGUST 22, 2016 PLAN COMMISSION MEETING MINUTES.**

Tom Terwall:

What's your pleasure?

Wayne Koessler:

So moved, Mr. Chairman.

Bill Stoebig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY BILL STOEBIG TO APPROVE THE MINUTES OF THE AUGUST 22, 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 Items A or B since they're matters of public hearing we would ask that you hold your comments until the public hearing is held. However, if you're here for any other item we would 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?

6. NEW BUSINESS.

- A. PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #98-08 for the request of Robert Barolak, President of Prairie Ridge Harmony Housing, LLC to allow for 121 senior apartment units within the building rather than 120 as a result of a conversion of a common area on the 3rd floor of the Prairie Ridge Senior Campus for a senior residential apartment unit located at 7900 94th Avenue.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, public hearing and consideration of an amendment to Conditional Use Permit #98-08 for the request of Robert Barolak, President of Prairie Ridge Harmony Housing, LLC, to allow for 121 senior apartment units within the building rather than 120 as a result of a conversion of a common area on the third floor of the Prairie Ridge Senior Campus for a senior residential apartment unit located at 7900 94th Avenue.

On September 9, 1998, the Village had approved a Conditional Use Permit #98-08, and that's attached in your packets of information, as well as the Site and Operational Plans for the construction of the first phase of the Senior Independent Living Center also known as the Senior Campus that was at that time built by VK Development, to accommodate the ever-increasing need for housing for the mature adult population. The first phase of the proposed project was a three-story 120-unit structure with 60 one-bedroom units and 60 two-bedroom units and a common area for the various group activities. This building was constructed at 7400 94th Avenue, and the attached Certificate of Occupancy was issued by the Village in March of 2000 for a 120 living unit facility.

Pursuant to the application, around the time of construction being completed, the prior ownership decided to convert an area previously intended for common use on the third floor, to a residential unit specifically created for the on-site property manager and their family. That being said, the property now contains 121 units. The 121st unit is addressed as A312, and is now occupied by a person that is not affiliated with the site management or its ownership. In an effort for a new owner to satisfy their lender, and the Village of Pleasant Prairie, the petitioner is requesting an amendment to the Conditional Use Permit 98-08 and to obtain a newly issued Certificate of Occupancy to ensure that their newly acquired property is in good standing with all parties.

The property is zoned R-11, Multiple Family Residential District, and senior housing is allowed with the approval of a Conditional Use Permit provided that the net residential density does not exceed 21 units per net acre. The conversion of the open space area into another living unit would provide for 121 senior living units within the building for a net density of 16.85 living units per acre, 121 divided by the 7.18 acres. The modification of this density has no negative impact on the overall density of the development. The revised Conditional Use Permit has been prepared by staff. It does need to be executed by all parties and recorded at the Register of Deeds office for this to be approved.

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

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak on this matter? Anybody wishing to speak? Anybody wishing to speak? Seeing none, I'll open it to comments and questions from the staff and Commissioners.

Wayne Koessler:

Mr. Chairman, if there aren't any questions from the Commission I'd move that we put the amendment [inaudible] Conditional Use Permit 98-08 subject to the comments and the conditions of the Village staff report of September 12, 2016.

Tom Terwall:

Is there a second?

Bill Stoebig:

I'll second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY BILL STOEBIG TO APPROVE THE AMENDMENT AS PRESENTED SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Opposed?

Tom Terwall:

So ordered. Motion carried.

B. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber,

agent for approval to amend The Bulls Eye Commercial Development Planned Unit Development (Chapter 420 Attachment 3, Appendix C Specific Development Plan #41 in the Village Zoning Ordinance) for the properties located at 9330 and 9370 76th Street within the Prairie Ridge development. Specifically the PUD is proposed to be amended to allow for the parking lot setback to be a minimum of 19 feet from the property line adjacent to STH 50 (75th Street) rather than 20 feet.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, on June 20, 2015, the Village Board approved the Bulls-Eye Commercial Development with a Planned Unit Development Ordinance #15-22 for the proposed development. The commercial development is located on 76th Street just to the east of 94th Avenue just north of the Costco Development in Prairie Ridge. Upon submittal of the as-built plans it was determined or found out that the parking lot was constructed 19.83 feet from the north property line rather than the required 20 feet. As with the previous item in order for there to be clean title and approvals and occupancy permits issued by the Village, everything needs to be in compliance with Village ordinances and rules and regulations and this PUD. So since the site was constructed, the petitioner is requesting to modify or amend the PUD for Bulls-Eye to allow for the parking lot adjacent to the north property line to be 19 feet from the foundation of that building. The PUD ordinance is attached to this information. This is a matter for public hearing. I'd like to continue it at this time.

Tom Terwall:

Anybody wishing to speak on this matter? Anybody wishing to speak? Anybody wishing to speak? Seeing none, I'll open it to comments and questions from Commissioners and staff.

Bill Stoebig:

I would recommend approval of the zoning text amendment.

Tom Terwall:

Is there a second?

John Skalbeck:

Second.

Tom Terwall:

IT'S BEEN MOVED BY BILL STOEBIG AND SECONDED BY JOHN SKALBECK TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENT AND SPECIFY 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. Motion carried.

- C. Consider the request of Michael Greany for approval of Site and Operational Plans for Kem Krest to occupy the entire 275,000 square foot building located at 9801 80th Avenue in LakeView Corporate Park for the warehousing and distribution of motor cycle parts and accessories (engine heads, seats, handle bars, handle bar grips, foot pegs, pistons, wheel rims, windshields etc.) and packaging materials (boxes, tape, film, bubblewrap, microfoam and stretchwrap, etc.).**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item C is to consider the request of Michael Greany for approval of Site and Operational Plans for Kem Krest to occupy the entire 275,000 square foot building located at 9801 80th Avenue in LakeView Corporate Park for the warehousing and distribution of motor cycle parts and accessories and packaging materials.

Specifically, the petitioner is requesting to obtain Site and Operational Plans approval to occupy that entire 275,000 square foot building located at 9801 80th Avenue in the LakeView Corporate Park for the warehousing and distribution of motor cycle parts and accessories such as engine heads, seats, handle bars, handle bar grips, foot pegs, pistons, wheel rims, windshields, etc., and packaging materials consisting of boxes, tape, film, bubble wrap, microfoam and stretch wrap. These uses are classified as Storage Group S-2 Low-Hazard and, therefore, is allowed within the M-2, General Manufacturing District. This building was previously occupied by Unified Solutions for actually 22 years.

Kem Krest, like Unified Solutions, will operate as a contract packager or integrator performing all of the same functions; purchasing, shipping, receiving, storage and packaging which is re-packing bulk parts into display packages, shrink wrapping, skin packing, bagging and labeling. Kem Krest assumed a portion of the Unified Solutions business and is currently performing the same services for the same customers in the same facility. Kem Krest also hired approximately 80 percent of Unified Solutions employees.

Unified Solutions decided to close its business operations effective June 30, 2016. Kem Krest, an integrator based in Elkhart, Indiana that specializes in providing comprehensive outsourced solutions managing service parts and accessories, was approached by a client of Unified Solutions and asked if they would be interested in taking over the operation. Unified Solutions was not sold to Kem Krest, although they bought most of Unified Solutions assets and leased the same building from the same landlord which is Liberty Property Trust. They then entered into a contractual agreement with the client that approached them and then proceeded to hire approximately 80 percent of the Unified Solutions workforce to run the operations. Kem Krest officially began its lease on July 1, 2016 although operations did not start up until Tuesday, July 5, 2016.

Normal hours of business operations are from 6:00 a.m. to 12:00 a.m. Monday through Friday. Kem Krest is not open to the public. Deliveries and shipments occur between 8:00 a.m. and 10:00 p.m. Kem Krest has approximately 114 full-time employees and no part-time employees. Kem Krest employs 30 to 70 temporary employees between April and September and employs up to 30 temporary employees between October and March depending on their business needs.

So Kem Krest operates basically a shift and a half. First shift assembly, warehousing, purchasing, finance, customer service, quality, IT, and HR work between 8:00 a.m. and 6:00 p.m. Monday through Friday. This shift consists of about 102 full-time employees and 65 temporary employees for a total of 167 employees. Second shift warehousing and maintenance consists of about 12 employees and works between 3:30 p.m. and 12:00 a.m. Monday through Friday. The anticipated maximum number of employees on the site at any time of the day is 200.

This site has 159 regular and nine handicapped accessible parking spaces on the south side of the building. An additional 31 parking spaces are available on the northwest side of the building for a total of 199 parking spaces. There are no plans to expand beyond the current parking available. Using a peak employment number of 200, Kem Krest would estimate between 110 and 200 trips either arriving or leaving the facility daily. Kem Krest current average between 15 and 20 trucks per day.

This is exciting for Pleasant Prairie because although we were losing a business that had been in the Corporate Park for 22 years, Kem Krest stepped in, and we're very pleased to say that it helped to save a lot of jobs in Pleasant Prairie and to keep a facility open at this location. So we're very pleased and encouraged by them willing to do that. We welcome them to the community. There is a representative here. If you have any questions I'm sure that Michael would be happy to answer any questions that you have regarding Kem Krest.

Tom Terwall:

Where is Michael? Anything you care to add, sir? Come to the microphone. Tell us a little about your customer set? You sell to manufacturers, or you sell to the enthusiast?

Michael Greany:

We sell to manufacturers. Our only customer right now is Harley Davidson

Tom Terwall:

So do you sell to the motorcycle owner then, too, or not?

Michael Greany:

No, our product goes directly to the Distribution Center and then directly to Dealerships

Tom Terwall:

Welcome we're happy to have you here. We're glad to see that the business is staying.

Bill Stoebig:

Are there plans to recapture some of the old clients that you had before?

Michael Greany:

[Inaudible]

Tom Terwall:

Welcome aboard. What's your pleasure?

Bill Stoebig:

I would recommend approval.

Wayne Koessl:

Second, Mr. Chairman.

Tom Terwall:

It's been moved by Bill Stoebig and seconded by Wayne Koessl that the Plan Commission send a recommendation to the Village Board to approve the Site and Operational Plan as presented. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you very much.

7. ADJOURN.

Wayne Koessl:

So moved.

Bill Stoebig:

Second.

Jean Werbie-Harris:

Did I hear that you recommended to the Village Board for approval? This item just stays with the Plan Commission for approval.

Tom Terwall:

Fine, we'll rescind that motion and ask for a motion to approve.

Bill Stoebig:

I would recommend to approve.

Tom Terwall:

Is there a second?

Wayne Koessl:

I'll second again.

Tom Terwall:

IT'S BEEN MOVED BY BILL STOEBIG AND SECONDED BY WAYNE KOESSL TO APPROVE IT. NO NEED TO GO TO THE VILLAGE BOARD. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you very much. Now a motion to adjourn.

Wayne Koessl:

So moved.

Tom Terwall:

Is there a second?

Bill Stoebig:

Second.

Tom Terwall:

It's been moved and seconded to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. We stand adjourned.

Meeting Adjourned: 6:16 p.m.