

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
5:00 P.M.  
March 20, 2006**

A special meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on March 20, 2006. Those in attendance were Tom Terwall; Michael Serpe; Wayne Koessl; Jim Bandura; John Braig; Larry Zarletti; and Judy Juliana. Donald Hackbarth was excused. Eric Olson was absent. Also in attendance were Michael Pollocoff-Village Administrator; Jean Werbie, Community Development Director; Peggy Herrick-Asst. Planner/Zoning Administrator and Tom Shircel-Asst. Planner/Zoning Administrator

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**

Jean Werbie:

Mr. Chairman, I gave you a copy of the Prime Outlets Ready for \$25 Million Expansion. This was on the cover of the *Business Journal*. The *Business Journal* had done an interview with Tom Shircel of my staff as well as Mike Pollocoff and Rocco Vita. It's a very nice article. It bodes well for the Village, and we just wanted to make sure that you all got a copy of this and you could read about the expansion that's taking place. They are still proposing to open up the first phase sometime in early summer, July, so just wanted to let you know that we're making news up in the Milwaukee area as well.

- 4. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for the items on the agenda tonight that are listed as a public hearing, we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as a part of the record. However, if you're here for any other item or any item not on the agenda, now would be your opportunity to speak. We would ask that you step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

- 5. NEW BUSINESS**

Jean Werbie:

Mr. Chairman, what I'd like to do is I would like to discuss all four Items A, B, C and D. I will make one continuous presentation, but I would like separate action to be taken on each of the items.

John Braig:

So moved.

Mike Serpe:

Second.

Tom Terwall:

**MOTION BY JOHN BRAIG AND A SECOND BY MIKE SERPE TO LET JEAN PRESENT ALL FOUR AT THE SAME TIME WITH THE UNDERSTANDING THAT THERE WILL BE FOUR SEPARATE ACTIONS. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. Consider the request of VK Development, property owner, for Preliminary Site and Operational Plan approval to allow the commencement of mass grading and underground utility work for a portion of Tax Parcel Number 91-4-122-082-0134 (Lot 1, Lot 2 and Outlot 1 of a proposed CSM), generally located at south of 76<sup>th</sup>/77<sup>th</sup> Streets, north of Prairie Ridge Boulevard, east of 104<sup>th</sup> Avenue and west of St. Catherine's Hospital for The Shoppes at Prairie Ridge, a proposed commercial retail development.**
- B. Consider the request of VK Development, property owner, for a Certified Survey Map to subdivide Tax Parcel Number 91-4-122-182-0134, located within the Prairie Ridge commercial area, into three (3) lots and one (1) outlot.**
- C. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of VK Development, property owner, to correct the Village Zoning Map as a result of a wetland re-delineation for a wetland located at the southeast corner of 77<sup>th</sup> Street and 104<sup>th</sup> Avenue (Outlot 1 of a proposed CSM). The re-delineated wetland area is proposed to be rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland area of the proposed CSM Outlot 1 is proposed to be rezoned to the PR-1, Park-Recreational District.**
- D. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of VK Development, property owner, for a Zoning Text Amendment to amend the Village Zoning Ordinance pursuant to Chapter 420-137 of the Village Zoning ordinance to prescribe the specific zoning regulations applicable to create a Planned Unit Development (PUD) Overlay District designation over a portion of Tax Parcel Number 91-4-122-082-0134 (Lot 1, Lot 2,**

**Lot 3 and Outlot 1 of a proposed CSM), generally located at south of 76<sup>th</sup>/77<sup>th</sup> Streets, north of Prairie Ridge Boulevard, east of 104<sup>th</sup> Avenue and west of St. Catherine's Hospital (does not include the Grande Prairie Health & Rehabilitation Center and Hospice sites) to prescribe the specific zoning regulations applicable to the PUD Overlay District for The Shoppes at Prairie Ridge, a proposed commercial retail development.**

Jean Werbie:

Mr. Chairman and members of the Plan Commission, the petitioner is requesting Preliminary Site and Operational Plan approval to allow the mass grading of a portion of Tax Parcel Number 91-4-122-082-0134. It's Lot 1, Lot 2 and Outlot 1 of a proposed CSM. This request does not include Lot 3 of the proposed CSM which is the area generally located at south of 76<sup>th</sup>/77<sup>th</sup> Streets, north of Prairie Ridge Boulevard, east of 104<sup>th</sup> Avenue and west of St. Catherine's Hospital. The project, although it's been referred to as Prairie Ridge Plaza, we've had a name change and we'll be referring to it as the Shoppes at Prairie Ridge. It's a proposed commercial retail development.

As some background information, the entire 400 plus acre Prairie Ridge mixed use, which is residential, institutional and commercial, is generally located south of 75<sup>th</sup> Street which is Highway 50, north of Wilmot Road which is Highway C, east of 104<sup>th</sup> Avenue and west of 88<sup>th</sup> Avenue. More specifically, the commercial areas of the Prairie Ridge mixed use development are located north of Prairie Ridge Boulevard with an additional area north of Prairie Ridge Boulevard, east of 94<sup>th</sup> Avenue and west of 88<sup>th</sup> Avenue.

To date, several commercial and institutional land use developments have been constructed within these areas of the Prairie Ridge development. Specifically, commercial uses include Prairie Ridge Marketplace, M & I Bank and a Holiday Inn Express Hotel. The existing institutional developments include St. Anne Catholic Church, Extended Love Daycare Center, Pleasant Prairie Elementary School/Park, St. Catherine's Hospital, Grande Prairie Nursing Home and Hospice Alliance. Additionally, there are 216 single-family residential lots within the Prairie Ridge mixed use development and the first building or 120 units of the Prairie Ridge Senior Center.

To give some historical background, in 1998, on March 2<sup>nd</sup>, the Village Board approved Resolution #98-14 for the Final Plat of this Prairie Ridge Development.

On May 10, 2004 the Plan Commission approved Resolution #04-07 to adopt the Prairie Ridge Neighborhood Plan. The Plan appropriately depicts this Master Conceptual Plan area for the proposed commercial/office development, and it's consistent with the Comprehensive Land Use Plan Map. The Neighborhood Plan is up on the slide at this time.

On July 11, 2005, the Plan Commission conditionally approved and on August 1, 2005, the Board of Trustees conditionally approved a Master Conceptual Plan for the Prairie Ridge commercial area and this is shown on the slide.

For the Preliminary Site and Operational Plan this evening, the VK Development is requesting approval to commence the mass grading of a specific area of the Master Conceptual Plan area for the preparation of the development of an approximate 320,000 square foot commercial retail development, again, known as The Shoppes at Prairie Ridge. The specific area of this Preliminary Site and Operational Plan, totaling 34.37 acres, consists of Lot 1, Lot 2 and Outlot 1

of the proposed CSM. The proposed CSM will subdivide Tax Parcel Number 91-4-122-082-0134 into three lots and one outlot.

The undeveloped properties that comprise this land include lot 1 which is approximately 20.14 acres. It has over 1,000 feet of frontage on 77<sup>th</sup> Street. Lot 1 meets the minimum lot size and frontage requirements of the B-2 District. Again, that's Community Business District. The intent for Lot 1 is for it to be developed with an 188,294 square foot multi-tenant commercial structure and related site improvements. This will require a PUD District Overlay for the property and, again, it's going to be referred to as The Shoppes at Prairie Ridge.

Lot 2 is proposed to be 12.32 acres with over 640 feet of frontage on 76<sup>th</sup> Street. Lot 2 exceeds the minimum lot size and frontage requirements of the B-2 District. The intent for Lot 2 is for it to be developed with a 126,842 square foot Target store, which will require a PUD Overlay as a part of the development.

Outlot 1, a corner lot, is situated at the southeast corner of 77<sup>th</sup> Street and 104<sup>th</sup> Avenue and is approximately 1.91 acres. It has over 250 feet of frontage on 77<sup>th</sup> Street and almost 560 feet of frontage on 104<sup>th</sup> Avenue. As noted, Outlot 1 contains just under one acre of wetland.

This Preliminary Site and Operational Plan application does not include Lot 3 of the proposed CSM, which is proposed to accommodate approximately 131,700 square feet of office space. Office building square footage may be subject to change. Again, this is the area that is just north of Prairie Ridge Boulevard. And, depending on the size of the buildings and the needed parking which I'll discuss later, that will determine the approximately size of those office buildings.

Under the proposed development, the Preliminary Site and Operational Plan depicts a one-story commercial retail center of approximately 320,000 square feet along with the associated site improvements. The commercial development proposes the following: A Building F which is retail development at approximately 188,294 square feet, one story; and Building G also for retail at 126,842. Building G, again, is the Target project.

Let me clarify that Building F is proposed to be a multi-tenant single story building which will include in-line commercial tenants within that particular structure. They will be built in a build to suit retail use arrangement that may range from nationally recognized tenants to smaller neighborhood retail users. The architectural concept of Building F is to create the appearance of a two-story retail structure, while at the same time minimizing the scale of the building to create a softer lifestyle center appearance through the use of multiple breaks and jogs/articulation in the building façade, various roof lines, a combination of exterior building materials such as brick, stone and stucco, and the use of awnings and covered walkways. In addition, extensive landscaping and a public gathering area situated along the building front will create an inviting pedestrian shopping experience. Similar architectural themes will be carried over to the Target store and the office buildings to create a unified, cohesive development project. It is the intent of VK Development to construct and lease these seven tenant spaces and continue ownership of these tenant spaces and the associated property.

Again, depending on the size of the tenants that number could go up or it could go down depending on how much leasable space that each tenant would take. The boards on the easels, the far one to my left, depicts the architectural elevations, not only Target, but the additional tenant spaces as you go further to the west. We also have that same elevation on the slide.

Building G, which is depicted by the middle set of boards, as well as on the slide currently, is proposed to be a single-story Target store located on Lot 2 of the proposed CSM. The objective is to have VK Development prepare the site to the point of the actual building pad construction, including the site grading, the construction and extension of utilities to the building pad and the construction of the associated property site improvements. Eventually, Target will purchase Lot 2 and Target will construct the Target store building. One of the things I'd like to mention as we get to the certified survey map for Target is that the developer and Target would like to time the certified survey map closing with the building pad being ready to go. So they are going to be requesting a 90 day window of approval for that certified survey map tonight instead of our typical 30 days to record.

In order to carry through the common theme between Buildings F and G, which is again one continuous, the proposed Target store has been designed with similar themes as the multi-tenant building. The Target store will be varied in scale, texture and exterior building materials and will have the appearance of a two-story structure. The scale and bulk of the Target store has been broken down through the use of varied building materials, varied roof lines and building jogs/articulation. It is important to note that the Target store will incorporate aesthetically interesting architectural elements on not only the front elevation of the store, but also on the east elevation facing St. Catherine's Hospital and the rear elevation. The west elevation of the building will be less architecturally detail because it will be connected to a majority of the buildings that will be built further to the west. The incorporation of decorative pergolas, street level building recesses and the use of decorative faux windows are elements that make the store more human in scale. The exterior building materials will be multiple brick types and textures, simulated stone, integrally colored rock-face masonry units, extensive glazing as well as some spandrel windows and metal detailing. A lot of those specific elements with respect to the brick samples and the stone samples are all on the table in front of you. While it's not entirely clear by that rendering, it's intended that the same bricks and the types of materials will be carried from the Target elevation all the way through, so it appears to be one unified business development.

Current zoning of the property, according to the Village Zoning Map, this Preliminary Site and Operational Plan area is B-2 (PUD), Community Business District with a Planned Unit Development Overlay. The parent property is an approximate 43 acre property that is zoned B-2 (PUD) currently. The existing Prairie Ridge PUD, which is Ordinance 00-43, which was adopted May 15, 2000 by the Village Board pertains mainly to signage for Prairie Ridge. The B-2 District requires that lots be a minimum of two acres and have a minimum lot frontage on a public street of 150 feet.

The proposed Outlot 1, located at the southeast corner of 77<sup>th</sup> Street and 104<sup>th</sup> Avenue, contains a wetland area that is currently zoned C-1, Lowland Resource Conservancy. Since it has been more than five years, it was a requirement of the developer to have this area re-delineated and they have done so.

On February 7, 2006, Graef, Anhalt, Schloemer & Associates referred to as GAS re-delineated all of the wetlands located along 104<sup>th</sup> Avenue, including the wetland located on the proposed Outlot 1. According to the re-delineation, this wetland is 38,403 square feet, just under one acre, and has remained essentially the same size since the original 1995 delineation but has undergone slight reconfigurations. Due to the change in this wetland boundary, the current C-1 zoning of this wetland will need to be adjusted through the rezoning process. As a part of the overall development process of the proposed Shoppes at Prairie Ridge commercial development, the C-1

zoning boundary, through a Zoning Map Amendment will be adjusted to coincide with the legal description that has been provided as part of Outlot 1. Pursuant to the Village Zoning Ordinance, all buildings, structures and pavement, including curb and gutter, are required to be set back a minimum of 25 feet from all wetland boundary edges, unless relief from this setback is granted through the PUD.

Zoning Map Amendment: as noted above, the wetland located at the southeast corner of 77<sup>th</sup> Street and 104<sup>th</sup> Avenue which was originally field delineated in 1995 is currently zoned C-1 (PUD). This specific wetland will need to be rezoned into that C-1, and the area surrounding the wetland will be placed into the PR-1, Park and Recreational District.

Surrounding Zoning: The surrounding properties are zoned and used as follows:

- < North of the subject property, which is north of 76<sup>th</sup>/77<sup>th</sup> is zoned B-2 (PUD), consisting mainly of a vacant through parcels that front 76<sup>th</sup>/77<sup>th</sup> Streets as well as 75<sup>th</sup> Street. At this time, Famous Dave's restaurant is the only developed parcel north of the PUD site. C-1 is a small portion that has two field-delineated wetlands. Again, they're located along 104<sup>th</sup> Avenue.
- < To the south of this project area, which is north of Prairie Ridge Boulevard there are a couple of different zoning classifications: I-1 (PUD), the Hospice Alliance site and I-1 contains the Prairie Ridge Health & Rehabilitation facility also known as Grande Prairie. South of Prairie Ridge Boulevard the properties are zoned R-4, Urban Single-Family Residential, and consists of the Prairie Ridge single-family lots and dwellings and storm water detention basins.
- < East of the subject property it is zoned I-1 (PUD), the St. Catherine's Hospital facility.
- < West of the project which is west of 104<sup>th</sup> Avenue the lands are zoned R-4, and that consists primarily of single family lots and other types of dwellings and accessory structures.

The property owner has requested that this commercial/office development incorporate a PUD overlay zoning designation. In order to ensure a unified development, it will require that the properties incorporate a PUD designation which requires a Text Amendment. A Zoning Map Amendment is not required because we already have the PUD overlay. Many times larger commercial developments are somewhat unique in that the Zoning Ordinance, as it relates to the construction of such unique developments, does not always facilitate the development within the parameters of the Ordinance. Therefore, the Ordinance allows for PUD zoning whereby developing portions of this development will allow for more flexibility with some Ordinance requirements of the Village having some flexibility. But there are other provisions of the Zoning Ordinance where the developer and the Village area able to negotiate, and this includes setbacks, height, parking, building construction standards, signage provided there is a defined benefit to the community.

It is the property owner/developer's responsibility to provide the Village with all aspects of the development from which flexibility from the Zoning Ordinance is being requested and the owner/petitioner shall also provide the Village with a listing of community benefits. That's all been provided as part of the operational plan.

In order to accommodate some of the proposed development site signage, it will be necessary to amend the Prairie Ridge PUD as it relates to site signage.

Now I'd like to talk about some of the specifics with respect to the project. Construction Phasing: Upon approval of this Preliminary Site and Operational Plan, VK Development will commence the mass grading of the project area. This does not include Lot 3. Prior to commence any earth moving work, the required Erosion Control Permit must be obtained from the Village. According to VK the initial construction will consist of the underground utility work and the preparation of the building pad for Building G which is the Target store. Subsequently, VK Development will proceed with the development of the remainder of the commercial development, Building F. In our discussions with them this afternoon, it sounds like they're going to be timed pretty close together. VK Development shall submit a Construction Phasing Plan which they also actually provided to us this afternoon, and if you have any questions we can discuss the phasing plan.. A pre-construction meeting between the developer, contractors and the Village staff shall be scheduled by the developer prior to the commencement of any construction .

Security Ordinance: On November 7, 2005, the Village Board adopted Ordinance 05-51, entitled the Security Ordinance. The purpose and intent of the Security Ordinance is to provide for the implementation and use of digital security imaging systems, DSIS, that monitor the exterior spaces and areas of certain commercial retail establishments and retail developments in the Village. The Security Ordinance applies to all PUDs, Planned Developments, other certain retail developments containing more than 125,000 square feet of total gross floor area including future expansions/phases and/or stand alone retail stores containing more than 50,000 square feet. Therefore, this commercial PUD consisting of approximately 320,000 square feet will be required to provide, install and maintain in good working order, an exterior DSIS for security surveillance purposes. The property owners will need to work with the Pleasant Prairie Police Department to ensure that this development complies with the requirements of that Ordinance. As a part of the security system, an on-site security room devoted solely to the PPPD shall be provided within the Development, as approved by the department. Additionally, the exterior parking lot lighting standards used throughout the development shall be of a design that will accommodate the installation of these cameras.

Off-Street Parking: The Village Zoning Ordinance entitled "Minimum Off-Street Parking Spaces Required" lists multiple land use categories and the uses required parking space requirements. Pursuant to the Ordinance, a Retail Store requires one parking space for each 200 square feet of primary floor area or five spaces for each 1,000 square feet plus one space for every two employees.

Commercial/Retail Uses: For this retail commercial development, the petitioner has estimated that 10 percent of the retail floor area will be used for storage and that there would be one employee per 2,000 square feet. The definition of Floor Area for the purposes of determining off-street parking includes storage areas. Therefore, the parking spaces required for retail Building F are: 188,294 divided by 200 or 941 total spaces required, of which 19 of those spaces are required to be handicapped accessible. The parking spaces required for retail Building G total 635 total spaces, of which 13 of those spaces are required to be handicapped accessible parking spaces.

For office uses, which would be Buildings H, I and J the total square footage is 131,700 divided by the standard of 250 or 527 total parking space of which 11 would be required to be

handicapped accessible. I see that we also have some provisions in here with respect to van accessible parking spaces as well.

There's a chart on the next page of the staff comments, as well as on the slide that details each of the buildings, building square footage, handicapped parking spaces proposed, standard spaces proposed, total parking spaces and total parking required. So as you can see when we get down to the grant total for the retail there are basically no issues in that they do meet the minimum requirements for parking for the retail. With respect to the office, as you can see we do have some issues with respect to the number of spaces based on the square footage. So we'll need to make some adjustments with respect to the square footage of the leasable space in the office buildings.

One of the things that we'd like to talk about with respect to parking is that customer and employee parking shall not be permitted on any of the streets including but not limited to: 75<sup>th</sup>, 76<sup>th</sup> and 77<sup>th</sup> Streets; 99<sup>th</sup> and 104<sup>th</sup> Avenues; and Prairie Ridge Boulevard. The intention is that on-site or off-street parking shall be designed to accommodate all employees, visitors, patients and patrons. Furthermore, parking on neighboring properties is not allowed without the property owner's and Village's approvals. So there likely will be a number of cross-access easements. I can tell you that one use that's out on the site right now, Famous Dave's, does have some concerns with respect to their ability to park everyone on site, and so they're in the process, although they're still a newer startup business, they're in the process of working out how they can get additional parking accommodated off site, again, to get those cars off the street.

All parking lot improvements including but not limited to: paving, striping, landscaping, concrete vertical curb and gutter for the Target site, including access drives that may be located off-site from the Target parcel that will be necessary to access the Target site, shall be completed in full prior to the opening of the Target store. Just as a clarification in this staff memo, we have the Target property and they are purchasing that parcel separate, and then we've got the balance of the development that VK is going to retain. If Target desires to open earlier than the balance of the site, then any site improvements that are directly related to Target need to be completed including parking, drives access. That does not mean that the balance of the site needs to be completed. But what we just talked to the developer about is the fact that they will need to fence off or create some type of physical barrier between that area that's still under construction and the Target property. We don't want there to be any confusion and we don't want there to be any hazards or dangerous situations created.

Architecture & Aesthetics: As a part of the PUD, this commercial retail development shall be designed and constructed as an architecturally unified commercial area or development. The use of similar building materials and architectural styles shall be emphasized and used throughout the entire PUD site.

As noted earlier, our intention is to create a common theme between retail buildings as well as all of the attached and actually detached multi-tenant stores that are out there. These similar themes will do the following:

- Integrate various, durable exterior building materials such as brick, stone, EIFS, decorative concrete masonry units, metal accents of different, but complementary textures and colors.
- Have the appearance of a two-story structure.

- Have varied roof heights.
- Incorporate building jogs/articulation on all sides that are predominantly visible to the public.
- Use pergolas, street level building recesses.
- Incorporate extensive glazing both clear and spandrel.
- Integrate awnings and covered walkways.
- Include extensive landscaping and a public gathering area.

Public Art: The Development shall include a sculpture or sculptures, located in the vicinity of the water fountain, gathering and sitting space along the front of the building. The Village and the developer shall work together to work out the theme of that sculpture or sculptures.

Sanitary Sewer Relocation and Easements: As shown on the slide, there is an existing 18 inch sanitary sewer line, within a 30 foot wide easement, that traverses right through the center of the property. Specifically, as shown on the Plan, the sanitary sewer line extends due east from the 77<sup>th</sup> Street/104<sup>th</sup> Avenue intersection then due south to the Prairie Ridge Boulevard at the 100<sup>th</sup> Street intersection. As a part of this development, this Preliminary Site and Operation Plan proposes to re-route this sanitary sewer line, with associated easement, to a new location. As you know, sanitary sewer, water, storm sewer cannot be located under any types of buildings or structures.

Specifically, this new sanitary sewer line location extends east from the 77<sup>th</sup> Street/104<sup>th</sup> Avenue intersection, then south within the parking lot along the west side of Building F, then within the parking lot along the south side of Building F to the original location.

The former location of the 30 foot wide easement will need to be vacated and the new location of the sanitary sewer will be required. Just as a clarification, where there's a sanitary sewer easement public it needs to be a minimum of 30 feet wide. If there's an area where there's a combined sewer and water it needs to be 35 feet wide. We'll need to do some vacation of the other easements and granting of new easements with documents recorded at the Register of Deeds Office.

Municipal Water Easements: The Development site will be serviced by public water main within 20 foot wide easements, 35 foot wide easements are required for combined sewer and water, that traverses the property in the following general locations:

- From east to west along the fronts of Buildings F & G.
- From east to west along the rear of Buildings F & G.
- From north to south along the east side of Building G, which is the Target store, from 76<sup>th</sup> Street to Prairie Ridge Boulevard.
- From north to south along the west side of Building F from 77<sup>th</sup> Street to the rear of Building F.

A Grant of Easement document pertaining to the aforementioned public water mains will need to be drafted by the developer, reviewed and approved by the Village, executed by the appropriate authorities and recorded at the Kenosha County Register of Deeds Office.

Municipal Storm Sewer Easements: All on-site municipal storm sewers will require 30 foot wide easements that will need to be drafted, reviewed, approved and eventually recorded.

Open Space: Pursuant to the B-2 zoning district regulations, each development site shall provide for a minimum of 30 percent open, impervious space. Per the PUD, this unified commercial retail development will be allowed to have 20 percent open, impervious space that will be supplemented through increased landscaping throughout the Development site.

Wetlands, 100 Year Floodplain, Shorelands & Primary Environmental Corridor: The Plan area has no 100 year floodplain, no shoreland jurisdictional area and no areas of Primary Environmental Corridor. However, as noted there is one wetland area located along the east side of 104<sup>th</sup> Avenue, south of 77<sup>th</sup> Street that is zoned C-1, which requires a minimum 25 foot setback for buildings and pavement from all wetland boundaries. The petitioner has requested a rezoning to correct the Village Zoning Map to reflect the new, up-to-date wetland delineation based on the work that was done by GAS in February of this year.

Development Site Access: The commercial retail development site, Buildings F and G, will have the following commercial driveway access points:

- < Four from 76<sup>th</sup>/77<sup>th</sup> Street, with the main, boulevard entrance drive extending due south from 99<sup>th</sup> Avenue. Tom is showing you on the boards there are actually four connection points to get into this large retail development.
- < One from 104<sup>th</sup> Avenue that leads into this development site. That particular entrance is really intended to be more of an access for deliveries and employees and others that will be using this particular facility or working at this facility as opposed to the retail customers, but it will be an access point. It will not be blocked off.
- < One from Prairie Ridge Boulevard, along the extreme east property line of the development site, through Lot 3, adjacent to St. Catherine's Hospital. St. Catherine's Hospital also has, which is to the east, a north/south roadway that's lined up with the median that accesses their property. But there is no direct cross-connection between St. Catherine's Hospital and this retail development until you get to the north which is where 76<sup>th</sup>/77<sup>th</sup> Street there is a point of connection right there, but there is otherwise no cross-connection between the hospital and this property.

Target and VK Development shall grant to one another pedestrian/vehicular/driveway/parking easements and those related agreements, as well as public utility easement agreements to allow cross access between the properties for all the different public and private services.

Private drives and maneuvering lanes from the public roadways will further facilitate on-site vehicular traffic flow. Any required street improvements associated with the site development shall be paid for by the developer or the property owner.

Delivery Vehicle Traffic Circulation: The intent of the 104<sup>th</sup> Avenue and 77<sup>th</sup>/76<sup>th</sup> Streets and 99<sup>th</sup> Avenue roadways are to facilitate delivery vehicle traffic circulation, which will include semi-truck/semi-trailer sized vehicles. The use of these public roads and the internal site access drives which lead directly to and away from the rear of the buildings. The intent is that Prairie Ridge Boulevard that runs along the south end of this development area will not be used for truck deliveries. Because of the residential across the street and the more residential nature of Hospice and the Nursing Home and such, and the office right there, we don't want to see semi trucks going up and down Prairie Ridge Boulevard. So the intention is that they will come in off of 104<sup>th</sup> or they'll come off of 99<sup>th</sup> Avenue to come into the site to make their deliveries.

Mass Grading: With the submittal and review of this Preliminary Site and Operational Plan, VK Development is seeking Village approval to sat their desire commence early grading of the site and underground utility work prior to receiving final Site and Operational Plan approval. Again, one of the reasons for them making this initial request is they've got a big sewer line that they have to relocate before they can really undertake a significant amount of site work on the property. Before any actual earth moving activities can occur, the petitioner/property owner shall apply for and pay the appropriate fees for an Erosion Control Permit and associated Street Sweeping and all the other requirements as set for by the Village. Also, any erosion control measures such as stone tracking pads, silt fencing and the like will all need to be in place prior to commencing any earth mass grading activities.

Landscaping: All landscaping for the development shall conform to the approved Landscape Plans that are on file with the Village for this project. The landscaping/berming between The Shoppes at Prairie Ridge commercial uses and the proposed future office uses to the south and the existing hospital to the east shall be substantial in order to create a visual separation between these uses. Pursuant to the Zoning Ordinance, an underground irrigation system is required for all landscaped areas around buildings and for landscaping associated with parking lot screening. No provisions of the PUD are intended to grant relief from required landscaping, screening and buffering.

Prior to occupancy, a written verification letter also known as an as-built or as-planted Landscape Plan shall be provided by the developer to the Village in order to verify that the landscaping materials planted were installed pursuant to the approved plan on file. If the weather does not permit the required completion of the landscaping prior to the opening of the first store, then the Village may allow a landscaping deferral weather permitting in the form of a landscape bond to be deposited with the Village. But we will set a date certain shortly thereafter that they'll need to complete that work.

Early Footing/Foundation: If early footing or foundation permits are sought, then prior to commencing early construction of a building foundation, the applicant must submit two sets of State approved foundation plans and the applicable fees to the Village Building Inspections Department for review and approval.

Construction Access: Again, I discussed this earlier. It's just very important that it be posted and be clear to all those making deliveries that there will be no construction-related vehicles access as well as future delivery access on Prairie Ridge Boulevard. That's not intended to be a truck route.

Traffic Impact Analysis, TIA: Pursuant to a March 1, 2006 letter from the Wisconsin Department of Transportation, a TIA is necessary for this development in order for the WI DOT to understand the impacts, determine access and establish the improvement requirements related to this development project. As you know, there was a previous TIA that was submitted I think in '96 or '98, and then there was another followup TIA that was submitted when the hospital was built. And this I would assume is considered an amendment or a modification to that original TIA that's on file with the DOT. That's provided in your packets as Exhibit 23.

The last thing I wanted to mention before the developer makes his presentation is that in order for the developer, as well as the staff, to get a better understanding as to what reaction might be received from some of the adjacent property owners, the developer at his own cost held a public informational open house for the residents of Prairie Ridge and the immediate area in order to present all of these concept plans to the neighborhood and to answer any detailed questions that might have been raised by the residents prior to this public hearing. That was held last week Wednesday for a couple of hours, and I think there were about 35 plus residents that came that had their questions answered. I had indicated if there were any great concerns by the residents that I would carry those forward to the Village Plan Commission tonight or they'd be welcome to attend the hearing and present any of those concerns or comments again to you this evening. I did not have any concerns from any of the residents. There were a lot of questions, and maybe the developer can go into some of those questions that were presented.

With that, I'd like to introduce both VK Development and representative of Target to make a further presentation specifically on what they're proposing to do.

Fouad Saab:

Good evening. My name is Fouad Saab from VK Development. I'm going to do a two part presentation, myself and Target Corporation will be stepping in to help with the presentation. I think Jean did a great job with her staff explaining this project for you guys and us as well. So I just want to go over a little bit an overview on the site plan and the operation of it, and then I'll turn it over to Tom from Target.

Basically when we came in originally a few months back in the fall we had the same site plan. We have worked on it with our brokers and potential tenants, and here we are with the first tenant we have is Target which is anchoring the retail space on the east side of the property adjacent to St. Catherine's Hospital. Then to the west of that we have multi-tenant which vary from large square footage to possibly a small square footage in this retail configuration. Most of the parking will be to the front and to the west. In the back of the building mainly is the delivery coming off of 104<sup>th</sup> as Jean alluded to, as well as 99<sup>th</sup> Avenue coming into the back of the building to service all these tenants.

In the future, the future phases will be developing the front along Highway 50, 104<sup>th</sup>, smaller retail as well as small buildings. And to the back of the retail we have the future offices, and it will come in on a future phase for that.

For the phasing plan we intend to start the early mass grading and the site construction starting on the Target site and then moving forward west to the entire part of the development so we can get everything ready. Target can move on and develop their own building, and we will get our building pad and the dirt and the storm sewer and everything will be set. And as we get tenants

signed up we will be working on phase 2. And then phase 3 basically if when we get the tenants we will be constructing the multi-tenant buildings and everything will be completed in that phase.

I'm going to turn it over to Tom and then I'll come back to talk about the exterior elevation of the multi-tenant.

Tom Carrico:

Thank you. My name is Tom Carrico. I'm representing Target Corporation. Our address is 1000 Nicolet Mall, Minneapolis, Minnesota. Mr. Chair and members of the Commission, I'm here to represent Target to talk about the existing project that we've got going on with VK Development and give you a little bit of background as far as Target Corporation goes.

As was stated, we are proposing to construct a 126,842 square foot building which is our latest prototype. This store will have all of the latest features in the Target store. To answer what I believe would be a pending question it is a relocation of our existing Kenosha store. The existing Kenosha store is 85,000 to 90,000 square feet, and this will allow us to offer the guests and the residents of Kenosha and Pleasant Prairie specifically the latest merchandise that we carry in our store.

As far as Target Corporation goes we strive to be a good community partner. And that's reflected through our community giving that we conduct each and every year. A new Target store in the community will generate significant property tax and sales tax revenue throughout the cities and communities that we serve. For example, each Target store invests an average of \$300,000 to area businesses to purchase services such as maintenance and security. Most new stores, and this will be a relocation, but we're considering it a new store in that we'll be bringing the jobs that are currently in Kenosha to Pleasant Prairie. We'll create approximately 150 to 300 new jobs depending on the size of the store and the projected volume of that store. Approximately 20 to 25 percent of employees at each store are full time. Typically the payroll per store including benefits exceeds two and a half million dollars per year. We offer a competitive wage and benefits package that is among the best in the retail industry. And we're committed to providing a rewarding work environment to each of our team members.

As far as the communities that we serve, one of the founding beliefs of Target Corporation is that we give back to the communities. We are continually recognized as one of the most philanthropic companies in the United States. Since opening our first store in 1962, Target stores, along with the parent company, Target Corporation, we give currently five percent of our pre-tax dollars to communities in which we do business. That equates to over \$2 million a week through grants and special programs that will stay right in the communities that we serve. Another benefit of Target stores is the Target Visa cards that the guests can register. You can designate a portion of those profits to go directly to the school system in our take charge of education program.

As far as some safety and securities which was brought up, Target Corporation has an assets protection department which staffs about four to six people full time and we do that to minimize shoplifting and theft within the store as well as to police the areas surrounding our stores. And it's our policy to prosecute each one of those violators. We maintain a strong site lighting, I believe it's five foot candles in our parking lots, and we provide the lighting in that parking lot a half hour after the store closes and we maintain a reduced portion of that parking lot for our store employees up to an hour and a half after the store closing. Our store hours are 8 to 10 Monday

through Saturday, 8 to 9 on Sundays. We do have extended hours during the holidays which we will go 8 to 11 on Monday through Saturdays and also 8 to 11 on Sundays where it's available, where we can do it and not violate any State ethical laws, etc. We do open the day after Christmas from 7 to 11 where State allows, and we are closed Easter Sunday, Thanksgiving day and Christmas Day, only those three days.

As far as truck deliveries we receive trucks throughout the day 8 to 12 p.m. Monday through Friday. The receiving dock hours and tractor trailer trucks from Target distribution centers throughout the country normally average between 4 p.m. and 10 p.m. Monday through Saturday. Our distribution center tractor trailer trucks are 90 percent of the store merchandise and we get about five to seven per week.

As far as trash generation which is sometimes a big issue, we have an aggressive program to reduce the waste and promote recycling within our stores and within the corporation. Each store has one 42 cubic yard internally loaded compacter for the corrugated materials that we recycle. Balers and bales are contained inside the store and then those come to pick up so we don't have the bales and so on laying outside the store. We recycle about 12 bales per week and the bales are picked up, like I said, on a weekly basis.

As far as our architecture goes, the store as was discussed, was designed to really take into account the existing development or the development that's proposed and to kind of integrate the Target store along with the rest of the development. We're proposing to use a brick material with some stone accents. I can actually point that out. This area here on this perspective which I find is easier to use, this area here is proposed to be stone with the brick accents above with the spandrel glass, etc. On our latest prototype we've added the glass element at the entry as well as the glass feature at our food avenue, and also a glass area at our employee area or our team space which is just off this perspective here. So the front of the building is broken up a little bit with some glass, etc.

There are branding elements throughout. We've got a red wall here which is a branding element, and then our bollards along the front which are used for safety of our guest. The front of the store the sidewalk is extra wide and it's actually a rolled curb. So when our guest is in our store they can take their cart directly from the store and go into the parking lot at any location along the sidewalk, so those bollards are strategically placed so that we don't allow car access up on the sidewalk as well.

We do have a material board here that has the brick and CMU elements. Is it okay if I just pass it to you guys so you can look at it. As well as the accent colors along the front. Then this color here is what we call our champagne color which will be our entry door and our light fixtures on the exterior of the building. With that I'm going to turn it back over to Fouad and I'm available to answer any questions you might have throughout the hearing. Thank you for your time.

Fouad Saab:

I'm going to start with the elevation. By starting to present the elevation I want to talk about the signage. Starting from 104<sup>th</sup>, at 104<sup>th</sup> and Highway 50 we're proposing to put a monument sign that will be the sign for the whole entire development of the retail. And this sign here is shown on this board. It's a three sided sign that has the multi-tenant, the address and the name of the development on that sign. And that would be composed of brick on the sides. It will be self-lit

and the limestone on the sign on the top and a lantern which is kind of transparent glass and a base stone to it. That would be situated on Highway 50 and 104<sup>th</sup>.

As you come into the development off of 99<sup>th</sup>, coming in there is, as well as a major featured sign that will be primarily for these multi-tenant which is their in-line tenant, and that sign is kind of created like a gateway coming into the shopping center. It will be flanked on both sides by a wind wall and in the middle is a self-lit sign similar to the monument sign on 104<sup>th</sup> and Highway 50, which will have on one side of it Target and other tenant and on this side the multi-tenant to the west. This sign will be made out of stone, manmade stone, brick and limestone accents and lanterns on the top with meal finials.

Some of the stones that we're using here on these signs are on the is table here, and they will be used throughout the entire development. There's two types of stones. This has a little bit more reddish and this is more creamy. And then the brick that we use here will be used on several of the buildings, whether it will be on the lower part or the upper part. So as I come into the elevation from the east we're starting with the Target, having a highlight to the corner, and then we're going west into the main entry of Target. By doing so we intend to break the façade a little bit so give it some depth and height, as well as to create a lifestyle shopping so people can feel it's more of a human scale. It's a two story façade, and yet it gives you the pedestrian feel so people are more welcome to come in and shop. It feels like a little village within a shopping center. By doing that we try to mix up several materials by using the stone, the efface, the brick and different color variations so it looks like an old shopping center was here but in new terms, new façade, a new, exciting shopping experience.

So as you go along some of the tenants will be broken into--let's say we get one big tenant but our intent is to break them into several elements of the design so there's stone, there's brick, there's awning, there's different color of brick on the bottom and on the top. So as you see these pallets here on the table they will be used throughout this development. On the corner there's clock towers emphasizing departing from one corner to another so try to break up that entire façade of that west retail center.

As well as we have worked extensively in our landscaping plan. What we did is we kind of developed with the staff based on the requirements and we exceeded and tried to vegetate the parking lots as much as we can. There is several trees on the boulevard with beds of flowers in front of the signage, as well as along 77<sup>th</sup> Avenue there's some lower evergreens, beds of flowers and so forth, so it's not your typical just single tree and move on with a bunch of grass. So we've kind of emphasized quite a bit here to drive, bring in people to the center to give it that feel as not just a sea of parking.

Then as you continue westward to the remainder of the site, we carry the same feel and this coloring for Target all the way across to 104<sup>th</sup>. So by doing so I think I covered I believe everything. If you have any questions I'll be available. Thank you.

Tom Terwall:

Thank you. This is a matter for public hearing. If there's anybody wishing to speak as a comment or a question now would be your opportunity to do so. Remember this public hearing is for all four of the items on the agenda tonight, all four which pertain to this development. So anybody wishing to speak now is your opportunity to do so.

Brett Brandenburg:

Hi, Brett Brandenburg, 3403 120<sup>th</sup> Place, Pleasant Prairie. It looks like a nice development but I do question the wetland portion. I haven't really studied this much. I seen before and after outlots which I'm not real sure, but wetlands, my definition, is something that has cattails and swamp and requires outside input water and output to maintain the so-called wetland. When these developments come in I see one or two things. Either wetlands are completely destroyed, they dig them out and basically turn them into a retention pond similar to the existing Target store, or they turn into nasty green swamps or they dry out. So my question would be basically it seems like this wetland is conveniently rezoned into a nice little shape that fits in the corner there, and I'm wondering what are we doing with wetlands today? Are we digging them out and just turning them into big retention ponds? Because retention ponds salt and oil going into a wetland no longer is a wetland. So are we truly a wetland, C-1, or are we turning it into a retention pond? That's my question.

Tom Terwall:

Jean, you want to respond?

Jean Werbie:

Sure. Brett, the property was re-delineated, and what they needed to do first with this project was determine where the wetlands were located, so they haven't modified the location, and the development actually was designed after they knew where the wetlands were located on the property. They are not digging out these wetlands or converting them to any type of retention or detention basin. They are going to be left in their natural state. So they are going to be preserved and protected. And they would have to follow any guidelines the Village or the DNR has with respect to proper maintenance of those wetlands. But it's the intent that those wetlands will be preserved on the site.

Brett Brandenburg:

If that's the case, then who owns and maintains the wetland area five or ten years from now? Is that the developer or the Village?

Jean Werbie:

It will be the developer. As part of their commercial property owners association they will have maintenance responsibilities not only for the wetland but for the surrounding land that's surrounding that wetland.

Mike Pollocoff:

The other item, too, is that the Village's Clean Water Utility, since we're now under the Clean Water Act rules, one of the things that we're required to do is monitor the effluent standard that's going into streams and wetlands. So if there is salt or problems like that that's one of the things that the Village is required to do now. VK's development provided for storm water detention when it was built, so those ponds already exist. But any of the street flow or drainage that goes

into the wetlands, one of the things that we collect money for now is that we're required to go out and sample and monitor and maintain to make sure that waterway or stream or wetland isn't being degraded by any contaminants that are going into it so we'll be watching that. It's not just a problem with Target or the Shoppes at Prairie Ridge, it's Village wide.

One of the things that the Clean Water Act attempted to address was the very issue that Brett was talking about. For years people were providing for wetlands and detention areas, but what was ending up in those areas was harmful to them. The new rules that are being implemented are changing that.

Tom Terwall:

Thank you. Anybody else wishing to speak? Anybody wishing to speak? Anybody wishing to speak? Hearing none, I'll open it up to comments from Commissioners and staff.

John Braig:

Three items. First of all, in our dealings with VK Development who has been in our area over a number of years have we had any problems as far as complying with requirements or ordinances or cooperation with staff?

Jean Werbie:

No.

John Braig:

Good. The second one, am I correct in that did I hear that provision for all water runoff has already been established through existing retention basins?

Jean Werbie:

Yes, and they will have on site storm sewer in order to convey any storm water from the site to those basins.

John Braig:

Where will that storm sewer flow to?

Jean Werbie:

To their existing basin in the Prairie Ridge Development.

John Braig:

The third item is the parking lot lighting. There's quite a bit of residential area both north and west of this and for that matter south. I do feel that five foot candles is an adequate or even a minimum lighting level for on the surface. But what concerns me is the potential glare. I've expressed concerns in the past about glare from lighting fixtures on commercial establishments,

and I really feel we should have a very definitive ordinance that gives us quantitative values that we can establish as excessive glare. But as it pertains to this installation for a facility this big and with the consideration of the neighbors in the area, I think we should hope for or ask or demand a lighting with a minimum of side glare, a shoe box type of lighting or for that matter ornamental as long as it minimizes any glare that would shine off of the site or off the premises themselves.

Tom Terwall:

Anybody else? Mike?

Mike Serpe:

I guess to the engineer. The roadway immediately in front of the store to the parking lot, what is the width of that approximately? I'll tell you in a second the reason I'm asking?

Tom Carrico:

I want to say 30 feet.

Mike Serpe:

With a fire lane?

Tom Carrico:

Yes.

Mike Serpe:

Is there customer pickup located anywhere?

(Inaudible)

Mike Serpe:

That's going to be in the front of the store then?

Jean Werbie:

Tom, come on up.

Tom Carrico:

For customer pickup the guests take their carts to the parking.

Mike Serpe:

I understand that. But I guess what I'm getting to is the larger items that need to be on larger carts, cars usually pull up in front of the store or trucks and then make that--there's no provision for that anywhere that they can pick up the large items purchased in the store.

(Inaudible)

Tom Carrico:

Typically that's just handled right in front of the store. It's in and out. The guest pulls the car up and the people meet them there and load it and they go.

(Inaudible)

Mike Serpe:

I guess that's what I'm getting to. You have a fire lane there and you have no parking, but then people are going to have to park there to pick up the big ticket items in order to load them on their trucks or larger vehicles to get them out of there. Sometimes the people pull up there and wait for a considerable amount of time until the customers come out of the store, and that sometimes poses a problem.

Tom Carrico:

Typically how we work it in the stores is the people can't get the item out of the store unless they're with us or with one of our team members, and then they get their car and pull it up and then we load it and we help.

Mike Serpe:

You help them load it?

Tom Carrico:

Yes, we do help them load.

Mike Serpe:

And we're not having any problems with that in any of your stores?

Tom Carrico:

Really we don't. This is the first time I've heard of it come up. To answer the questions on the foot candles, the five foot candles is in the main part of the parking lot and it decreases I believe to three foot candles on the exterior premises. So it is to minimize.

John Braig:

Do you have a type of fixture in mind?

Tom Carrico:

Yes.

Jean Werbie:

Why don't you bring that up.

Fouad Saab:

We have done photo metrics on the site and this is the fixture and will be a double arm like this fixture right here. This fixture is designed to shed specifically downward.

John Braig:

The problem is as long as the refractor assembly is exposed like this you will get side lighting and it will cause a glare. Now, it may not be something that's measurable. What I'm thinking of is a fixture where you literally don't see the source of light because it's recessed up inside of a box and there's no glassware that suspends below the fixture itself.

Fouad Saab:

As you see this fixture here it's designed for a more residential setting so it is not as harmful to the residential area. Again, we look at it both ways. You have to have security issues so people can have the visibility as well as--it's a catch 22 on lighting.

John Braig:

The shoe box type of fixture overcomes. You can punch out an awful lot of light. You can go up to 10 or 15 foot candles and still not have glare simply because the source of light is up inside of the fixture and it has no glassware that suspends down and up. You can go down the highway and spot lighting sometimes a mile or two away and it's the refractor assembly that's causing the light to spread like that. Whereas if it's recessed up in a shoe box from a distance it looks black.

Jim Bandura:

Tom, did you want to address that?

Tom Carrico:

This is a fixture that the Village wants us to use.

Jim Bandura:

And that's good. Those fixtures are made to complement what's on Prairie Ridge Boulevard, am I correct, something similar?

John Braig:

Actually this is more of a residential feel than it is a commercial shoe box.

Jim Bandura:

And that lighting also backs up to the existing homes there on Prairie Ridge. A couple of items I have are, Tom, can you run through the truck circulation off of Highway 50 and 104<sup>th</sup> and how they're going to service your building?

Tom Carrico:

We envision the trucks coming in off of 50 down to 104<sup>th</sup> Street in this last entry here on 104<sup>th</sup>, into the space, and then there's a truck turnaround here to back into the dock and then pull out the same way.

Jim Bandura:

So there is a turnaround back there?

Tom Carrico:

There's plenty of room for a truck turnaround right in this area here.

Jim Bandura:

One other issue I have is the architectural elements on the second phase of that, and I'm kind of leery. Right now it looks like there are two separate buildings. I understand the issue of carrying through the material colors and schemes. I do have--one section shows arches and window grid elements, and on your building it doesn't. It's kind of a box look. I'm a little bit leery because right now it does look like two different buildings.

Tom Carrico:

I think part of the discussions we're going to have with VK is just the colors of the brick, etc., so that it does look like it does flow from one side of the development to the other. Is that what you're getting at?

Jim Bandura:

It's mainly the elements of the arches on one side and the squareness of the other one. I understand your branding and colors and I have no problem with that. But, again, it's the arches on one side and you've got what looks like a tower on the far west end of it. I'm just a little bit leery especially in that neighborhood. To not be able to carry those elements over into yours this is essentially like a gateway into town. I'm just a little bit leery. I don't want to hold up the mass grading of this. So I guess my question to Jean would be is staff comfortable with the layout of that, the big box design?

Jean Werbie:

Well, it's a big box. We are comfortable with it. I think some of the architectural elements as shown on the rendering make it a little misleading just because it's so small and you don't see the colors are actually going to be the same on both. There's also actually grids in the windows above and that's hard to see on the Target element. But there are grids in there. And the corners at the top of each of the bump outs for the Target is going to be similar to the cornice that's on the other elements as it's carried through. But we certainly can take another look at it as we continue to refine it to see if there's any other elements that can be carried through between the two.

Jim Bandura:

I would recommend that. I would recommend that because this is a very nice design and I'd like to see a little bit more carried over onto the Target elevation. I mean if you have to do something with the loco to make it pop out, we want people to see that Target's there are no accidents in the street or whatever, but I would like for staff to take a little bit closer look at carrying it through a little bit more. I know the colors, I know the brand name, I'd just like to see a little bit more element carried over.

Wayne Koessl:

I like the design of it because it looks like it's all different aspects and steps that gives you a break. I think if you keep flowing the same brick all the way through it's going to look like one big box. I'm not concerned about the lighting because I think it's far enough from any residential people that it's not going to interfere with them. I think it's an exciting and innovative plaza for our Village.

Larry Zarletti:

If after the TIA, Department of Transportation determines that something else needs to be done before they approve that whose responsibility is that?

Jean Werbie:

The developer.

Larry Zarletti:

Thank you.

Jean Werbie:

And we would work that into the agreements with them.

Jean Werbie:

Could I just have Tom address two things. We have talked about them as a staff. One has to do with the food service inside Target and what's available with respect to that. And the possibility of a Class A license.

Tom Carrico:

This Target store since it is 126,000 square feet, the latest prototype, there's two things that will happen inside the store. One is that it will have an expanded market section which I don't believe the store in Kenosha has that. But we'll offer approximately 5,000 to 7,000 square feet of grocery type items. Really the only thing that we won't offer will be perishable goods, etc.

Our food avenue strategy, which is located in this area here, will contain, and they're finalizing that, but it will contain a Starbuck's, Pizza Hut and then Food Avenue Express. The Starbuck's is actually located right inside this entry door here so that you can get your coffee on the way in and go get your items in the store. We also are exploring the option of selling wine or liquor in this location and would ask for a conditional use permit. That strategy has not yet been developed, but we're asking for that where it's available.

Jean Werbie:

And one other thing I wanted to bring up is the need for or possibility for public transit to service this particular site and development. Ajay knows that public transit does serve the hospital as well as the Prairie Ridge Senior Center in proximity to this location, and if it's desired by the property to work with the Village and the City of Kenosha for public transit to service this particular site that will be a cost that will be borne by the property in order to provide that service. Did you want to address something with respect to that?

Fouad Saab:

We just got the staff comments last week about the public transit, so we're going to try to create and have discussion with the Kenosha public transportation for a bus stop where they can be located convenient along 77<sup>th</sup> and 76<sup>th</sup> so they can be--it depends on how they would come in and circulate into the retail center, so we'll be discussing that with them to locate for a spot on our development.

Jean Werbie:

Before the Plan Commission makes a motion on the four items on the agenda, I just wanted to mention that there are some details. As you know we're at preliminary site and operational plan. There are some details that we do need to work out with Target and VK. They've been very cooperative. We do need to fill in some blanks with respect to getting some numbers and things with respect to the color samples. We need to look again at the site lighting. We just want to make sure, but with the site lighting up here and the building up here we just don't think it's going to be a problem for the people beyond, but we can talk about that and the timing about when they put the lights on and when they're off and how many they keep on when the store is not open.

We want to get some details worked out with respect to signage because we have some blanks that we need to finish working on with respect to that. So there are a couple of issues that the staff would like the opportunity to continue to work on with the developer, but we are looking for a favorable recommendation from the Plan Commission to move the project forward and for those approvals. They will need to come back for final site and operational plan in the future which would be probably in the next 30 to 45 days.

Fouad Saab:

Yes, about 30 to 45 days, that's what we're intending to do. I also want to add we are requesting also an extension for the plat to be recorded 90 days after our final.

Jean Werbie:

Certified survey map.

Jim Bandura:

Just one quick one. Jean, again, I'd still like to have an alternate or an option of taking a look at the architectural elements on the other side on Target. I understand what Mr. Koessler is saying and colors going through may look like a big box. But I think if we get a balance of architectural elements on each side I think that would pose a better look for coming into the Village and down Highway 50. So taking a look at that. I would make a motion right now to consider the preliminary site and operational plan.

Mike Serpe:

I'll second.

John Braig:

This is subject to all the conditions and comments by staff.

Jim Bandura:

Correct.

John Braig:

I'd like to have lighting reviewed. Certainly lighting is not going to hold this up or anything like that, but I think there's some room for discussion on that yet.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY MIKE SERPE TO APPROVE THE PRELIMINARY SITE AND OPERATIONAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM WITH A REQUEST THAT A FINAL DETERMINATION BE MADE ON THE LIGHTING ISSUE. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Second is a motion to send a favorable recommendation to the Village Board to approve the certified survey map.

Wayne Koessl:

So moved, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CERTIFIED SURVEY MAP TO SUBDIVIDE THIS PARCEL 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. Item 3 we need a motion to send a favorable recommendation to the Village Board to approve the zoning map amendment.

Larry Zarletti:

So moved, Mr. Chairman.

Judy Juliana:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY LARRY ZARLETT AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVED THE ZONING MAP AMENDMENT. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. And finally a recommendation to the Village Board to approve the zoning text amendment subject to the terms and conditions outlined in the staff memorandum.

Judy Juliana:

So moved.

Wayne Koessl:

I'll second that.

Tom Terwall:

**MOTION BY JUDY JULIANA AND A SECOND BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENT . ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. I want to thank the staff, as well as the developer. It's obvious that a whole lot of time, a whole lot of time has gone into this. I think it's important that we do that because as Jim pointed out this is going to be the gateway to the Village from the west and it's going to set a real precedence for the way we come into the Village.

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

**7. ADJOURN.**

John Braig:

Move adjournment.

Judy Juliana:

Second.

Tom Terwall:

**MOTION BY JOHN BRAIG AND SECOND BY JUDY JULIANA TO ADJOURN. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.