

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
May 8, 2006**

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on May 8 2006. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Donald Hackbarth; Jim Bandura; John Braig; and Judy Juliana. Wayne Koessl and Larry Zarletti were excused. 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.**
- 4. CONSIDER THE MINUTES OF THE MARCH 27 AND APRIL 10, 2006 PLAN COMMISSION MEETINGS.**

John Braig:

Move approval as presented in written form.

Judy Juliana:

Second.

Tom Terwall:

MOTION BY JOHN BRAIG AND A SECOND BY JUDY JULIANA TO APPROVE THE MINUTES OF THE MARCH 27 AND APRIL 10, 2006 PLAN COMMISSION MEETINGS AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 5. CITIZEN COMMENTS**

Tom Terwall:

If you're here for an item that's a matter of public hearing tonight on the agenda, we would ask that you hold your comments until the public hearing is held so your comments can be incorporated as a part of the official record of that public hearing. However, if you're here for an item that's not a matter of public hearing or if you're here with a question that's not on the agenda, now would be your opportunity to speak. We'd ask that you step to the microphone and give your name and address. Is there anybody wishing to speak under citizens' comments? Anybody wishing to speak?

6. NEW BUSINESS

Jean Werbie:

Mr. Chairman, I'd like to be allowed to speak and discuss Items A, B and C. The first two items are public hearings so we will hold those public hearings. And then Item C is the certified survey map that relates to the previous two items. So I will be making one presentation. We will need to have a separate action on each of the items. But I'd ask that you take up Items B and C at this time as well.

John Braig:

So moved.

Jim Bandura:

Second.

Tom Terwall:

MOTION BY JOHN BRAIG AND A SECOND BY JIM BANDURA TO TAKE ITEMS A, B & C AT THE SAME TIME. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? Go ahead.

A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT, INCLUDING SITE AND OPERATION PLANS, for the request of Chad Navis, Director of Development of WisPark LLC, the property owner, to allow ULINE, a shipping supply distributor, to occupy the vacant 301,650 square foot LakeView Spec X Building located at 11400 88th Avenue for the operations of a warehouse/distribution center in the LakeView Corporate Park.

B. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT, INCLUDING SITE AND OPERATION PLANS, for the request of Chad Navis, Director of Development of WisPark LLC, the property owner, to allow ULINE, a shipping supply distributor, to occupy the proposed 301,650 square foot

addition to the existing 301,650 square foot LakeView Spec X Building located at 11400 88th Avenue for the operations of an office shipping supply warehouse/distribution center in the LakeView Corporate Park.

C. Consider the request of Chad Navis, Director of Development of WisPark LLC, the property owner, for a Certified Survey Map to legally combine Tax Parcel Numbers 92-4-122-294-0303 and 92-4-122-294-0304 located at the southwest corner of 113th Street and 88th Avenue into two parcels to accommodate the expansion of the LakeView X Building.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, the first two Items A and B are public hearings for consideration of conditional use permits including site and operational plans. And then the third item is the certified survey map related to the specific project.

Specifically, these are for the request of Chad Navis, Director of Development of WisPark LLC, the property owner, to allow ULINE, a shipping supply distributor, to occupy a proposed 301,650 square foot addition to the existing 301,650 square foot LakeView Spec X building. The first conditional use is to occupy the first part and the second is to actually build onto that existing building. This would be for operations to be located at 11400 88th Avenue in the LakeView Corporate Park.

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

As indicated under findings of fact, Chad Navis, Director of Development for WisPark LLC, the property owner, has applied for permits for two related Conditional Use Permits, including Site and Operation Plans and a related CSM:

- A. PHASE I - To allow ULINE, a shipping supply distributor, to occupy the vacant 301,650 square foot LakeView Spec X Building located at 11400 88th Avenue for the operation of an office shipping supply warehouse/distribution center in the Corporate Park, on Tax Parcel Number 92-4-122-294-0303, 23.46 acres and provided as Exhibits 1 and 2 for the record.
 - B. PHASE II - To allow ULINE, a shipping supply distributor, to occupy a proposed 301,650 square foot addition to the existing LakeView Spec X Building located at 11400 88th Avenue. The Tax Parcel Number for this property is 92-4-122-294-0304 and contains 20.05 acres also contained within Exhibits 1 and 2.
 - C. CSM - To legally combine Tax Parcel Numbers 92-4-122-294-0303 and 294-0304 to accommodate the expansion of the LakeView X building.
- A. For ULINE to occupy the vacant Spec X Building, Phase I
 - 1. On March 14, 2005, the Plan Commission conditionally approved the Site and Operational Plans for Phase I of the LakeView Spec X Building, construction and related site improvements now completed, located at 11400 88th Avenue. It's located at the southwest corner of County Trunk Highway H and 113th Street. The Site and Operational

Plans for the LakeView Spec X Building were approved with following site improvements as provided in Exhibit 3.

Ē Parking – Employee and customer parking is provided along the north and northeast portions of the building. 135 automobile parking spaces along with an additional 6 handicapped accessible parking spaces, for a total of 141 spaces are provided. There is the potential to increase the parking spaces on this site on the south side of the building and at each of the building corners, northwest, southeast and southwest corners. Prior to any parking lot expansions, permits from the Village will be required. If these expansion parking areas are developed, the parking areas, as well as the associated maneuvering lanes, shall incorporate vertical concrete curb and gutter.

Ē Truck Docks - The west side of the building will initially incorporate 12 truck docks, with a possible expansion of an additional 21 docks. Similarly, the east side of the building will initially incorporate 12 docks, with a possible expansion of an additional 13 docks. 37 semi-truck parking spaces are proposed along the west property line.

Ē Access – Access drives to the Phase I site are from two 113th Street driveways which align with the Cherry Corporation driveways located on the north side of 113th Street. There is an additional Phase I site access driveway from 88th Avenue at the southern end of the site. The plan shows a possible future second 88th Avenue driveway access. The development shall comply with the provisions of the March 7, 2005 letter from Gary Sipsma, Director of the Kenosha County Highway Department. It's provided as Exhibit 4. In that letter Mr. Sipsma states the following: 1) He approves of the proposed CTH H access points; 2) Conceptually approved of the two future access points; 3) Required a 100 foot full width right turn lane along CTH H; and 4) All driveway permits to connect to 88th Avenue which is County H, are required from Kenosha County.

Ē Open Space -- The Phase I plan proposes 55 open space on the development site.

Ē Zoning, Wetlands, 100 Year Floodplain – The majority of the Phase I development area of the site is zoned M-2, Heavy Manufacturing District. Additionally, pursuant to Ordinances #05-04 and #05-05, portions of the site are also zoned C-1, Lowland Resource Conservancy District, and FPO, Floodplain Overlay District. A minimum 25 foot setback for site improvements is required from all wetland boundaries and improvements are not permitted within the limits of the 100 year floodplain.

2. On March 21, 2005, the Village Board approved the Certified Survey Map to re-divide six vacant properties located at the southwest corner of 113th Street and 88th Avenue into two lots and two outlots, specifically into Lots 103 and 104 and Outlots 29 and 30. The LakeView Spec X Building is situated on Lot 103 of the CSM and that's shown on Exhibit 5.
3. On October 3, 2005, the Village Board of Trustees conditionally-approved the Zoning Map Amendment, Ordinance #05-42, to rezone a 0.22 acre wetland, a wetland area that was proposed to be filled through wetland mitigation, from the C-1, Lowland Resource

Conservancy District, to the M-2, Heavy Manufacturing District, on Tax Parcel Number 92-4-122-294-0304. That's provided as Exhibits 6 and 6A.

4. The Final Certificate of Occupancy has not been granted for the original building shell. There is a punch list of items that must be addressed prior to ULINE occupying the building.
5. ULINE will lease the building.
6. This application is for ULINE to occupy the entire square footage of the building. Initially, the items stored within the building will be unassembled corrugated cardboard boxes with potential future warehousing consisting of ULINE related shipping and packing supplies. This is provided as Exhibit 7 in the Warehousing/Storage Plan.
7. It is anticipated that Phase I of ULINE will employ 30-40 full-time persons, some of which will be transfers from existing Chicago area ULINE facilities and some will be new employees. According to the applicant, Phase I is an expansion of ULINE and is not relocation.
8. The Phase I plan proposes 44.7% open space and 55.3% impervious space on the Phase I site. The open space exceeds the minimum 25% as required by the Zoning Ordinance
9. Some minor interior build-outs consisting of: a break room and restrooms, a shipping office, trucker's lounge, restroom and janitor room, and a receiving office, warehouse office, trucker's lounge, restroom and janitor room are all going to be part of the project. Commercial building permits are required to be obtained prior to the construction of these interior building improvements.
10. The exterior of the Phase I site and building will essentially remain unchanged, except for the removal of the southern wall and southern maneuvering lane to accommodate the proposed doubling of the building size.
- B. For ULINE to occupy a proposed 301,650 square foot addition to the existing Spec X Building identified as Phase II.
11. The previously discussed Conditional Use Permit, including Site and Operation Plans, is to allow ULINE Corp. to occupy the vacant square foot LakeView Spec X Building as an office shipping supply warehouse/distribution center.
12. The combination of Tax Parcel Numbers that I referenced, 294-0303 and 294-0304, will allow for an addition to be built to the existing LakeView Spec X Building, thus doubling the size of the building for ULINE as the tenant to 603,300 square feet on 43.53 acres of land. That's identified as Exhibit 8. A CSM for the combination of the parcels will be discussed next on the agenda.
13. Construction of the building addition will commence as soon as possible and it is anticipated that the Phase II building addition will be completed by July 1, 2007.
14. Phase II would allow ULINE, lessee, to occupy the entire square foot building. Initially, the items stored within the building will be unassembled corrugated cardboard boxes.

Again, as mentioned previously, with potential future warehousing consists of ULINE related shipping and packing supplies.

15. It is anticipated that Phase II of ULINE will employ an additional 30-40 full-time persons, some of which will be transfers from existing Chicago area and some will be new employees. According to the applicant, Phase II will be a relocation of an existing, smaller Lake County Illinois ULINE leased facility. It is the intent of ULINE to place all of its product under one roof in Pleasant Prairie.
16. Vertical concrete curb and gutter shall be installed in all parking areas and maneuvering lane areas except along the south side and rear west sides of the Phase II building expansion area. However, curb shall be installed along the extreme west trailer parking area to prevent trailers and/or trucks from encroaching into the landscaped areas.
17. Where possible, existing trees on the site shall be preserved. Plan Sheet C1.1 depicts three trees located near the south property line that shall be saved.
18. In order to better screen and buffer the south end of the development, Plan Sheet L1.0 shall depict landscaping measures along the south property line.
19. No new employee/customer parking is proposed with the doubling in size of the building. The existing Phase I parking is more than enough parking for the ULINE warehouse and distribution use. Additionally, ULINE would prefer to keep the existing entrance at the northeast corner of the Phase I building as the main entrance. Phase II does indicate that 162 future parking spaces could be accommodated on the south side of the site if a future need arises. Prior to any parking lot expansions, permits from the Village will be required. If these expansion parking areas are developed, the parking areas, as well as the maneuvering lanes, shall incorporate vertical concrete curb and gutter.
20. The west side of the building addition will initially incorporate 36 truck docks. The east side of the building will propose to incorporate 30 truck docks. 40 new semi-truck parking spaces are proposed along the west property line.
21. The berming and landscaping along 88th Avenue will be similar to the existing Phase I 88th Avenue landscaping to provide effective screening of the loading dock areas as viewed from the 88th Avenue right-of-way.
22. With the proposed building addition, one additional 88th Avenue driveway access is proposed, due west of the Springbrook Road/88th Avenue intersection. The development shall comply with the provisions of the March 7, 2005 letter from Gary Sipsma, Director of the Kenosha County Highway Department. That's Exhibit 4.
23. With the addition of Phase II, the plan proposes 51% open space, 49% impervious space, on the development site. If the future Phase II parking as shown on the plan is ever installed, the open space would decrease to 44.5%. Again, that still greatly exceeds the zoning ordinance requirement of 25%.

Matters pertaining to Items A and B:

24. The majority of both the Phase I and Phase II development areas are zoned M-2, Heavy Manufacturing District. As mentioned previously, portions of the site are also zoned C-1

and FPO, and setback requirements are to be maintained to the wetland boundaries and no improvements are allowed in the floodplain.

25. The Phase I and Phase II Conditional Use Permit & Site and Operation Plan Applications and the associated attachments are provided as Exhibit 9. For additional information relating to these applications, refer to the attached narrative and that's the Operational Plan Narrative that was provided by the petitioner.
26. ULINE will not perform any manufacturing activities at this site.
27. ULINE plans to operate from the building on Mondays – Fridays 24 hours, from 7:30 a.m. – 4:00 p.m. on Saturdays and from 6:30 p.m. to Midnight on Sundays.
28. The petitioner was faxed/emailed a copy of this memo on May 5, 2006.
29. Notices for both public hearings were sent to adjacent property owners via regular mail on April 24, 2006 and notices were published in the *Kenosha News* on April 24 and May 1, 2006.
30. According to Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented this evening at the hearing, that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of the two Conditional Use Permits. Furthermore, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable Federal, State or local requirements as stated.

The third item related to this project is the certified survey map to legally combine the two tax parcel numbers and to accommodate the expansion of the LakeView X Building.

The petitioner is requesting to legally combine the two properties in order to accommodate the new building construction. The certified survey map is provided to you as Exhibits 10 and 11, and they are looking to combine Lots 103 and Lot 104 of CSM #2470. As mentioned previously, these areas are primarily zoned M-2, Heavy Manufacturing District. There's some C-1 and FPO on the property as well, and the combination of the properties does meet with the minimum requirements of the Village Zoning Ordinance.

The combination does create a corner parcel, and they will have extensive 543.92 feet of frontage on 113th Street and 1,567.13 feet of frontage on 88th Avenue. The depth of the lot is 1,180 feet. The property meets and exceeds the minimum M-2 District requirements.

The combination of the two lots will allow CenterPoint-WisPark to construct the new building addition. With the Plan Commission approval of a Conditional Use Permit, the building owner plans to lease the entire square footage to ULINE, a shipping supply distributor.

The main purpose of the CSM is not only to legally combine the properties, but also to show the removal of the 0.22 acre wetland which has received the required DNR permits to be filled with corresponding wetland mitigation.

One of the last things that the property owners will need to do is that in order for the properties to be legally combined, both of the properties must be under the same ownership. Municipal sanitary sewer and water are available to the site and are currently serving the existing portion of the building. The expansion will need to connect to those services as well.

The land combination and proposed development is in compliance with the Village's Comprehensive Plan, Land Division and Development Control Ordinance and the Village Zoning Ordinance. With that, I would like to continue the public hearing and we have all three items related to this matter.

Tom Terwall:

This matter is a matter for public hearing. Is there anyone wishing to speak on Items A, B or C? Anybody wishing to speak?

Chad Navis:

Chad Navis, WisPark LLC, 10411 Corporate Drive, Pleasant Prairie, 53158. We've got with us Mary Crosswhite from ULINE and also Warner Briske from Partners in Design to answer any specific questions that you might have on the project. WisPark is certainly excited to be back here again today. It's been a while since we've had a chance to bring a substantial project like this to LakeView and to Pleasant Prairie, and we're happy to see ULINE make such a substantial commitment to the community. With that we can entertain any questions you might have. Jean covered the project very well, or we can go into a more in depth presentation if desired.

Tom Terwall:

Let's see what questions develop in the public hearing. Is there anyone else wishing to speak. Warner, did you have anything you wanted to add? No? And how about the representative from ULINE?

Mary Crosswhite:

Mary Crosswhite, 2200 South Lakeside Drive, Waukegan, Illinois from ULINE. We're certainly excited at the prospect of becoming a long-term community member with Pleasant Prairie. Wisconsin happens to be my home State so I'm a little more excited about it than some of the others. We are currently occupying a little over 1.2 million square feet in Lake County. It had been mentioned that one of our locations may be relocated and that is true. It would be the smallest location that we have, but we would certainly have an addition of staff and are looking forward to this very long-term relationship.

Mary Crosswhite:

We are a distributor of pretty much anything you could possibly need to pack a box or to ship something out of a warehouse. This particular facility will handle mostly corrugated. It's just what it sounds like, a box that hasn't been put together. We need almost 600,000 square feet of just boxes.

Tom Terwall:

Thank you. We're as excited as you are, let me tell you that. And, Don, if your congregation ever decides you need to move they have all the boxes you need. That's where you buy the boxes to do it. I've been there and done that. Is there anybody else wishing to speak?

Chad Navis:

Chad Navis, WisPark LLC again. I did have one comment. Warner is passing out a rendering of the facility. There is going to be a modest paint change for the color of it to match ULINE's corporate colors. We're certainly happy to comply with all staff's comments. There was one item on there that requested the paint change color come back to the Plan Commission prior to completing that. ULINE is excited and interested in getting that corporate change color to the building as soon as possible, so I would just throw that out there for both staff's and the Plan Commission's consideration to have that handled.

Tom Terwall:

Jean, is there further review needed by the staff, or can we incorporate that in our motion tonight?

Jean Werbie:

If this is representative, this is fine. I just didn't know if they're going to give us an actual sample of what they're doing. That's typically required. I had not seen what the colors were yet, so that's why I said come to the Plan Commission, but we can just handle that from a staff's perspective if they can just get us a paint sample.

Tom Terwall:

That shouldn't be necessary to come back here.

John Braig:

Only if staff has a problem.

Don Hackbarth:

I have a question. Being in that kind of industry, what kind of truck traffic do you project in, say, a 24 hour day?

Mary Crosswhite:

This facility will actually ship to our other branch facilities so the truck traffic will not be as high as you would initially expect. We're probably talking somewhere in the neighborhood of 20 trailers inbound and 20 trailers outbound in a given day. Of course, as business grows we're not sure what to anticipate ourselves, but at least initially that's what we're looking for.

Don Hackbarth:

Just looking at where this is located that's an ideal location for it on Highway H. Because rather than driving through the industrial park you're right on H to go out to the highway to I-94 or whatever way, south. It's an ideal place for something like this.

Mike Serpe:

The ULINE facility in North Chicago had a pickup door for people calling in orders. Is this going to—

Mary Crosswhite:

Customer pickups will still be serviced out of our Waukegan location. This facility is really going to house only those corrugated boxes. So we're not going to be able to provide a regular customer pickup with all of the products in the catalog as our Waukegan facility does now. So we really don't anticipate any walk up traffic.

Mike Serpe:

The next question I'm going to give you my finding. Is your maintenance of the exterior and interior going to be of the same standard as they are in your other facilities?

Mary Crosswhite:

That is our goal across the country. We are probably one of the most meticulous lease holders.

Mike Serpe:

The reason I mention that is I dealt with ULINE for the election, and they had a guy outside walking around with a saddle and butler picking up either cigarette butts or just debris. Both times I went there.

Mary Crosswhite:

That happens on a daily basis.

Mike Serpe:

And that's going to be the same here?

Mary Crosswhite:

Yes.

Tom Terwall:

Anything further? We need three separate motions. The first motion is to approve the site and operational plan--Jean you had something to add before we vote? Is there something you needed to add before we can take a motion on this?

Jean Werbie:

No.

John Braig:

When WisPark was developed these are the kind of facilities we had in mind. While details weren't outlined at that time, there's nothing in the details that are being presented here which looks as though they're deviating from anything but the quality planning that we've had so far. With that I'd move approval of Item A, the conditional use permit including site and operational plans.

Mike Serpe:

Second.

Jean Werbie:

I do want to add that your approval needs to be subject to the staff conclusions and recommendations for the conditional use permit applications. And I would suggest that they just be put verbatim right into the minutes as opposed to me rereading them all again.

John Braig:

I amend my motion accordingly.

Tom Terwall:

MOTION BY JOHN BRAIG AND A SECOND BY MIKE SERPE APPROVING THE BUILDINGS, SUBJECT TO THE STAFF COMMENTS.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item B, a site and operational plan and conditional use permit for the 300,000 square foot addition. Same motion is in order.

John Braig:

So moved.

Mike Serpe:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY MIKE SERPE BASED ON THE APPROVAL OF THE FINDINGS OF FACT TO APPROVE THE CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLAN SUBJECT TO THE COMMENTS, TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. I assume you're going to pain that the same color, correct? Item C is the certified survey map and we need a motion to send a favorable recommendation to the Village Board for that one.

John Braig:

Move approval.

Judy Juliana:

Second.

Tom Terwall:

MOVED BY JOHN BRAIG AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome. We look forward to this. And WisPark keep coming back with these. It's been way too long. Thank you.

D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT, INCLUDING SITE AND OPERATION PLANS, at the request of Thomas Philbin, Regional Manager for CenterPoint Properties, owner, to allow Honeywell to store plastic coated cable and related materials within 88,492 square

feet of the existing building located at 8201 109th Street in the LakeView Corporate Park.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, this is the request of Thomas Philbin, Regional Manager for CenterPoint Properties, owner to allow Honeywell to store plastic coated cable and related materials within the LakeView V building located at 8201 109th Street in the Corporate Park. This is a matter for public hearing.

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

Findings of Fact

1. Thomas Philbin, Regional Manager for CenterPoint Properties, the property owner, has applied for a Conditional Use Permit, including Site and Operation Plans, in order to allow Honeywell to store plastic coated cable and related materials within 88,492 square feet of the existing building, LakeView V, located at 8201 109th Street in the LakeView Corporate Park. This is a space that was formerly occupied by Iris USA. The Tax Parcel Number 92-4-122-282-0110. This is provided as Exhibits 1 and 2.
2. On April 11, 2005, the Village of Pleasant Prairie Plan Commission conditionally approved a Conditional Use Permit and Site and Operational Plans to allow the construction and use of a 245,000 square foot warehouse building addition to the existing 373,575 square foot Iris USA manufacturing/warehouse building located at 11111 80th Avenue in the LakeView Corporate Park. The construction of the Iris addition is complete and Iris has commenced using the facility addition. The building addition allowed Iris to vacate their storage at 8201 109th Street LakeView V Building and now allows Honeywell to occupy this LakeView V tenant space.
3. The approximate 264,000 square foot LakeView V multi-tenant building is currently occupied by Fesenius Medical Care, which is Suite 100, which is approximately 49,891 square feet; Parker Plastics, Suite 200, and they occupy 75,281 square feet; and Hamilton Sundstrand, Suite 500, and they occupy 50,007. This is provided as Exhibit 3.
4. Honeywell intends to use the 88,492 square feet in the multi-tenant building for a secondary storage site for electrical wire and cable and other related material which is manufactured at the Honeywell site at 7701 95th Street.
5. According to the applicant, there will be no additional employees at this facility and it is anticipated that there will be minimal truck traffic to this site as Honeywell will visit this tenant space on an intermittent basis.
6. The petitioner has provided information to illustrate compliance with the Conditional Use Standards. That's provided as Exhibit 4.
7. The exterior of the site and building will essentially remain unchanged, except for the required signage needed on the Primary Monument Sign to identify the building's tenants. Prior to any installation of any new signs or any sign modifications, the property

owner shall submit a complete and conforming Sign Permit Application and the permit shall be approved and issued by the Village.

8. The property is zoned M-2, Heavy Manufacturing District. Pursuant to Section 420-148 (67) of the Village Zoning Ordinance, the storage and warehousing of products primarily comprised of plastic is allowed in the M-2 District with the approval of a Conditional Use Permit.
9. For further information on this project, refer to the application and related materials that are exhibits to this application.
10. Notices were sent to adjacent property owners via regular mail on April 24, 2006 and notices were published in the *Kenosha News* on April 24, 2006 and May 1, 2006.
11. The petitioner was faxed/emailed a copy of this memo on May 5, 2006.
12. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable Federal, State or local requirements.

With that I'd like to continue the public hearing.

Tom Terwall:

This is a matter for public hearing. Is there anybody wishing to speak on this matter? Anybody wishing to speak?

Tom Philbin:

My name is Tom Philbin from CenterPoint Properties, 5140 South 3rd Street, Milwaukee. I'm just here to answer any questions.

Tom Terwall:

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

John Braig:

The question I have is the storage a finished product or material to create a product?

Tom Philbin:

Actually both. The storage of the initial product apparently to my understanding doesn't require conditional use, but anything of the finished product that has plastic does require a conditional use. As such they'll be storing both.

John Braig:

Am I to understand that the raw material is just raw wire and your process is to coat it?

Tom Philbin:

That is correct.

John Braig:

What size conductors are we talking about?

Tom Philbin:

Several sizes.

John Braig:

Maximum size.

Tom Philbin:

I have no idea.

John Braig:

Is it small or heavy duty cable?

Tom Philbin:

Primarily small. I'm sorry, now that I understand it, it's very small. It's data wiring and alarm wiring.

John Braig:

Harnesses and things like that. Thank you.

Tom Terwall:

Anything else? If not, what's your pleasure?

Jean Werbie:

I just wanted to mention that as part of the Plan Commission's decision this evening, the Village staff conclusions and recommendations that the approval of the conditional use permit in that the

project meets all the standards of the zoning ordinance should all be incorporated as part of your recommendation for approval.

Tom Terwall:

What's your pleasure?

John Braig:

I would move approval.

Judy Juliana:

Second.

Tom Terwall:

MOTION BY JOHN BRAIG AND SECOND BY JUDY JULIANA BASED UPON THE APPROVAL OF THE FINDINGS OF FACT, TO APPROVE THE CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS SUBJECT TO THE COMMENTS, TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

E. Consider the request of Thomas Philbin, Regional Manager for CenterPoint Properties, owner, for Site and Operational Plan approval to allow FS Depot (a/k/a EPG) to expand into the remaining 50,000 square feet of the warehouse portion of the building located at 8901 102nd Street in the LakeView Corporate Park.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, the owner, CP Financing Trust in care of CenterPoint properties, is seeking approval to allow FS Depot also known as EPG to expand into the remaining approximate 50,000 square feet of the warehouse portion of the building located at 8901 102nd Street in the LakeView Corporate Park, Tax Parcel Number 92-4-122-204-0052. That's provided to you as Exhibit 1.

Background Information

The existing 106,237 square foot building was constructed in 1989.

On April 5, 1990, Wrought Washer, a manufacturer of metal washers, received a Certificate of Occupancy. In 1991, a building addition was constructed to house nitrogen tanks and air

compressors. On October 30, 1991, the Village issued a Certificate of Compliance for the building addition.

In April of 2005, EPG, which is a division of Federal Signal, FS Corporation, received Village staff-issued zoning and building approvals and permits to lease 35,000 square feet, 30,000 square feet for Warehouse and 5,000 square feet for Office, which is less than 50% of the building; of the existing 106,237 square foot building for a parts distribution center for Federal Signal Corporation's environmental product group consisting of garbage trucks, street sweeping trucks and sewer cleaning trucks. EPG later expanded their storage area by 20,000 square feet to the present 50,000 square feet.

On June 13, 2005 the Plan Commission approved a Conditional Use Permit, including Site and Operational Plans, to allow Honeywell to store plastic coated cable within 50,000 square feet of the existing building.

Earlier this evening, the Plan Commission considered a Conditional Use Permit, including Site and Operational Plans, to allow Honeywell to store plastic coated cable within the existing building of LakeView V. Thus, Honeywell will no longer be a tenant in the 8901 102nd Street building, which will allow FS Depot expand into the remainder of the building.

FS Depot Application

FS Depot is seeking approval to expand into the remaining approximate 50,000 square feet of the warehousing portion of the building located at 8901 102nd Street for an expansion of the parts distribution center for Federal Signal Corporation's environmental product group garbage trucks, street sweeping trucks and sewer cleaning trucks.

There will be no manufacturing performed on the site. Vehicles and vehicle parts will be parked/stored within the building on pallets on the floor.

According to the applicant, with the expansion into the whole building there will be an additional 10 full-time employees at this facility. It is anticipated that this facility will to operate from 7:00 a.m. – 7:00 p.m. Monday-Friday.

There are no wetlands, 100-Year Floodplain or shoreland jurisdiction located on the site.

To the best of the Village staff's knowledge, this already-developed site and building complies with the Village Ordinances in effect at the time of site development.

The property is zoned M-2, Heavy Manufacturing District and pursuant to the Zoning Ordinance, the proposed storage of vehicles and vehicle parts is a permitted use in the M-2 District.

The Site and Operation Permit Application and the associated attachments are provided as Exhibit 2. For additional information pertaining to this proposed storage facility, refer to the attached narrative, which is the Operational Plan, from the petitioner.

The Village staff recommends approval of the site and operational plans to allow FS Depot, also known as EPG, to expand into the remaining approximate 50,000 square foot building located at 8901 102nd Street in the Corporate Park subject to the comments and the conditions as outlined in the staff memorandum.

Tom Terwall:

Comments or questions?

Mike Serpe:

Move approval.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY JIM BANDURA 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.

F. PUBLIC HEARING AND CONSIDERATION OF A FINAL PLAT: for the request of Martin Hanley, agent for Village Green Development LLC owners of the property generally located north of Main Street between 47th and 55th Avenues for the proposed 83 single family lot subdivision to be known as Village Green Heights Addition #1 Subdivision.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, this is a public hearing for the of Martin Hanley, agent for Village Green Development LLC owners of the property generally located north of Main Street between 47th and 55th Avenues for the proposed 83 single family lot subdivision to be known as Village Green Heights Addition #1 Subdivision.

The petitioner is requesting approval of a Final Plat for the stage 2 of the single family development of the Village Green Heights Subdivision. This proposed 83 single family lot subdivision is generally located north of Main Street between 47th and 55th Avenues.

The Village staff has been working with the Developer Marty Hanley for the Village Green Heights development for approximately six years, and to date the Village has approved the following plans/plats related to the Development:

- < On November 27, 2000, an amendment to the Village Green Neighborhood Plan was approved by the Plan Commission.
- < On August 20, 2001, the Conceptual Plan was conditionally approved by the Village Board.
- < On March 17, 2003, the Preliminary Plat for the Village Green Heights Subdivision was approved by the Village Board by Resolution #03-14 with one year extensions granted by the Village Board on March 7, 2005 and February 6, 2006.
- < On March 17, 2003, the Preliminary Condominium Plat for the Village Green Heights Townhomes North was approved by the Village Board by Resolution #03-15.
- < On March 17, 2003, the Preliminary Condominium Plat for the Village Green Heights Townhomes South now known as Sagewood Condominiums at Village Green was approved by the Village Board by Resolution #03-16.
- < On March 17, 2003, a zoning map amendment was approved through Ordinance #03-12 for the development that rezoned the development property as follows:
 - C The wetlands as field delineated were zoned into the C-1, Lowland Resource Conservancy District;
 - C The wooded area within Outlots 2 and 7 were zoned C-2, Upland Resource Conservancy District
 - C The proposed single-family lots were zoned into the R-4, Urban Single Family District;
 - C The non-wetlands portion of Outlot 1 was zoned into R-8 (UHO), Urban Two Family Residential District with an Urban Landholding Overlay District;
 - C Then non-wetland and non-woodland areas of Outlot 2 were zoned R-10 (UHO), Multi-Family Residential District with an Urban Landholding Overlay District; and
 - C The non-wetland and non-woodland areas of Outlots 3, 4, 5, 6, 7 and 8 were zoned PR-1, Park and Recreational District.
- < On February 2, 2004, the Village Board approved the Final Plat for Stage 1 of the Subdivision single family development, 135 single family lots, by Resolution # 04-02.
- < On June 7, 2004, the Village Board approved Certified Survey Map #2421 and an Amendment to the February 2, 2004 Development Agreement to subdivide Outlot 2 of the Village Green Heights Subdivision Plat into two parcels.

- < On October 3, 2005, the Village Board approved the Final Condominium Plat, for Sagewood Condominiums at Village Green by Village Board Resolution #05-56. In, addition, on October 3, 2005, the Village Board approved the Planned Unit Development Overlay District requirements for the Development through Ordinance #05-44.
- < On February 13, 2006, the Village Plan Commission approved an amendment and readopted the Neighborhood Plan for the Village Green Neighborhood and this was Resolution #06-02.
- < On February 20, 2006, the Village Board approved a zoning map amendment to rezone two small wetland areas from the C-1, Lowland Resource Conservancy District, which was through 06-07 as a result of the developer purchasing wetland mitigation bank credits and obtaining the required Site Water Quality Certification from the Wisconsin DNR for these two small wetland pocket areas. The wetlands area that was mitigated and filled is a total of .72 acre.

The purpose of the staff of putting some historical information in the staff comments is that residential subdivisions in the Village of Pleasant Prairie are not approved very easily, and it goes through a significant amount of due diligence by the developer and the Village to approve a project before it gets from point A to point B. So it's very important to note that we do take our time, we do evaluate a ton of different types of criteria before we'll actually put a final plat before the Plan Commission.

The Final Plat for this stage 2 of Village Green Heights is consistent with the Comprehensive Plan, Neighborhood Plan, Conceptual Plan, and Preliminary Plats as approved by the Village over the years as described above.

Specifically the Final Plat for Village Green Heights Addition #1 proposes to develop 83 single family lots and create five Outlots.

RESIDENTIAL DEVELOPMENT: The proposed development consists of approximately 79.8 acres of land located within the southwestern portion of the Village Green Neighborhood. The Final Plat proposes to develop approximately 31.4 acres with 83 single-family lots, approximately 17.9 acres will be developed in the future with up to 100 condominiums which is identified as Outlot 11; approximately 14.1 acres of land will be used for public right-of-ways; approximately 16.4 acres will be designated as open space and this includes a wooded land and park areas to be dedicated to the Village, wetlands, and retention areas. Each of the lots meets the minimum requirements of the R-4, Urban Single Family Residential District, which requires each lot to be a minimum of 15,000 square feet with 90 feet of frontage. The single-family lots that range in size from 15,000 square feet to 22,885 square feet per lot with the average lot size of 16,468 square feet. This stage of the development provides for a net density of 1.27 units per net acre.

POPULATION PROJECTIONS: 227 persons and 52 school age children are likely to come from this stage of the development at full build-out. The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their budgetary and long range planning efforts and pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie 35 public school age children are likely to come from this development.

OPEN SPACE: Approximately 16.4 acres or 21% of the entire site is proposed to remain in open space. The open space within the development includes wetlands, a Village Park and other open space.

WETLANDS: A total of 0.10 acres of the site will remain as wetlands located within Outlot 7.

VILLAGE PARK: Outlot 7 which is 9.4 acres, including the 0.10 acres of wetlands as described above is partially wooded along with Outlot 9, which is 3.8 acres, is being dedicated to the Village for park purposes. This land is proposed to be part of a larger Village Green Neighborhood Park. The area north and east as shown in the neighborhood plan is proposed to have active recreational amenities. The woodlands within Outlot 7 of this development are proposed to be protected and passive park activities and a trail system are proposed within that area.

OTHER OPEN SPACE-STORM WATER MANAGEMENT FACILITIES: 3.23 acres of land located within Outlots 8 and 10 will be used for retention facilities for this stage of the Development. They will be owned and maintained by the Homeowners Association.

SITE ACCESS: Future roadway extensions are proposed to the east into the Village Center via Main Street and north via Cooper Road that will eventually connect to 93rd Street. All public improvement and house construction vehicles will be required to access the site from on 47th Avenue to Highway 16, not through the existing development. Throughout the Village Green Development connections to the west are proposed from Main Street and 100th Place and connections to STH 165 that were constructed with the first stage of the Development are at Cooper Road and 47th Avenue. Pursuant to the Preliminary Plat conditional approval the commitment for another roadway access is required prior to the Final Plat approval. Specifically, prior to approval of the Final Plat a commitment and agreement shall be entered into with the Village, the Developer and Regency Hills Development Corporation, Scott Simon and Russ Swanson regarding the construction and timing of Cooper Road or as a possible alternative, the extension of a temporary roadway from Springbrook Road through the Village Center to this particular site.

So what we're saying is prior to them getting any additional building permits, we will actually need to have a third alternative access roadway constructed. Before final plat, we need to have the commitment. We are working very diligently with the developers to the north which actually involves three different properties, the Devonshire through Regency Hills or Mastercraft, Scott Simon and Russ Swanson to put Cooper Road through all the way to 93rd Street. That would be the preferred route as a third access for this particular development, especially since they'll all be under construction at about the same time. If for some reason that whole project cannot be put together, although I feel very confident that we can do that, as an alternative a temporary road could be put in at the east end of Main Street, which is the Village Green, connect that all the way to Springbrook Road. It would probably be a temporary gravel road as an alternative emergency access for fire, rescue or police. But ideally, again, we are trying to get the Cooper Road connection in as part of their third alternative access.

Don Hackbarth:

Main Street north of the post office

Jean Werbie:

Main Street actually would be just north of that. There was a memorandum of agreement that was entered into between the Village of Pleasant Prairie and the Wisconsin DOT that outlined when additional access points needed to be provided to this development and that there could not be another third access to Highway 165 unless a revised transportation impact analysis was done. And so for that reason we are really trying to get at this point a third access either to the north or to the east because adding a TIA to this whole process and then going through two other landowners' properties to get to 165 to the west would be a little problematic within the time frames that we're trying to put this through.

PUBLIC IMPROVEMENTS: The entire development will be serviced by municipal sanitary sewer, water and storm sewer. Public sewer will be installed within the site from previous phases and through a sanitary sewer easement in Outlot 11. We're actually going to be making a sanitary sewer connection through their future condominium development and then through the parkland that's being dedicated by Crestwood in the Meadowdale Estates Development and then connecting up into their municipal roadway. As you know, you recently approved that final plat and they would like to get that under construction. And then this development will connect into that sanitary sewer. So there's a couple of areas that this development is relying on the adjacent developments for sanitary sewer and access, and we are working through that with all the other developments as well. And as you know VK's project has already been approved so that's going to be under construction shortly.

With that, this is a matter for public hearing. The petitioner is in the audience.

Tom Terwall:

Anybody wishing to speak on this matter?

Marty Hanley:

Hi, I'm Marty Hanley. I live at 1916 Cheshire Court, Wheaton, Illinois, 60187. I'm representing Village Green Heights LLC and Land and Lakes Development. As always it's a pleasure to be in front of you people and request a positive answer on our request for the subdivision. If you have any questions I'm here to answer them.

Tom Terwall:

Thank you. Anybody else wishing to speak?

Don Kalber, Jr.:

Don Kalber, Jr. 10101 48th Avenue, Pleasant Prairie, 53158, Lot 21 of the Village Green currently. On the piece of mail I got for the final plat it doesn't show an Outlot 11.

Jean Werbie:

In the initial discussions with the developer, they were going to file a separate certified survey map for this property right here that's a future condominium development. We had

recommended as a staff that they actually just create that as Outlot 11, and they include all the sanitary sewer easements and any language that's needed right on this plat as opposed to bringing forth another separate document. So Outlot 11 will actually be this future condominium area that at this time shows sanitary sewer easements.

Don Kalber, Jr.:

I have another question. There's a storm retention basin out there now. Is that getting eliminated in Outlot 11 currently? So that's still going to stay there? Thank you.

Tom Terwall:

Anybody else? Anybody else? Hearing none, I'm going to open it up to comments and questions of Commissioners and staff.

Mike Serpe:

Not about Phase II, Marty, but I know there's questions by some of the residents that are out there now. Mike, I think the question goes to you. When are the roads in Phase I eligible at the end of this year?

Mike Pollocoff:

We should be able to make it to summer. I think about 50 percent of the homes constructed with sewer and water connected to the home and at that point they can put in the binder course and hang the curbs. I think that will happen this summer.

Mike Serpe:

The first coat of asphalt?

Mike Pollocoff:

Yes.

Mike Serpe:

It's pretty dusty out there right now. It's pretty bad.

Marty Hanley:

Our plan at this point is if we can get approval on this second one, getting in with our big machinery beforehand and get that done, we'll come right afterwards then and do the first lift of the roads. We've kind of got everything set up for about July and so we're hoping everything will work out well.

Mike Serpe:

It will be a welcome site.

Marty Hanley:

Yes, it's been a mess.

Mike Serpe:

One other comment. I think this development has gone over very well. I definitely approve if where it's going. The only thing is where Cooper Road connects to 93rd Street, in all this new development we're doing we're paying close attention and good detail to creating areas of a lot of open space, wide enough roads and sidewalks in some areas where people can bike and walk. But when that road connects to Cooper Road at 93rd Cooper Road is going to become much, much busier feeding that subdivision. I think it's time at least maybe we can look at this thing in the future, because people who live on Cooper Road from 75th Street to 93rd there's no place to ride a bike, there's no place to walk. They're like imprisoned in their own yards with their kids. They can't get out and do anything because it's dangerous and it's going to get worse. I think at some point in the future if this tax burden ever alleviates itself on us maybe we can look at some improvements on Cooper Road to make a safer access for kids and pedestrians.

Don Hackbarth:

The first thing I want to say is I saw Eric Olson at Sears Saturday and he's losing more hair with this school business. But I have a couple of serious questions. Is the property to the south, Phase I, is that sold out already? Are the properties all sold?

Marty Hanley:

Every single lot is under contract. We have one lot that we haven't closed on yet.

Don Hackbarth:

What's your projection? Is there such a thing as projection?

Marty Hanley:

I'm hoping if construction went well we'd begin selling the lots maybe January of this year and how quickly thereafter.

Don Hackbarth:

Okay, thank you. The last comment I've got is how does this affect the whole roundabout business because it's getting pretty close to ML and 104th.

Mike Pollocoff:

That's going to be part of the DOT's corridor plan and they will evaluate the roundabouts. But remember that 165 plan is out there at least no less than six years.

Don Hackbarth:

I'm just saying they have enough room to put the stuff in there, the roundabout and that?

Mike Pollocoff:

Yes, they've dedicated enough right of way to do whatever.

John Braig:

A clarification. In the R-4 District is 100 or 90 feet of frontage required? The written item is 100 feet and you verbally said 90 feet. Which is correct?

Jean Werbie:

What I said.

John Braig:

I thought so. Just needed clarification for the record.

Jean Werbie:

The staff recommends approval subject to the comments and conditions as outlined in the staff comments and recommendations. I just wanted to mention also the developer that I do have some additional comments to his declarations. They're not attached but I was just going over them this weekend and I do have some edits that I'd like to provide to him. They're just not attached as part of your comments.

Don Hackbarth:

Move approval.

Mike Serpe:

Second.

Tom Terwall:

Jean, I have a question for you. You make reference to a list of conditions that changes should be made to the final plat. Item number 6 of that list says the following items should be completed and be submitted to the Village as soon as possible to schedule the final plat for consideration by the Village Board. If the Plan Commission grants final approval tonight, does it still go to the Village Board?

Jean Werbie:

No. Well, at this point I don't think by noon on Tuesday he's going to have satisfied all the conditions. I mean if everything was completely finalized they would be able to go to the Village Board. But since we don't have all the documents put together it will be sometime in the next 30 days.

Tom Terwall:

My question is we're not sending a favorable recommendation to the Village Board. We adopting final approval and I'm not so sure that's correct.

Jean Werbie:

No, you're going to be sending a recommendation to the Village Board. It may not go to their next meeting, but you are sending a recommendation to the Village Board.

Tom Terwall:

Your comments are incorrect then where it says the recommendation is that--I'm sorry, I stand corrected. No, I do not. You recommend approval of the final plat and that's not correct. You want us to send a favorable recommendation to the Village Board, is that correct. Go to the front page, Jean, the cover page. According to this we're going to approve the final plat.

Jean Werbie:

You're actually recommending approval to the Village Board.

Tom Terwall:

MOTION BY DON HACKBARTH AND A SECOND BY MIKE SERPE TO SEND A FAVORABLE RECOMMENDATION.

Jean Werbie:

Correct.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

G. Consider the request of Jamie Jacobs, Marketing Manager for WisPark LLC, the property owner, for a Certified Survey Map to divide the property located at the southeast corner of 104th Street (STH 165) and 72nd Avenue into two (2) parcels.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, the petitioner is requesting divide Tax Parcel Number 92-4-122-281-0107 located at the southeast corner of 104th Street which is Highway 165 and 72nd Avenue into two parcels. This is provided as Exhibits 1, 2 & 3, the Location Map, Application and Parcel Map.

Under Certified Survey Map, Lot 105, the proposed Lot 105 is unimproved and is proposed to be 174,240 square feet in area or approximately 4 acres. Lot 105, a corner lot, is proposed to have 270.30 feet of frontage on 104th Street and 628.21 feet of frontage on 72nd Avenue. The Lot is proposed to have approximately 270 feet of lot depth, as measured from 72nd Avenue to the east property line. The CSM indicates no direct vehicular access to 104th Street.

Lot 106 - The proposed Lot 106 is unimproved and is proposed to be 82,111 square feet in area or just over 1.88 acres. Lot 106 is proposed to have 302.19 feet of frontage on 72nd Avenue. The Lot is proposed to have approximately 272 feet of lot depth, as measured from 72nd Avenue to the east property line.

The property is zoned M-1, Limited Manufacturing District. Pursuant to Village Ordinance regulations, the M-1 District requires lots that are serviced by municipal sanitary sewer to have a minimum lot area of 10,000 square feet, with a minimum frontage of 75 feet on a public street. The minimum street, rear and side setbacks for a principal structure in the M-1 District are 65 feet from arterial streets and 30 feet from non-arterial streets, 25 feet and 25 feet, respectively. Additionally, there is a minimum 25 foot setback from wetland boundaries.

Both proposed Lots 105 and 106 meet and exceed the minimum requirements of the M-1 District regulations.

The subject property is not located within the limits of the 100-year floodplain, does not contain wetlands and is not located within a shoreland jurisdictional area.

Both municipal sanitary sewer and municipal water are available in the north side of 104th Street and municipal sanitary sewer and municipal water are available in 72nd Avenue. All new construction on the proposed lot shall connect to both systems.

According to Village records, there are taxes due of \$4,458.91. If it was paid through July 31st that would be the amount that would be due. However, all taxes shall be paid in full prior to the Village releasing this CSM for recording. There are no special assessments on this property. Any new construction would be subject to impact fees of \$3.16 per thousand dollars of assessed value for non-residential development. All new commercial/industrial development will be subject to the payment of Village Impact Fees at the time permits are issued for new construction.

The land division conforms with the Village Comprehensive Plan, Village Land Division and Development Control Ordinance, Village Zoning Ordinance. What the staff does recommend, however, because this area is undeveloped between 72nd Avenue and Highway 31, that prior to the acceptance of any building permits by the Village that there be a conceptual plan submitted to

the Village for our review and approval, because the property that lies just to the east does not have any direct access at this time for Highway 31 or 165 for commercial or industrial purposes and they would effectively be landlocked. So we will be requiring that there be some cooperation amongst the property owners here for the to effectively have access from 72nd Avenue for that whole corner at that southwest corner to be developed. So the staff with that condition and any others listed recommends approval as presented.

Don Hackbarth:

Do we know who is going in there?

Jean Werbie:

No.

Don Hackbarth:

This is the site that's across the street from the Renaissance Daycare Center?

Jean Werbie:

Yes.

Don Hackbarth:

Is there any way we can make that kind of compatible with having a daycare center across the street?

Jean Werbie:

We could certainly require that and I believe the property owner that's interested in purchasing the land has that same interest.

Don Hackbarth:

Move approval.

Mike Serpe:

Second.

Tom Terwall:

Moved by Don Hackbarth and seconded by Mike Serpe. Before we take a vote I just have a question. What determines whether WisPark sends Chad or Jamie to these meetings?

Jean Werbie:

I don't know.

(Inaudible)

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY MIKE SERPE TO APPROVE THE CERTIFIED SURVEY MAP SUBJECT TO THE COMMENTS AND CONDITIONS AS OUTLINED BY STAFF. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

H. Consider the request of Kari Kittermaster, agent for Regency Hills Creekside Crossing LLC for an Affidavit of Correction to correct incomplete legal descriptions on the Final Condominium Plat for Creekside Crossing.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, the petitioner is requesting approval of the attached Affidavit of Correction for the Creekside Crossing Condominium Plat that was recorded at the Kenosha County Register of Deeds on December 12, 2005 and was found to have an incomplete legal description. The Affidavit of Correction, as prepared by Losik Engineering, provides the corrected and complete legal description for the Condominium Plat.

Village staff recommends approval subject to the petitioner recording the Affidavit of Correction at the Kenosha County Register of Deeds Office and providing a proof of recording of that correction to the Village within 30 days of approval.

Mike Serpe:

Move approval.

Judy Juliana:

Second.

Tom Terwall:

MOVED BY MIKE SERPE AND SECONDED BY JUDY JULIANA TO APPROVE THE AFFIDAVIT OF CORRECTION. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. OTHER SUCH MATTERS AS AUTHORIZED BY LAW.

Mike Serpe:

Just a question maybe for Mike. Mike, when we agree with the addition of railroad spurs for any project that may come forward and it crosses a public roadway, who is responsible for the maintenance of that spur, of that crossing?

Mike Pollocoff:

Well, the Village is but the Village in all the ones that have come through the T grant process we contractually obligate the owner of that business for the maintenance of it either by our direction or by the railroads and the railroad can say the crossing has been improved and the Rail Commissioner can also order it from the State.

Mike Serpe:

The reason I bring that up I think it's time that maybe we make a recommendation to Lawter or Hexion to do an improvement on their crossing on H. It's very rough. We put signs up there that says rough crossing but I think it's time we try and smooth it out.

Don Hackbarth:

I was going to bring the same thing up. If you look at that railroad crossing there are actually gouges in the pavement where cars bottom out. How is the Village Green going?

Mike Pollocoff:

The Village Green Center?

Don Hackbarth:

The Village Green Center, yeah.

Mike Pollocoff:

We can go off the record and discuss that with you.

Don Hackbarth:

Okay. The other thing is we were discussing this about the tree ordinance. Are we going to come up with that any time soon or at least discuss it any time soon?

Jean Werbie:

I have not had the opportunity to take a look at it. I'm actually in the middle of some larger projects west of the Interstate and unfortunately that's my priority right now.

Don Hackbarth:

I appreciate that. I understand that. But the only thing I can think of in that is reading over those documents I'll say it a gain. I think what's very important is that we have enforcement, enforcement, enforcement involved. Because looking at Kenosha there's just a ton of stuff in Kenosha, and at the end the fee for tearing down a wooded area is like \$1,000. What developer is going to worry about that? So I think if we're going to do a tree ordinance it's got to be teeth.

The last thing is I apologize and I brought this up before but it would really be nice to have some kind of directory of people on Commissions and Boards and things.

Mike Serpe:

It's on the web.

Jean Werbie:

Actually that's all available to you on the internet. We have every single one of them there. I don't have a written directory, but it is on the internet.

John Braig:

We're trying to save the trees.

Judy Juliana:

I have a couple of comments. With all this development and building go on, do we have an ordinance regarding tear downs?

Mike Pollocoff:

Razing you mean?

Judy Juliana:

Buying property and then razing it and then building bigger on the properties. Do we have anything to address that?

Mike Pollocoff:

No. Right now if a home meets the zoning ordinances, the limitations it sets up, whether it's a tear down or what have you it's treated the same.

Judy Juliana:

And I know at one time we were talking about putting together a zoning ordinance regarding the house size on lots.

Jean Werbie:

We did. It was adopted that last summer. For example, if there's a smaller home on an R-5 sized lot for example, if you wanted to go to a larger home based on its size and square footage and its height, you had to increase the setback on either side. The lot needs to be bigger. But we did not specifically say that it would be prohibited.

John Braig:

As we go through these presentations, I don't want to say they're simple but they mask the amount of effort and detail that goes into the preparation for these meetings and the enforcements of our ordinances in general. I think many times we kind of overlook it, but I recognize there's a lot in it and I certainly appreciate it.

Tom Terwall:

You commented early about Hanley's development not happening overnight. You're absolutely right. I'm very glad to see that, number one, we're not scaring any developers away, at least any that would want to build here. Quality. The fly by night guys can go. We don't need them. And the guys that build quality have no problem adhering to our--every one of them has said, yeah, your rules are tough, but they're consistent and you give me a book telling me what they are up front. There's no hidden stuff going on here and oh, yeah, I forgot to tell you about that. That's not the case here.

Jean Werbie:

And I'd also like to compliment Kenosha Unified School District. For about the last five years they have known about some of these larger developments, and we've tried to let them know every step of the way when the bulk of the development was going to be hitting, specifically in the Prairie Lane District area. This second phase of the condominium projects and all these subsequent phases are all gong to be hitting so that homes are going to be under construction as planned. Whispering Knoll and this one, probably will be completed through the spring and summer of next year. The Prairie Lane Addition will be completely done by August of '07. So the timing for this particular area, even though they had been a little crowded, actually is working out.

Don Hackbarth:

That's why I brought that up. I don't think Prairie Lane is going to be big enough. I think he made a mistake.

John Braig:

But we got their implied promise that they would not build any bigger than what's on the drawing board now.

Jean Werbie:

As a reminder the School District is going to be building Whitecaps Elementary School as well. Pleasant Prairie Elementary School, which houses a great number of kids that live north of Highway 50 in the City of Kenosha developments is going to be opening up. So there might be some adjustments to the boundaries with respect to some new development. But, their plan is they don't want to boundary adjust twice, they're going to try to do it once in order to allow for vacant rooms to be filled as the new developments come on line in the next few years.

Mike Pollocoff:

Plus the neighborhood plan that Village Green is part of, along with the Swanson property we talked about and Mastercraft, that all feeds in the Highpoint School, which is the new school site that's roughly on the Dabb's farm. That's going to be the next one. There will be a need for another elementary school for all that development occurring between 165 and 93rd.

Don Hackbarth:

Milwaukee when you look at their philosophy their philosophy is changing now because they're not looking at the big mega schools anymore. They're trying to look at smaller community schools I suppose for personal touch or just not letting it get out of hand educationally.

Tom Terwall:

Mike, do you know if there's been any resolution on the property at the end of Cooper Road at 93rd Street. That house is going to move I think. Has that been resolved do you know?

Jean Werbie:

Yes. They are just determining the timing of whether or not to relocate it or just tear it down. That's all been resolved. They've been renting it to a family for the last eight months already.

Tom Terwall:

One last question. The development that Mastercraft was going to do just west of Meadowdale, there's a sign out there that says 2006. Has that been delayed?

Jean Werbie:

I think we're back on track. We are anticipating to present a conceptual plan to you sometime by early summer, and they want to follow that up with preliminary platting. They would like to be under construction by this fall.

Tom Terwall:

I know as of a week ago tomorrow Mastercraft had 77 spec homes available for sale and I thought maybe that might be slowing it down a little bit. That's quite an inventory.

Mike Pollocoff:

Apparently the Pleasant Prairie inventory for them sells as soon as it becomes available. They do have homes sitting in other areas, but they can't keep their inventory up in the Village.

Tom Terwall:

The condos at 95th Street and Old Green Bay Road, do you have any idea how many of those are sold? Because they're going up like unbelievable.

Mike Pollocoff:

I heard they had 44 offers or people had wanted to close on one, and they're beginning the process to bring in the second phase.

8. ADJOURN.

John Braig:

Move adjournment.

Don Hackbarth:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.