

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
May 27, 2008**

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on May 27, 2008. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Jim Bandura; John Braig; Larry Zarletti; and Judy Juliana. Andrea Rode was excused. Also in attendance were Mike Pollocoff, Village Administrator; and 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 MAY 12, 2008 PLAN COMMISSION MEETING.**

Larry Zarletti:

Move for approval.

Jim Bandura:

Second.

Thomas Terwall:

MOVED BY LARRY ZARLETTI AND SECONDED BY JIM BANDURA TO APPROVE THE MINUTES OF THE MAY 12, 2008 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Thomas Terwall:

Opposed?

5. CITIZEN COMMENTS.

Thomas Terwall:

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

6. OLD BUSINESS

- A. TABLED consideration the request of Jeffrey Bond of Gordon Food Service, Inc., for a third extension of the original September 25, 2006, Plan Commission Site and Operational Plan conditional approval for the Gordon Food Service Marketplace to be located at 6905 75th Place.**

Thomas Terwall:

We need a motion to remove that item from the table.

Wayne Koessl:

So moved, Chairman.

Larry Zarletti:

Second.

Thomas Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY LARRY ZARLETTI TO REMOVE THE ITEM FROM THE TABLE. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Thomas Terwall:

Opposed?

Jean Werbie:

Before you is the tabled consideration of the request of Jeffrey Bond of Gordon Food Service, Inc. He's requesting a third extension of the original September 25, 2006 Plan Commission site

and operational plan conditional approval for the Gordon Food Service Marketplace that was proposed to be located at 6905 75th Place.

This is a third site and operational plan extension request by Mr. Bond, and on April 14, 2008, the Plan Commission had tabled his request for an additional 30 days to offer him some time to talk to the real estate division and the development division of Gordon Food Service. We indicated at that time to Mr. Bond that if there was no further discussion or communication from them that the Plan Commission would consider denial of the request for the extension at this time. And what we indicated is that if and when the project does decide to move forward that he could come back and petition for reapproval of site and operational plan complying with all the current regulations of the Village at that time. There has been no communication since the meeting. So with that I'm turning it over to the Plan Commission to make a decision on this extension.

Wayne Koessl:

Mr. Chairman, I move we deny the petition.

Mike Serpe:

Second.

Thomas Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MIKE SERPE TO DENY THE PETITION FOR A THIRD EXTENSION. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Thomas Terwall:

Opposed? So ordered.

7. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Wolf Korndoerfer of Korndoerfer Development, Inc., owner, to use the house that is currently under construction at 10278 Cooper Road on Lot 66 in the Village Green Heights Subdivision as a Model Home.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, this is a request for a conditional use permit at the request of Wolf Korndoerfer of Korndoerfer Development, Inc., owner, to use a house that is currently under construction at 10278 Cooper Road on Lot 66 in the Village Green Heights Subdivision as a model home. This is a matter for public hearing. And as a part of that public

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

Findings of Fact:

1. The petitioner is requesting a conditional use permit to use the house that is currently under construction at 10278 Cooper Road on Lot 66 in the Village Green Heights Subdivision as a model home. The property is located in a part of the Southwest One-Quarter of U.S. Public Land Survey Section 23, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie. The Tax Parcel Number is 92-4-122-233-0166.
2. The single family lots within the Village Green Heights Subdivision are zoned R-4, Urban Single Family Residential District. And pursuant to Section 420-108 C (1) (b) of the Village Zoning Ordinance, model single family homes and related temporary real estate sales offices or marketing centers are allowed in the R-4 District but only with a conditional use permit granted by the Village Plan Commission.
3. On December 21, 2007, the Village issued zoning, building and erosion control permits for the construction of the new 2,551 square foot, 2-story, single-family dwelling on this property. The dwelling is currently under construction.
4. In a letter dated May 1, 2008, Martin Hanley, President of Land and Lakes Development Company, the Village Green Heights Developer, has granted approval of the Model Home on Lot 66.
5. Pursuant to Section 420-148 (67) of the Village Zoning Ordinance, the model home and sales center may be located in a new development for a period not to exceed two years from the date of occupancy, and the Plan Commission may set specific time frames by which the model home and marketing center could be open.
6. The petitioner is proposing to have the following hours: Monday - Friday from 12:00 noon to 6:00 p.m. and Saturdays and Sundays from 12:00 noon to 4:00 p.m. The Village staff recommends that the model home and sales center be allowed to be open pursuant to the hours requested or proposed by the petitioner.
7. Parking shall be provided on the driveway and may be allowed on Cooper Road adjacent to the lot.
8. Pursuant to Section 420-76 P. of the Village Zoning Ordinance, model homes, with a an approved sign permit application, are allowed a sign subject to the following regulations so they will be able to have a model home sign:
 - i. Permitted in any residential district.
 - ii. One is permitted.
 - iii. Four square feet per face.
 - iv. The maximum height: five feet.
 - v. Minimum setback: five feet from any public street or highway right-of-way.

9. Notices were sent to adjacent property owners via regular mail on May 12, 2008 and notices were published in the *Kenosha News* on May 12, and May 19, 2008.
10. The petitioner was emailed a copy of this memorandum on or about May 23, 2008.
11. The conditions for approval of model homes, including the conditional use permit standard conditions are set forth in the staff recommended conditions for approval.
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 this evening that the application as planned, will not violate the intent and purpose of the Village Ordinance and meets with the regulations of the Village for a conditional use permit.

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

Thomas Terwall:

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

Wolf Korndoerfer:

Hello, I'm Wolf Korndoerfer, the petitioner. I think the staff has laid out our request very well here so I don't want to take your time other than if there's any questions I'd be happy to answer them. I have read all the conditions and understand them and we're fine with all the conditions.

Thomas Terwall:

Thank you. Is there anybody else wishing to speak? Anybody else wishing to speak? Hearing none, I'll close the public hearing and open it up to comments from Commissioners and staff.

John Braig:

Yes, a question to the staff. Can you give me a rough estimate of what percentage of the Village Green Heights Subdivision has got construction on it or completed homes?

Jean Werbie:

About 75 percent of the first phase of the development is completed, and a very few, less than five homes, are in the second phase.

John Braig:

Thank you.

Mike Serpe:

Jean, on the notices sent out to the neighbors any responses from anybody, any questions?

Jean Werbie:

There was one property owner that contacted me about a week ago and he had some questions with respect to the hours of operation, and he wanted to make sure that the essential character of the home did not change, that it still looks like a single family home and that it didn't have a lot of banners and flags and things like that. I indicated that that would be controlled. I indicated that they would be establishing regular office hours for when someone could go through the property. And then the other question he asked is it common or is it typical to put a model home in a subdivision that has a large percentage of the homes completed. And I indicated to him that it's one large development, it's just being completed in two stages. So I assume that anything that's built in Stage 1 will be used for the marketing of the balance of the development in Stage 2.

Mike Serpe:

I move approval, Mr. Chairman.

Wayne Koessl:

Second, Mr. Chairman.

Thomas Terwall:

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

Voices:

Aye.

Thomas Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT to correct the zoning map and rezone the property located at 11638 Sheridan Road (Tax Parcel Number 93-4-123-311-0256) from the R-5, Urban Single Family Residential District to the B-1, Neighborhood Business District in order to be in compliance with the Village's adopted Comprehensive Land Use Plan.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, this is a public hearing and consideration of a zoning map amendment, and this is to correct the zoning map and rezone the property located at 11638 Sheridan Road. It's Tax Parcel Number 93-4-123-311-0256. The rezoning would be from the R-5, Urban Single Family Residential District, to the B-1, Neighborhood Business District, in order to be in compliance with the Village's Comprehensive Land Use Plan.

As some history from this, on Friday, September 7, 2007 the Village staff received a call from Mr. Ed Schecklman, owner of the property located at 11638 Sheridan Road. The property is identified as Tax Parcel Number 93-4-123-311-0256. He was inquiring as to the current zoning of the property. According to the Village's Official Zoning Map the property is zoned B-1, Neighborhood Commercial District.

Mr. Schecklman then inquired when the property was changed from a residential to a commercial zoning district. Village staff told him that the property was rezoned in the early 2000 but would need to further research in the property files and we would get back to him.

In reviewing the property file, the property was zoned commercial from the 1960's until 1994. On May 2, 1994, at the request of the property owner, the property was rezoned from the B-3, Highway Business District, to R-5, Urban Single Family Residential District.

On April 29, 2002 the Plan Commission held a public hearing to update the Village Comprehensive Land Use Plan and to amend the Village's Zoning Map and the Amend the Village's zoning text as it related to all the Business Districts in the Village, and on May 6, 2002, the Village Board adopted Ordinance 02-27. This area wide amendment initiated by the Village changed the zoning on over 200 properties, and several notices were sent to all affected properties based on the area in which they were located. In reviewing the ordinance that was approved in May of 2002, the Schecklman parcel number and address were not shown on the final ordinance that was adopted; however it was shown on the Official Zoning Map.

The Village records indicate that the Schecklmans received a notice of the hearing in 2002 which specifies names, addresses and parcels numbers; an existing Zoning Map; and a proposed Zoning Map were also provided. The maps indicated that the property was zoned R-5 and was proposed to be changed to B-1 District; however the list of properties with names, addresses and parcels numbers did not include his parcel. This list of names, addresses and parcel numbers that did not include his parcel was an error.

In order to correct this Zoning Map, another public hearing must be held to correct the Zoning Map to conform with the intentions that we had back in 2002 to conform with the Village's Comprehensive Land Use Plan. On April 28, 2008 the Plan Commission adopted Resolution #08-10 to initiate the zoning map amendment to correct the zoning map and rezone the property located at 11638 Sheridan Road and further identified as Tax Parcel Number 93-4-123-311-0256. And this would be to rezone the property from the R-5, Urban Single Family Residential District, to the B-1, Neighborhood Business District. With that I'd like to continue the public hearing.

Thomas Terwall:

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

Ed Schecklman:

My name is Ed Schecklman, Jr. I'm on the deed of the property along with my father and my wife. I've just got some simple questions that just came up in the last day or two and I didn't get a chance to talk to the staff so I figured I'd better ask real quick. You answered my question about need. I understand all that. But after talking to a few of the neighbors and that one thing

came up. If the house is ever destroyed or has to be rebuilt can it be rebuilt as a house or does it have to be considered as a business then?

Jean Werbie:

It would not be able to be rebuilt as a home.

Ed Schecklman:

So if 51 percent of it is destroyed it's basically got to be leveled?

Jean Werbie:

It would need to be rebuilt to conform to the Business District regulations and the use would not be allowed.

Ed Schecklman:

How is this going to affect the property value because we've heard different things?

Jean Werbie:

We're going to check to see if the Village Assessor is here and then he can come in and answer that question.

Ed Schecklman:

Maybe I should wait but I'll just bring this up—

Jean Werbie:

Typically, just so you know, your value is based on the existing use. I think secondarily the Village Assessor will look at the zoning of the property, but it's truly based on the use that's out there. And I believe it's probably being assessed as a single family home right now. It's probably not being assessed as a business, business property or business use. Is that correct?

Ed Schecklman:

That's where I get a little bit confused because according to the tax records it's appraised a little bit over \$200,000, but when you go talk to the real estate people they're saying it's more around \$150,000, and we thought that was an awful big gap and we didn't know what was going on.

Jean Werbie:

Is this recently that this has happened?

Ed Schecklman:

About the last six months, because with my father's health condition we have to look at selling the place because we can't keep it up anymore.

Jean Werbie:

And I think that Rocco can address that, but he did indicate to me recently that there are some properties in Pleasant Prairie that have been reduced in property land values and yours might have been one of those. Because of these new assessments that are going out in the next week or so maybe your assessment has actually been reduced for 2008 and he can respond to that.

Ed Schecklman:

It's just such a large amount we're just curious on what was going on. The other question concerns the neighborhood. Do you see this eventually that whole section of Sheridan Road from the State Line to 116th turning into a strip mall business district? I mean we haven't seen a whole lot of development on the south side. We've seen a lot of buildings come down but nothing go back up.

Jean Werbie:

The ultimate plan for the Village for this area as recommended by the Plan Commission and voted on by the Plan Commission is that this would be a commercial business area, neighborhood businesses, not necessarily strip malls. There's probably about 50 or 60 uses that can go in a B-1 District that are commercially related. But the ultimate use and, again, when we're looking at a Comprehensive Land Use Plan we're not necessarily looking at today, tomorrow or even five years from now, but we're looking into the future, ten to fifteen to twenty years. So ultimately this is the land use that the Plan Commission has decided that would be the most desirable for that area.

Ed Schecklman:

Has there been any more talk about widening Sheridan Road?

Jean Werbie:

Possibly the Village Administrator could answer that question. I've not heard anything recently with respect it's in the six year plan or the ten year plan by the DOT to widen south Sheridan south of 116th.

Mike Pollocoff:

It's definitely not in the six year plan but I think it will be in the ten year plan. I know they're looking at some interchange improvements at 116th Street and Sheridan.

Ed Schecklman:

I hope so. We may not be there anymore but I hope they do something.

Jean Werbie:

Mr. Schecklman, our Village Assessor just walked in so possibly Rocco could come up to the front and respond to your question.

Ed Schecklman:

We're just concerned about the change of the zoning affecting the value, because according to the assessed value it's a little bit over \$200,000. The real estate agents are saying it's \$150,000, so we're just wondering if we could have it looked at again and see what could be done there.

Thomas Terwall:

Rocco, the other part of the question was, is the value affected by whether or not the zoning is R-5 or B-1 when it's actually being used as a residence.

Rocco Vita:

Right now our value is as a residential property. It's described as residential. It's being valued based on sales of other residential properties. If the zoning would change to B-1 and development would be imminent then it would have a higher land value, probably a higher and better use as a commercial zoning depending on the type of properties adjoining it north and south. The value will be going down a slight amount for 2008 but not down to \$150,000. We could always review the building. I don't know what condition the building is in relative to our description of it.

Ed Schecklman:

I would have to say fair to poor. I think that answers all my questions then. Thanks.

Thomas Terwall:

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

Jean Werbie:

Commissioner Terwall, I just wanted to also mention that once the 2008 values come out for Pleasant Prairie, if Mr. Schecklman has any questions or concerns specifically about his value in the letters that go out, there will be a time period to give him a chance to speak with the Village Assessor or one of the real estate appraisers for the Village about his value.

Thomas Terwall:

And request a hearing if he wants to, is that correct?

Jean Werbie:

Correct.

Thomas Terwall:

What's your pleasure, gentlemen?

Wayne Koessl:

Mr. Chairman, I move we send a favorable recommendation to the Village Board to approve the zoning map amendment as presented.

Jim Bandura:

Second.

Thomas Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AMENDMENT AS INDICATED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Thomas Terwall:

Opposed? So ordered.

C. Consideration for the request of Michael Welman of Welman Architects, Inc. on behalf of United Hospital System, for the approval of Site and Operational Plans for expansions to the existing St. Catherine's Medical Center building located at 9555 76th Street in the Prairie Ridge development.

Jean Werbie:

Mr. Chairman and members of the Plan Commission, this is a request on behalf of United Hospital System for the approval of site and operational plans for expansions to the St. Catherine's Medical Center building located at 9555 76th Street in the Prairie Ridge Development of the Village.

As some background information, in June of 2001, construction commenced on the now existing 226,000 square foot St. Catherine's Hospital facility on an approximate 50 acre property in the Prairie Ridge Development at 9555 76th Street. The original construction was for the development of a two story hospital which would eventually be developed into a four story facility. In late October 2002, the hospital opened St. Catherine's Medical Center Campus. Since

October of 2002, the hospital has undergone further interior build outs with Village approvals to include the addition of the cardiac catheterization and surgery suite, additional physician office space and additional inpatient hospital beds.

The St. Catherine's Medical Center Campus Hospital approval and permit history is all listed in the staff memorandum. As you can see we've gone through a process from 1999, 2000, 2001, 2002, and 2002 again, so we've gone through a number of steps with them in order to construct all these build outs of the current hospital.

Under the zoning for the property, it's currently zoned I-1 (PUD). That's an Institutional District with a Planned Unit Development Overlay. The PUD primarily addresses signage on the hospital site. Pursuant to the I-1 District, a hospital use is a permitted use within the District.

There was a text amendment on March 3, 2008, wherein the Village Board adopted Ordinance 08-11, and this had to do with the Institutional District ordinance regulations and specifically the uses. Therefore, the hospital expansion you have before no longer requires an individual conditional use permit because it is expressly listed as a permitted use in that district.

With respect to building height, the proposed fourth floor vertical expansion will reach a height of 60 feet, the maximum allowed in the District. The height to the penthouse roof will be 81 feet. There's a section of the zoning ordinance, 420-139 A.(3) that talks about modifications and exceptions, and there are certain mechanical appurtenances and other parts of the structure that can exceed that maximum height. And they are going to be doing that by increasing the setback. And actually based on where the hospital is based on the property, there's really no issue with respect to meeting any setbacks to the nearby property or street lines.

With respect to their hospital plans for 2008, the petitioner, on behalf of United Hospital System, requesting approval of site and operational plans. This would be for both ground level or horizontal and third and fourth floor and mechanical penthouse or vertical building additions to the St. Catherine's Hospital.

Pursuant to the original 2001 site and operational plans, this hospital expansion plan further defines the vision that was anticipated with the original plan. As identified in the original plan, the existing services provided at the St. Catherine's Medical Center Campus include general acute care medical, surgical and intensive care services, as well as dialysis, cancer, emergency, imaging, rehabilitation and education services. Additionally, various physicians also see patients in offices located in the Hospital. The expansion proposed for the Hospital addressed in this site and operational plan incorporates additional space for the following:

- The primary offices for a group of obstetricians and gynecologists.
- The relocation of the inpatient obstetrical services from the Kenosha Medical Center Campus.
- The addition of operating rooms.
- The expansion of the Emergency Services Department.
- Additional inpatient beds.
- The enhancement of other services as the need is identified.

Having essentially reached capacity with respect to the existing space within the building and in order to appropriately meet the healthcare needs of those who seek service from United Hospital

System, the applicant, on behalf of St. Catherine's, is seeking approval for a structural addition to the existing facility to accommodate additional patient capacity and services.

Consistent with the original plan for the site, approval is requested at this time for the vertical and horizontal expansion of the existing hospital to accommodate the enhancement of existing services and the addition of new services to the Hospital campus. The horizontal expansion will accommodate expanded emergency, surgery, materials management and support service areas. The vertical expansion will accommodate the addition of two patient care floors and a mechanical penthouse. The proposed expansion will essentially double the size of the existing hospital through the addition of third and fourth floors and through the horizontal or ground floor expansions at the base of the building. The expansion of the building will complete the master plan for the site in terms of the existing structure.

With respect to the ground level or the horizontal additions—you know what, Mr. Chairman, I think what I'm going to do at this point is I'm possibly going to, since we have all this material on slides, and we do have representatives from United Hospital Systems, possibly I'm going to, if it's okay with Peter, introduce him and Linda from the hospital and have them go through the detailed plans instead of me reiterating all of this and having them explain the same things that are going to be happening. I'd like them to make the presentation on their different types of expansions.

Peter Molter:

Just for the record, Peter Molter, 5212 86th Place, Pleasant Prairie. On the slide on the wall there it shows the first floor of the horizontal expansion. If you recall, when we first came back, one of our big ideas was to be able to expand this building out in a horizontal fashion so that any time into the future we can expand various services out without very much disruption. In this slide here, what it's showing is the different pieces of the horizontal expansion.

With the area in the lower portion of the drawing in the center, this emergency department expansion. As we've grown out there at St. Catherine's, we've very much recognized the need to expand services out there in terms of the number of treatment rooms, the trauma rooms, and just general traffic flow. With that, if you recall the current layout for that particular space, in the center here is that first circular drive that we currently have right now. That is the area that will be infilled. Then immediately adjacent or going up in the drawing is the imaging department right at that position there. And we essentially have taken and have connected those two particular departments together, as well as added imaging pieces directly in the department. One is a CT scanner and one will be an R & F room for just the typical patients that may have a broken arm, broken leg, those kinds of things to take imaging right in the department without transferring them out.

Then immediately adjacent to it you'll see here another feature that we've added is a mobile technology garage. As you look into the future for what's coming out in healthcare in terms of what kinds of gizmos and gadgets and other new items that are coming out, they typically wind up coming on the back of a semi truck until volumes are big enough within a hospital to be able to support it being there on a full-time basis. This garage is where that trailer can pull in and basically be shielded from public view behind a screen wall versus out in the open seeing a truck parked right up next to the building. So that technology garage is there for them to come drop the trailer off, close the door, and it looks just like a part of the building.

On the back side we're adding some additional surgical space on the back as well. There's space for four additional surgical suites and some other support areas as well. Surgical volume continues to grow. In order to support that kind of a volume, we also have to add in receiving and storage space. That's where all the supplies come in from the trucks, they get unpacked, get separated out, and get prepared to be delivered to the floors for use.

We also have to make some adjustments to the physical plan. Because we're a hospital we have to have emergency power generation. We'll be adding another two generators to our site to be able to handle that so we can be self-sufficient for up to 96 hours. In addition, we're also adding cooling capacity and a lot of those infrastructure things to improve the services as well as adding additional electrical equipment that will allow us to bring in a second primary electrical line to be able to serve the campus as well.

We are also looking to bring our buildings and maintenance grounds departments in house, essentially so we need a garage to store snow plows, the lawnmowers, all those kind of things that have to occur. Then going around the building we're adding a little piece on the upper floors that I think, Peggy, do we have the other floors going up? Do we have the second or third or fourth floor? As we go up to the other floors, this happens to be the third floor but we're also adding a little corner piece here on the upper floors to kind of square things out. So that's being built up on the second and third floor.

The third floor right now is essentially shelf space. We are thinking to the future what will that bring. They will probably be developed similar to what the second floor was when we first started St. Catherine's, inpatient beds, physician offices, those kinds of things. We know kind of what we'd like to do in the future there, but we don't exactly know exactly how the walls are going to lay out at this point.

Then the fourth floor will be our birthing unit that will be transferred from the Kenosha Campus to St. Catherine's. It has several different key components. One, the first component is a C-section suite that has two C-section rooms to be able to provide services. We have LDR rooms which are the labor, delivery and recovery rooms which are lined up coming back around towards this, and then in the center here we have a main nurses' station hub that will help direct traffic to either a postpartum area where the moms are after the birthing process, or the nursery which is immediately adjacent to it. Then coming back around we have 12 beds of surgical type patients or it could be medical patients, so those would be inpatient beds. The moving back around the other direction here we have our obstetrician offices for our clinical practice division where we can have up to six physicians in that particular office at that point.

Peggy, could you go to the elevations please? I think that one is probably the best, the northwest view. When we look at the northwest view, this is the northwest elevation showing the third and fourth floor on. You can see here the third and fourth floor on top of here, the third floor/fourth floor. Then we have roof or penthouse section there. That's where all the mechanical systems are going to be placed to feed down to the third and fourth floor. So rather than put the mechanical rooms at the end of the corridors we put them up on top and feeding down. It makes for a much neater, much cleaner installation.

You'll also notice here on the far right side that's where the maintenance garage is. You can see that we've incorporated the architecture, the use of the brick, the stone banding. All the rest of

those kinds of features that we had on the original building are incorporated into all these materials that we've selected for this particular project. You'll also notice that we've also increased the height of the main architectural element which is the tower, and that's being raised to match the masting of the building to make sure the feature looks appropriately balanced. If you have any questions about that type of architecture we do have Mike Welman here from Welman Architects as well that can answer that.

You can go to the next view. Then this is the southeast view which is the other big piece as how we're dealing with the emergency department. If you currently recall right now we have the canopy that has the two red emergency signs on. We're going to be moving that and bringing it around 90 degrees and making it perpendicular to the existing inner loop road. And, therefore, we're leaving the emergency entrance on that side of the building and then filling in right here at this position here. You can see how that all ties in together. Once again, the architecture matches what we currently have so it's consistent with that entire layout of the particular building.

What else do you have on your slides? Jean, do you want to go from here?

Jean Werbie:

Maybe if we could just touch on real quickly with respect to employment. At completion of the full build out and proposed expansion, the number of full-time and part-time employees assigned to the facility is estimated at approximately 1,065 persons. Daytime employees will be the greatest number of employees working at any given time and this number is estimated at 425. In addition to the employed staff, there will likely be volunteers and other independently employed or contracted physicians, as well as other healthcare professionals who will routinely provide services at the facility. Obviously the hours of operation will be 24 hours a day.

My staff was able to put together a chart in the staff memo that talks about the parking for the hospital campus in that the campus was initially designed for the future expansion and the full build out when it came to the parking, so a lot of the parking is set in place. There are a few modifications that they were going to be making around the periphery of the facility. Vehicular traffic will continue to operate the way it has in the past with respect to 76th along the north end and then the loop roads and the internal site circulation. So basically access to the site will not be changing.

Open space/green space on the site, upon the completion of their full build out, will still be over 62 percent of green space. And everything else is being handled on site. Storm water and the other facilities are being handled on site as they were originally proposed. With that the staff recommends approval of the site and operational plans subject to the comments and conditions as outlined. And if you have any further questions, I'm sure that Mr. Molter would be happy to answer them for you.

Mike Serpe:

Peter, just for the future, how much more land does St. Catherine's own around the present footprint? I guess what I'm getting to is four stories as high as you're ever going to go on this?

Peter Motler:

That's as high as we can go on that particular building because the footings and foundations are set. Plus, if you recall, we're in the airport overlay district for the City of Kenosha. I think we're in the second level which limits the elevation to I think 110 foot from elevation, but we'll be a total of 82. But we can't physically build up any higher.

Mike Serpe:

Is there enough land for future expansion outward?

Peter Motler:

Oh, yeah. We started out with 50 acres. There's about five and a half or six acres up towards the front north of 76th Street, then the remaining about 45 acres is south of there, and that building compromises on the ratio there give or take 40 percent roughly kind of using a . . . calculation, so 40 percent of 40 is 16 acres so you still have the remaining left to develop.

Mike Serpe:

One other question about the mechanicals. The mechanicals are all going to be shielded?

Peter Motler:

Oh, yes.

Mike Serpe:

You won't see them from any elevation coming into the hospital?

Peter Motler:

The mechanicals are scheduled to be—that's one of the comments in the conditions, and we've gone through all the conditions, we agree with all the conditions and don't have any particular issues with any one of them.

Donald Hackbarth:

Could you explain the need for the two floors, the need for two floors, volume of patients coming in? I think you alluded to you were switching some services from the downtown campus out here? Maybe what else?

Peter Motler:

We're looking at the expansion from a couple different perspectives. The emergency department was originally built for approximately 21,000 visits per year and we far exceeded that right off the bat. So that takes care of that one. That in turn leads to the need for more inpatient beds. When we looked at our projections into the future, if you recall, we built the four spokes of that

second floor, and we had set our own internal targets as to when we were going to start looking at this process. We exceeded those targets in terms of the heavy winter months which typically are your flu and cold seasons and so forth. We've been filling up pretty much those floors so we've got to get that extra capacity in the system. That's the space where we could expand on. And that gets us to that third and fourth floor and that's part of an overall United plan for where we provide inpatient services.

Donald Hackbarth:

Another question I have is it's the south side, how are you accommodating fire/rescue to come in with patients if there's going to be a lot of activity around there?

Peter Motler:

The rescue squad traffic flow we worked with Chief Guilbert and the others, and we pretty much are not adjusting anything to do with emergency vehicle traffic. That will not change. It will change for the walking in patients and we are changing site signage, moving the canopy signs so people can find where to go to the main entrance. We're having staff inside that main entrance that will take people directly from the front to the emergency department waiting room. The waiting room as you currently know it right now is not changing until much, much later in the project until we get the new section and then it will flip over and then we'll start the remodeling of that existing section.

Donald Hackbarth:

So this has been checked out with Chief Guilbert?

Peter Motler:

Yes, we sat down with him about a week and a half ago or a week ago or something to that effect.

Donald Hackbarth:

The next thing is you have a helipad out there, don't you?

Peter Motler:

Correct.

Donald Hackbarth:

Is that going to be affected?

Peter Motler:

That won't be affected. We had Charlie McCall from Flight For Life come down and take a look at it and give us the requirements that they need for their helicopters to land, and also on part of the building process we are going to have two tower cranes on site to be able to lift the materials back into the interior part of the building that you need to reach in there to be able to set the

various pieces. They gave us guidance on how to deal with those especially in terms of nighttime. We also submitted the application to the FAA and they're going through their process for approval, but preliminarily they don't have any problems with what we are doing when you consider the flight zones.

Jim Bandura:

You are going to look at the circulation for signage and everything, especially expanding the emergency room, correct?

Peter Motler:

Correct.

Jim Bandura:

What I'm getting at is it's kind of hard to read the one of Prairie Woods Boulevard for the emergency room. There's a few trees that have started to grow.

Peter Motler:

We'll take a look at that. No problem. Good. The bushes, we'll take a look at that.

John Braig:

Couple items. On page 10, item number 8, there's a minor typo I believe. It refers to the signs. The word place should be placed. And on page 13, item number 49 is not clear to me. It has to do with the designated smoke and fire walls shall be labeled above the ceiling line. Could you clarify that?

Peter Motler:

Sure, I'd be happy to do that. One of the things that we do in hospitals is identify fire and smoke walls throughout for a couple different reasons. One, it provides life safety for the patients when they're under our care. And number two is when we look at that we look at it from what are called smoke zones. We look at that from fire protection, from various potential hazards that can exist in the building such as a soiled utility room needs a one hour fire protection. And you've got to be able to know where those walls are so if you're pulling communications cable, you're doing something else in the space you need to know how to treat that wall and how to repair it back to the condition that provides that fire safety. So by labeling it throughout the entire building your people that work in those ceilings and come through and inspect know what kind of a wall they're looking at. Because when you look above a wall and it's not labeled you can't tell just by looking at it what kind of wall is this. So when I put a hole through there to pull a cable through do I leave it open or do I seal it up or what do I do with it?

John Braig:

And this labeling is above the ceiling life up on the cock loft area?

Peter Motler:

Yeah, it's above the ceiling line. Typically it's a few inches above and it's usually stenciled right on the wall and it shows the designation of start and stopping of those particular fire partitions throughout the building.

John Braig:

And the last item is I'm not in agreement with the penthouse. I can recognize the exception for a penthouse, obviously a penthouse elevator, HVAC units and things like that. That's good common sense. But we're talking about a penthouse which is 75 percent of the floor area of the footprint immediately below it. It seems like it's awful big for what I envision of the utilities that would be required for a building.

Peter Motler:

We actually have up there four large air handling systems that handle about 50,000 cfm each. And those air handlers are typically—without the plan in front of me I can't tell you the precise dimension, but they're upwards of about 70 feet long just for the air handling system itself. And then you have the motor control centers, electrical distribution, you have the circulating pumps for chilled water/ hot water, then you have medical gas supplies that all run through that same area. We're also doing a lot of filtration up at that position for those respective air handling units, and you have the access for that right up in that mechanical space. So it's a lot bigger. The air handling systems are very large because you're pushing such a large volume of air through there and you have to have a large coil size for heating and cooling coils to be able to condition the space that's required per the current EIA design guidelines.

John Braig:

Are the wrapped coils for your cooling system ground mounted and you're circulating chilled water?

Peter Motler:

Yes. We are expanding the chilled water system, so we do use chilled water throughout the plant. The main chiller plant is going to be down by the boiler rooms. We're adding another chiller in there. Then we have a cooling tower which takes the reject . . . and obviously takes the water and carries it out to the outside and then evaporates out there, correct.

Mike Serpe:

I think this is great. Did you say this is at no increase to healthcare costs? You didn't say that?

Peter Motler:

I'll turn that over to Linda.

Mike Serpe:

I'd move approval of this project. It looks good.

Wayne Koessl:

Second.

Thomas Terwall:

IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE SITE AND OPERATIONAL PLAN FOR THE EXPANSION OF ST. CATHERINE'S MEDICAL CENTER. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Thomas Terwall:

Opposed? So ordered. When will it begin, Peter?

Peter Motler:

As soon as Jeff Sorensen lets me have a building permit.

D. Consider the request of Lance Skala agent for CenterPoint Properties Trust, owners of the properties located south of CTH Q and west of the IH-94 for approval of a Certified Survey Map to combine the two properties and dedicate right-of-way for roadway improvements in CTH Q and 120th Avenue (West Frontage Road).

Jean Werbie:

Mr. Chairman and members of the Plan Commission, this is the request of Lance Skala, agent, for CenterPoint Properties Trust, owners for the properties located south of County Trunk Highway Q and west of I-94 for approval of a certified survey map to combine the two properties and to dedicate right of way for roadway improvements in County Trunk Q and the 120th Avenue West Frontage Road.

Specifically, the petitioner is requesting approval of a CSM to combine two vacant properties known as Tax Parcel Numbers 91-4-121-252-0102 and 91-4-121-252-0201. These properties are generally located south of County Q and west of the I-94 and would create Lot 1 that is proposed to be 196.0792 acres with over 2000 feet of frontage on County Trunk Highway Q and over 500 feet of frontage on 120th Avenue West Frontage Road. In addition, the CSM dedicates additional right of way for roadway improvements of the adjacent roads.

A portion of the property is zoned B-5, Freeway Office District, M-1, Limited Manufacturing District, C-1, Lowland Resource Conservancy District and C-2, Upland Resource Conservancy District. In addition, a portion of the property is zoned FPO, Floodplain Overlay District.

The wetlands on the property were field delineated by Wetland & Waterway Consulting, LLC on December 16 and 17, 2002 and approved by the Wisconsin DNR on February 19, 2003. These areas have been zoned into the C-1, Lowland Resource Conservancy District and are located within dedicated wetland preservation and protection, access and maintenance easement areas.

The 100 year floodplain on this property has been adjusted and approved by FEMA. The FPO District is proposed to be amended to reflect the recent amendment approved by FEMA, and the required public hearing will be held by the Plan Commission on June 9, 2008. The 100 year floodplain is located within a dedicated floodplain preservation and protection, access and maintenance easement area as shown on the CSM.

Additional right of way is being dedicated by the owner for the widening of County Highway Q and the realignment of 120th Avenue West Frontage road. Additional land may be needed for the dedicated West Frontage Road, or additional landscape and sloping easements may be required for the street trees that we planted along Q and the West Frontage Road. We are still doing a little bit more research and finalizing the plans with our Village Engineer. These issues are being evaluated and we anticipate that the comments will be forthcoming within the week.

Public sanitary sewer is proposed to be extended through the property to service the development in the site, and there is a 30 foot wide public sanitary sewer access and maintenance easement. The public sanitary sewer is being design and it's intended to be installed this summer as part of the TID public improvements. Private water is going to be servicing the site so we will not be looking for any private water easements within the development site.

The staff recommends approval of the certified survey map subject to the comments and conditions as outlined in the staff memorandum.

Thomas Terwall:

Comments or questions? John?

John Braig:

Just one question. Are there any Village lands west of the west boundary of this parcel?

Mike Pollocoff:

No.

Jean Werbie:

West of the west boundary of this parcel? No. The gray area is in the Town of Bristol.

Wayne Koessl:

Mr. Chairman, if there are no more questions I'd move approval of the certified survey map subject to the conditions outlined by staff.

Larry Zarletti:

Second.

Thomas Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY LARRY ZARLETTI TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM FOR THIS PROJECT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Thomas Terwall:

Opposed? So ordered.

8. ADJOURN.

Larry Zarletti:

So moved, Mr. Chairman.

John Braig:

Second.

Thomas Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Thomas Terwall:

Opposed? So ordered.

Meeting adjourned at: 5:50 p.m.