

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
October 11, 2010**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on October 11, 2010. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Andrea Rode (Alternate #2); John Braig; Jim Bandura; and Judy Juliana (Alternate #1). Larry Zarletti was excused. Also in attendance were Michael Pollocoff, Village Administrator; Jean Werbie-Harris, Community Development Director; Tom Shircel, Assistant to the Village Administrator; and Peggy Herrick, Assistant Village Planner and Zoning Administrator.

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

Jean Werbie-Harris:

I just have piece of correspondence that I just received. It's not in your Plan Commission packets. And that is on Tuesday night of this week, tomorrow night, between 5 and 7 p.m. there will be a public informational open house-type setting for the Wisconsin DOT to discuss their final plans for the construction of the roundabouts at 165 and 39th Avenue and 165 and Springbrook Road. They intend to start the project in the next two weeks, and so they are hosting one final informational meeting before they get going on the project. So if you'd like to attend between 5 and 7 tomorrow evening here at the Village Hall.

- 4. CONSIDER THE MINUTES OF THE SEPTEMBER 13, 2010 PLAN COMMISSION MEETING.**

Don Hackbarth:

Move approval.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO ADOPT THE MINUTES OF THE SEPTEMBER 13, 2010 PLAN COMMISSION MEETING 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 tonight for an item that's a matter for public hearing, we would ask that you hold your comments until the public hearing is held so that your comments can be incorporated as a part of the official record of the hearing. However, if you're here for an item that's not a matter for public hearing, or if you wish to raise a question of an item not even on the agenda, now would be your opportunity to do so. We would ask that you come to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

- A. Consider the request of Route 165 LLC and the Charles and Bobette Eichberger Family Trust, Owners, for the Transfer of Land for approximately 35 acres of land generally located south of 104th Street and east of CTH U (136th Avenue) into Pleasant Prairie from the Village of Bristol (f/k/a Town of Bristol) pursuant to the 1997 Settlement and Cooperation Agreement and Supplemental First Amendment between Pleasant Prairie and Bristol.**

Jean Werbie-Harris:

Mr. Chairman, Items A, B, C, D, E, F and G are all interrelated. And what I'd like to do is make one presentation and then we could hold the public hearing on all items and then separate action could be taken by the Plan Commission on each item.

Tom Terwall:

Motion to that effect?

Michael Serpe:

So moved.

Judy Juliana:

Second.

Tom Terwall:

MOTION BY MIKE SERPE AND A SECOND BY JUDY JULIANA TO TAKE ALL ITEMS TOGETHER. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Tom Terwall:

Opposed? Go ahead, Jean.

- B. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #10-18 TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN 2035 COMPREHENSIVE PLAN for the request of Phil Hunt, Agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 35 acres of land generally located south of 104th Street and 200 feet east of CTH U (136th Avenue) proposed to be annexed into the Pleasant Prairie from the Village of Bristol. Specifically the amendments to the Village 2035 Comprehensive Plan include: 1) to amend Chapter 1 (page 9) to include the land to be annexed to Pleasant Prairie in the Planning Area description and to amend Map 1.2 to show the area being annexed into Pleasant Prairie within the corporate boundaries of Pleasant Prairie; 2) to amend the 2035 Land Use Plan Map 9.9; and 3) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to add the area to be annexed into Pleasant Prairie into the Limited Industrial land use designation.**
- C. Consider approval of a Certified Survey Map for the request of Phil Hunt, agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 235 acres of land generally located south of 104th Street and west of I-94.**
- D. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request Phil Hunt, Agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 35 acres of land generally located south of 104th Street and west of the existing Uline Corporate Campus for the expansion of the proposed Uline Corporate Campus for a second distribution facility.**
- E. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT for the request Phil Hunt, Agent for Route 165 LLC and Charles W. and Bobette Eichberger, Trustees of the Eichberger Family Trust, Owners of approximately 35 acres of land generally located south of 104th Street and west of the existing Uline Corporate Campus for the rezoning of the property from the existing A-2, General Agricultural District to M-1 (PUD), Limited Manufacturing District with a Planned Unit Development Overlay District and to remove the FPO, Floodplain Overlay District. In addition, the request is to**

amend Chapter 420 Attachment 3 Appendix C of the Specific Development Plan 27 related to the Uline Corporate Campus Planned Unit Development.

- F. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #10-19 TO AMEND TO THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN 2035 COMPREHENSIVE PLAN for the request of Phil Hunt, Agent for Route 165, LLC Owner, to amend the 2035 Land Use Plan Map 9.9 and update Appendix 10-3 of the Village 2035 Comprehensive Plan to correct and update the wetland land use designations on the property located at 12575 Uline Drive.**
- G. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Phil Hunt, Agent for Route 165, LLC Owner of the property located at 12575 Uline Drive to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and to rezone the non-wetland areas into the C-2, Upland Resource Conservancy District as a result of a recent wetland staking being completed on the property. The entire property will remain in the PUD, Planned Unit Overlay District. No changes to the shoreland boundary are proposed.**

Jean Werbie-Harris:

So the first item we have is Item A to consider the request of Route 165 LLC and Charles and Bobette Eichberger Family Trust, owners, for the transfer of land for approximately 35 acres of land generally located south of 104th Street and east of County Trunk Highway U into Pleasant Prairie from the Village of Bristol pursuant to the 1997 settlement and cooperation agreement and supplement first amendment between Pleasant Prairie and Bristol.

The next item is B, public hearing and consideration of Plan Commission Resolution 10-18. And this is to amend the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan, again for the request of Phil Hunt, agent for Route 165 LLC and Charles and Bobette Eichberger, Trustees of the Eichberger Family Trust, owners of approximately 35 acres of land at that same location south of 104th Street and east of County Trunk Highway U proposed to be transferred into Pleasant Prairie from the Village of Bristol. Specifically, the amendments to the plan include to amend Chapter 1, page 9, to include the land to be brought into Pleasant Prairie in the planning area description, and to amend Map 1.2 to show the area being brought into Pleasant Prairie within the corporate boundaries of the Village, and 2) to amend the 2035 Land Use Plan Map 9.9 and, finally, 3) to update Appendix 10-3 of the Comprehensive Plan to add the area to be transferred into Pleasant Prairie into the Limited Industrial land use designation.

The next is Item C, consider the approval of the certified survey map for that same referenced property including the remainder of the Uline property which is a total of 235 acres of land generally located south of 104th Street and west of I-94.

The next is Item D, a public hearing and consideration of a conceptual plan. And, again, this is for approximately 35 acres of land generally located south of 104th Street and west of the existing Uline Corporate Campus for the expansion for the expansion of the proposed Uline Corporate Campus for a second distribution facility.

The next is Item E, public hearing and consideration of a zoning map and zoning text amendment for, again, that same property west of the existing Uline Corporate Campus for the rezoning of the property from the existing A-2, General Agricultural District, to the M-1 (PUD) which is the Limited Manufacturing District with a Planned Unit Development Overlay District, and to remove the FPO, Floodplain Overlay District. In addition, the request is to amend Chapter 420 Attachment 3 Appendix C of the Specific Development Plan 27, and that's related to the Uline Corporate Campus Planned Unit Development.

The next is Item F, public hearing and consideration of the Plan Commission Resolution 10-19 to amend the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan. And this is to update and correct the wetland land use designations on the property located at 12575 Uline Drive.

And then, finally, Item G, public hearing and consideration of a zoning map amendment for the request of Phil Hunt, agent for Route 165, LLC, owner of the property located at 12575 Uline Drive, and this is to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District, and to take those areas that are nonwetland and place them into the C-2, Upland Resource Conservancy District. This is all as a result of a recent wetland staking that had been completed on the property. The entire property would remain in the PUD, the Planned Unit Development Overlay District and no other changes would be involved.

Specifically, then, the petitioners are requesting a land transfer into Pleasant Prairie from Bristol. In accordance with the 1997 settlement and cooperation agreement by and between the Village and Pleasant Prairie, the Pleasant Prairie Water Utility, the Pleasant Prairie Sewer Utility District D, the Pleasant Prairie Sewer Utility District No. 1, the Pleasant Prairie Sewer Utility District F, the Town of Bristol, the town of Bristol Utility District No.3, the Town of Bristol Utility District No. 5, and the town of Bristol Water Utility District. This also includes the first amendment to this agreement. And what is being requested is to move some land from one community to another.

And in that 1997 agreement there were two options to transfer land that were outlined from the Town of Bristol to the Village of Pleasant Prairie. Option 1 was a fully executed petition for direct annexation by unanimous approval pursuant to 66.0217(2) of the Wisconsin Statutes. The second option, which is the option that they've chosen to use, is the alternate procedure for the transfer of land to Village as outlined in the referenced agreement. Option two requires a pre-petition conference with the Village officials by the petitioners, the submission of the petition to the Village, service within five days by certified mail by the Village upon the affected government entities, and a 35 day waiting period before the Village Board before the Board could adopt an ordinance by two thirds vote of its elected members that accept the transfer of land from Bristol to Pleasant Prairie.

On September 7, 2010, the Village received land transfer petitions from Route 165 LLC and the Charles and Bobette Eichberger Family Trust, owners of approximately 35 acres of land generally located south of 104th Street and about 200 feet east of County Trunk Highway U just west of the existing Uline Corporate Campus in Pleasant Prairie. The property owners requested that a land transfer be approved to transfer the lands into Pleasant Prairie from the Village of Bristol formerly known as the Town of Bristol pursuant to this 1997 agreement and the first amendment to the agreement. It's all legally described and shown with the Land Transfer Annexation Ordinance, and now we're referring to this specifically as a Land Transfer Ordinance. Just as a

point of clarification, we're going to be identifying this as a Land Transfer Ordinance #1, because all the previous ordinances regarding the movement of land were annexation petitions, direct annexation, so we're going to refer to this as Land Transfer Ordinance #1.

On September 7, 2010, the Village clerk sent via certified mail to all affected government entities a copy of the petitions. The Village Board is proposing to consider adoption of this Land Transfer Ordinance on October 18, 2010 which is after the 35 day wait period.

The Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan amendments related to the land transfer: The 35 acre land transfer will require the following amendments to the Village's comprehensive Plan:

1. To amend Chapter 1, page 9, to include the land to be annexed to the Village in the planning area description and to amend Map 1.2 to show this area within the corporate boundaries of Pleasant Prairie. This is also referenced as Exhibit B in the Plan Commission Resolution.
2. The second point of modification to the plan is to amend the plan Map 9.9 and update 10-3 of the Village of Pleasant Prairie plan to show the area being transferred into Pleasant Prairie in the Limited Industrial Land Use designation.

The next item is a certified survey map. The petitioners are requesting approval of a CSM to combine the 35 acre land transfer from Bristol with the approximate 196 acre area known as Lot 1 of CSM 2634 located directly east of the transferred property. Lot 1 of CSM 2634 is Uline's Corporate Campus which includes the corporate office building and warehouse distribution facility.

Prior to the CSM being recorded, the land transfer needs to be finalized, and the entire property within the proposed CSM boundary will need to be in the same ownership. All outstanding taxes or special assessments on the properties will need to be paid in full as a condition prior to the recording of a CSM. The CSM shall be executed and recorded at the Kenosha County Register of Deeds office, and a recorded copy of the CSM will need to be provided back to the Village's Community Development Department within 30 days of the satisfaction of any conditions of approval.

The next item is the conceptual plan for the Uline Corporate Campus expansion. The petitioners are requesting approval of a conceptual plan for the expansion of the proposed Uline Corporate Campus. And this is to include a second distribution facility on the 35 acres of land located south of 104th Street and west of the existing Uline Corporate Campus.

Uline is the leading distributor of shipping, industrial and packing materials throughout North America. The company was founded by Liz and Dick Uihlein in 1980. Uline has steadily grown and continues to be a family owned and run business. The product line has expanded to include industrial and packaging materials, including over 900 shipping box sizes alone. The 416-page Uline catalog reaches businesses nationwide offering thousands of products with quick delivery. Orders placed by 6 p.m. will ship the very same day. Uline has over 2,500 employees nationwide. The corporate headquarters have recently relocated to this site in Pleasant Prairie. Besides their two warehouse/ distribution facilities in the Pleasant Prairie, Uline has distribution centers near Chicago, Illinois, Minneapolis, Minnesota, Allentown, Pennsylvania, Los Angeles,

California, Atlanta, Georgia and Dallas, Texas. They also have satellite locations in Tijuana, Mexico, and Toronto, Canada.

Pursuant to the June 9, 2008, Plan Commission conditionally approved preliminary site and operational plans to commence mass grading on the site. The Uline master plan identified corporate offices and two warehouse/distribution facilities.

On August 25, 2008, the Plan Commission conditionally approved site and operational plans for Phase 1 of their development, and this consisted of Uline's corporate headquarters and a one million square foot distribution center which are both now occupied and fully operational and, again, are shown on the overhead slide. To the east is the corporate offices and, again, the first building to the west is the existing warehouse facility.

The 35 acre land transfer area is proposed to be incorporated into Uline's Corporate Campus. The additional land will be used to construct the second distribution center west of the existing transmission lines. The second distribution center is planned as a 1,252,000 square feet facility, and it will be constructed with precast concrete panels, at approximately 37 feet in height. A development time line to start construction has not been established for this building; therefore the petitioner is requesting a conceptual plan approval of the campus expansion be effective for five years from date of approval.

Uline anticipates the second distribution building will initially have 200 employees with 250 employees when fully operational. This warehouse, similar to the existing distribution building, will be operated 24 hours per day, 7 days per week. A total of 50 percent of the workforce will be on the first shift with the remainder evenly distributed between the second and third shifts. The maximum number of distribution center employees on site will be approximately 187 during a shift change.

Ninety-four parking spaces are required per Village ordinance and 135 are being provided for the second distribution building. There will be approximately 375 daily automotive trips to and from the distribution center. Truck traffic will consist of 100 daily inbound and 100 outbound trucks. Electric forklifts and miscellaneous shipping equipment will be used in the operation. Except for typical household garbage and shipping material, no other solid or liquid waste material will require disposal on the site.

Security will be provided by on-site security personnel as needed. Security cameras will be installed in the inside and outside of the building. The building and grounds will be maintained by a combination of Uline employees and third-party vendors.

As shown on the slide, to the north of the site is County Trunk Highway Q. I-94 is just to the east ever here, and then the Village's West Frontage Road, now the DOT's West Frontage Road is running north/south. So, again, we're running east/west County Trunk Highway Q, and over to the west is County Trunk Highway U. Again, to the south we've got a larger stands of woodlands, and then there's a couple wetlands on the site as well. There are some existing ponds that serve the site existing Uline facility, and then there will be some additional pond work that's done to serve the storm water impacts of the new distribution facility.

Pursuant to the amendment to the 1997 settlement agreement and separate memorandum of understanding between Route 165 and the Village of Bristol two points:

1. Route 165, LLC has committed to install and maintain a berm and landscaping on the portion of property that will remain in the Village of Bristol adjacent to the County Trunk Highway U or 136th Avenue and south of the land transfer property also owned by Route 165 LLC in order to buffer the visual and light pollution impacts of the Uline Corporate Campus development from the surrounding properties. The landscaped and bermed area plan and the lighting plan are subject to the approval of the Village of Bristol. And, again, these bermed areas will be just to the west of the second distribution facility, and there will be some additional berming and landscaping along the south edge as well.
2. Bristol will support Route 165, LLC's request for access to the Uline Corporate Campus property in Pleasant prairie for emergency vehicles from County Trunk Highway U, and the berm can be constructed with one or more openings for that purpose. Furthermore, in the event that County Trunk Highway U is improved by Kenosha County for truck traffic use such as to four lanes, Bristol will support full access to the Route 165, LLC property in Pleasant Prairie. It is Uline's intent to continue to use 104th Street or County Trunk Highway Q as the primary means for access for truck traffic to enter and exit their corporate campus. So, again the access that I was just referring to is along the very south end which would connect to County Trunk Highway U.

We now have just a couple of slides, and I'm just going to go through them quickly because I'm going to let representatives from Uline actually discuss them in detail with the Plan Commission if you have any questions. But there was an exercise that was completed by Uline and their consultants in order to examine exactly here's the distribution facility, the second one proposed, here's County Trunk Highway Q, here's County Trunk Highway U, and this is the very north portion of the berm that proposed to be constructed along the east side of County Trunk Highway U. And then there's a cross-section that shows exactly as trucks are traveling on U and the berm that's located here and then the perspective looking at the buildings. Again, we're just going to slide through each one of these and we have these cross-sections.

Don Hackbarth:

How high are the berms? That looks kind of high.

—:

It's generally ten feet, but in conjunction with the buildings

Jean Werbie-Harris:

I'll let Adam introduce himself and come up to the microphone if he wants to answer that question on the record for everyone to hear. That would be great.

Adam Artz:

Adam Artz, 2024 South 74th, West Allis, Wisconsin, JSD Professional Services here on behalf of the Uline Corporation. The berming along U is generally ten feet tall from the base to the top, but the building being sunk an additional 10 to 15 feet it gives a greater impression that it's much, much taller than it actually is.

Tom Terwall:

Thank you.

Jean Werbie-Harris:

So, again, what we can do is we can come back to this after we finish the presentation and then get into the questions and answers of some of these specifics. The conceptual plans show the location, again, of that potential access to County Trunk Highway U and the berm areas west and south of the transfer area. Again, the Village of Bristol will also need to improve this specific bermed plan or any plan because it is in the Village of Bristol, not in the Village of Pleasant Prairie. And, again, with respect to the conceptual plan, the petitioner is requesting a five year approval of the conceptual plan.

The next area is the zoning map and zoning text amendment approval. Per Pleasant Prairie zoning ordinance, the Uline land transfer area will come into the Village of Pleasant Prairie under the A-2, General Agricultural Zoning District. So as a result, the petitioners are requesting that the 35 acre land transfer property be rezoned from the existing A-2, General Agricultural District, to the M-1, Limited Manufacturing District, with a PUD or Planned Unit Development Overlay District, and that the FPO, Floodplain Overlay District, on the 35 acres be removed.

The FPO areas are being removed within the 35 acre land transfer area because they're no longer considered 100-year floodplain, because the floodplain boundary adjustment completed for the PrairieWood Corporate Park and approved by the Village and the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency in 2008, and then I listed the specific LOMA case, it had incorporated the volume for these floodplain area. Since the Village of Pleasant Prairie could not adopt an amendment to the map in another jurisdiction, the Town of Bristol, the FPO zoning designation had to remain at that time. The zoning map amendment is consistent with the Village's Comprehensive Plan and, therefore, is proposed to be amended.

In addition the petitioner is requesting a zoning text amendment to amend Chapter 420 Attachment 3 Appendix C of the specific development plan 27 which is related to the Uline Corporate Campus Planned Unit Development. The zoning text amendment will amend the legal description of the land covered within the PUD to include the 35 acre land transfer area within the PUD and then to include a new Exhibit A and Section c (v) of the PUD. And it will be amended to read basically that the development shall be in compliance with all Village of Pleasant Prairie conditionally approved site and operational plans and Village ordinance requirements.

Next are the amendments related to the new wetland delineations at 12575 Uline Drive. On October 1, 2007, the Village Board approved Ordinance 07-39 to correct the zoning map and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District, as staked on December 16 and 17, 2002 by Dave Meyer of Wetland and Waterway Consulting. These were approved by the Wisconsin DNR on February 19, 2003 for the property at Uline Drive and known as Lot 1 of CSM 2634. This is identified as Tax Parcel Number 91-4-121-252-0202.

On May 15, 2010, Dave Meyer of Wetland and Waterway Consulting conducted another wetland staking on the property. There were no wetlands found within the 35 acre land transfer area, but

the wetlands in the southern area of the existing property had changed just slightly since 2003 and that staking that was completed. Another wetland area now exists and the boundaries of another wetland area changed slightly. The 2010 wetland report and findings were approved by the Wisconsin DNR on September 3, 2010, and as a result of this new wetland staking the following amendments are being considered as requested by the property owners.

1. Comprehensive plan amendments: The 2035 Land Use Plan Map 9.9 is proposed to be amended to show the new location of the wetlands, and Appendix 10-3 of the Village 2035 Comprehensive Plan is proposed to be amended to reference these amendments to the plan.
2. Zoning map amendments: The Village zoning map is proposed to be amended to correctly identify the wetlands within the C-1, Lowland Resource Conservancy District, on the property at 12575 Uline Drive that were re-delineated by Dave Meyer of Wetland and Waterway Consulting on May 15, 2010 and approved by the Wisconsin DNR on September 3, 2010. The 2010 field delineated wetlands on the property will be rezoned C-1, Lowland Resource Conservancy District, and the nonwetland areas within the woodland area that are currently C-1 are going to be rezoned into the C-2, Upland Resource Conservancy District. The nonwetlands and non-woodland areas that are currently zoned C-1 would be zoned into the M-1, Limited Manufacturing District, but the entire property will remain in the PUD, Planned Unit Development Overlay District.

With that I would like to continue the public hearing. And I would like to introduce a representative, the attorney, Mr. Breslin, who could further introduce other consultants and the owner and others regarding this presentation and to answer any other questions that you may have.

Tom Terwall:

Thank you.

Kevin Breslin:

Good evening Mr. Chairman and members of the Plan Commission. My name is Kevin Breslin, B-R-E-S-L-I-N appearing on behalf of the petitioners of these various matters that are before you this evening. Mr. Chairman, I'm specifically going to merely introduce the other presenters who are factually quite familiar with the plans and the specifics of the proposals that are before you this evening. I'll help answering questions as they come up and perhaps guide the particular witnesses to be responsive to your questions and give you the answers that you seek.

But with that I will introduce the four gentlemen who are available to speak to you as the need arises. First and foremost is Mr. Phil Hunt, Vice President, Uline Corporation. I think Phil will bear the largest burden of answering your specific questions. You've already been introduced to Adam Artz who you're familiar with from JSD. Adam is a civil engineer and thoroughly familiar with the design of the conceptual plan and the specifics of the survey and the other materials that are before you this evening, the plan materials. From CenterPoint Properties our two gentlemen who I think you're all very familiar with from past experience, Michael Murphy the Chief Development Officer of CenterPoint Properties Trust is here with me this evening, as is Mr. Lance Skala, Vice President Development for CenterPoint Properties Trust.

We are actually acting and have been serving as Uline Corporation's development contract party to assist them with the various matters that are before you this evening and, of course, with the Development of the Uline Campus as a whole. So without further time consumption, Mr. Chairman, I would yield the chair or the microphone to Mr. Hunt, and he's happy to answer any questions you may have concerning the matters here before you this evening.

Phil Hunt:

Good evening. My name is Phil Hunt with Uline. I would just like to take the opportunity, it's been a few years since I've been before the Commission, to thank all of the Commission, the whole Village Board and all the Village staff for all their help in completing our project over the last three years. It certainly was a long and complicated project, and without everyone's help it couldn't have been done.

But I'm also excited to be here tonight to already be talking about expansion plans for our campus. It's good for us and it's good for the Village. As Jean alluded to there was an agreement signed by the Village of Bristol, the Town of Bristol, the Village of Pleasant Prairie and Uline which dealt with the land we're talking about tonight to be able to move it into Pleasant Prairie to allow us to expand in the Village.

As part of that it dealt with all of the site issues on there, and there's specific language that Jean read that addressed the fact that Uline will work with the Village of Pleasant Prairie and the Village of Bristol to address any site line issues that arise from either party. And to that fact the Village of Bristol and Uline left it a little bit not defined because we didn't know what the conditions would be in five years or whenever we expand as to what will be needed from either a site perspective or how the building will exactly lay. And the intent was to continue as we have already working with the municipalities to limit the site lines and continue to use landscaping and berming to minimize the effect of the building and make it fit into the environment. And I think we've done a good job of that. If you've driven by our site there's tons of landscaping and berming. This land has become part of our campus and we would continue that effect to make it fit in with our campus and certainly would work with all the municipalities as kind of outlined in that agreement. That's our obligation under that agreement.

And so tonight we've really presented to you our obligation under that agreement to bring this land transfer to you as part of the first step in that process. So we would certainly ask you to act on that tonight. I'd just also like to add we have Fred Gregory as one of our neighbors to the south of our current site, and we're actually working with him and have been. I've met with him several times to discuss ways to help minimize the impact from our current facility with him. And we'll be planning some landscaping and doing some berming as well to help him with any concerns he has there. That's all I have. Thank you.

Tom Terwall:

Let me just say because this is a matter for public hearing, I'm going to open it up to the public, and I would ask that you and your staff be prepared to answer. You make the determination who is best qualified to answer. But before the Commissioners can ask questions we need to open it to the public first. So if you'd be prepared to respond to any questions that come up I'd appreciate

that. Thank you. This is a matter for public hearing. Is there anybody wishing to speak on any of the issues that have been presented.

Fred Gregory:

My name is Fred Gregory. I live at 11227 136th Avenue in Bristol. And it's actually right here. So naturally it wasn't my happiest day when I found out they were going to build a 1.2 million square foot warehouse next to me. The land that's adjacent to my property is zoned agriculture. And the future use plan has it zoned as R-1 which is single family home five acres or greater, 300 feet of frontage or more. So when I bought my property I figured to my north I'd have some pretty nice homes. I know I don't have a snowball's chance in hell to stopping this. Is that a correct term to use? I don't know. I don't mean any offense.

Tom Terwall:

It's descriptive. You're fine.

Fred Gregory:

I don't mean any offense. I have been working and met with Dick Uline. I've also met with Phil a couple times. Right now the lights from the existing facility pretty much light up my backyard at night. They're working with me and I sure appreciate what they're doing. They haven't done anything yet, but so far I'm confident they're going to follow through and block some of that lighting. I'm just hoping for the best for that berm there that we won't be able to see or hear for the most part all the trucks moving in and out next to my house.

The only other thing I'd ask you is this is a great project for the area. It's a great project for Uline. It's a great project for Pleasant Prairie. It's good for most of the people in Bristol, too. Bristol lot \$500,000 out of the deal. I'm not asking for anything I don't deserve, but what I want is I don't want to lose anything. So if the value of my property goes down because there's a 1.2 million square foot warehouse next to it with, you can tell me, Phil, 300 or 400 truck bays, 100 going in and 100 going out every day, then when my wife and I leave this place and we leave that house and land, six acres, to our daughters, we'd like our daughters not to get cheated because what was supposed to be houses next to us is now a warehouse. A huge warehouse. And so I would just ask the Village of Bristol, the Village of Pleasant Prairie and Uline to work together to determine if, number one, once the berms are in this still affects our quality of life and if there's some compensation we can get with that. And, number two, is my six acres with my house and barn on it if the value of my property is affected in a bad way that somehow we be compensated for that. I don't want anything I don't deserve. I just don't want to lose anything. I worked hard for everything I've got. I'd love my daughters to get it when I go. That's pretty much it.

And the other thing I'd ask is if this access road which we know is an emergency access road is that going to be moved up in the middle here instead of right next to my house. Boy, that would be awesome. I say in the middle it would be about near Horton Road, because that way you see that upper corner there's someone that lives there, too. I don't want you moving next to him, but if you could move it in between that upper corner and where I live here it would be equal distance from everybody and then I wouldn't have that access road right next to my house.

Tom Terwall:

And is it lined up with Horton Road to the west that would put it midway between your properties you think?

Fred Gregory:

For all practical purposes.

Tom Terwall:

I mean it wouldn't butt up to your neighbor to the north either, is that correct?

Fred Gregory:

No, for all practical purposes it would be about in the middle. Here's Horton Road right here. If you're 100 feet one way or the another I don't care. I don't want my neighbor to be disadvantaged. I don't want to be. And, boy, when that thing is there I can only anticipate that sooner or later that's not going to be an emergency only road. Sooner or later they're going to want to bring trucks in there, and rather than have them right next to my house or right next to my neighbor's house to the north, if it could be moved into the middle that would be awesome. Other than that, I just hope the berming and the landscaping does not affect me too bad. I've gotten used to this over the last two or three months once I found out it was going to happen. I'm a little calmer now than I was then.

Tom Terwall:

Appreciate that.

Fred Gregory:

And I would guess if I asked everybody in this room would you like to have a 1.2 million square foot warehouse next to you raise your hand with nice berming I don't think anyone would raise their hand. Because this is such a good deal for Pleasant Prairie and because it's such a good deal for Uline, and because Bristol got \$500,000, I'm just asking take the initiative to make sure that I don't lose something.

Tom Terwall:

Appreciate that. Thank you. anybody else wishing to speak? Anybody else? Anybody else? Hearing none, I'll open it up to comments.

Don Hackbarth:

Number one, the berming that's going in to the west of the property it's going to be in Bristol. Who is going to maintain that?

Jean Werbie-Harris:

Uline.

Don Hackbarth:

Uline is acquiring quite a bit of property here. It's going to be a beautiful campus. Being the corporate headquarters and then having a large warehouse is that going to expand again? And, if it is, are they planning to purchase property for another expansion after this?

Phil Hunt:

At this time we think this would be enough for us to last us for the foreseeable future so we're not planning to purchase any additional land.

Don Hackbarth:

Okay. This is more addressed to us. That's a lot of development out there. Do we have anything in the works with fire protection or added stations to the west?

Mike Pollocoff:

That's one of the things that the Board discussed at their work session is that this development along with Premier Outlets and just the general growth of the Village is really from an ISO standpoint as well as a response time standpoint it's got Station 3 which has been in our capital plan for quite a few years now. It's going to be something that's going to have to be executed or put in within the next couple years. One of the things that ISO had indicated to us back in the mid '90s that we needed to locate a third station there. The reason we didn't have to was we were still able to make a pretty quick response time from Station 2 or 1 for rescue and fire and it wasn't that big an issue. But this comes out a little bit farther.

But I think the other thing that's evolved over time is there's more traffic now between the stations and that end of the Village. So what happens is it's harder to get out there, and then the nature of what's out there from the Village's standpoint we need to balance, not have activity on the west end of the Village drag the crews out of Station 1 and leave the east end of the Village running short. That is something we're going to be looking at. We start the process this year to get the design work done on the fire station and then build it in '12 and staff it in '13.

Don Hackbarth:

The last comment I have is I think is it Mr. Gregory, I think his request is reasonable to put it in the middle, that access for emergency vehicles.

Mike Pollocoff:

I'd like to hear what the engineer's response is given the grade of the land there.

Adam Artz:

Again, Adam Artz with JSD Engineering. There's physical problems with putting the driveway in the middle. CJ being a public road the grade is pretty much fixed where it is. Given that we're balancing a hillside for a 1.2 million square foot flat plateau for the warehouse, there's physically between 11 and 14 feet of grade drop there which would make it pretty unsafe for any vehicle in a winter condition. Given that it is an emergency access with a potential gated situation, a fire truck coming around a corner on a 10 percent plus slope would present a problem for the fire department being able to stop in time to get to a gate. That's one of the things we strongly would not advise putting an emergency access at a deck on a slope. Plus, you'd be going right down into a truck dock where it's blind. You have trailers parked on each side of it and it's a blind access into the middle. That's something we'd strongly not recommend.

Don Hackbarth:

Is there another area along that road to get it away from Mr. Gregory's property?

Adam Artz:

We worked with the County on placing the two access points on there. The further away from the intersection the better is the County's stance. If it's not at the intersection the further away the better. And the north one was situated where it is based on the spacing of CJ and the intersection of County Trunk Q and U. It's based on minimum distance there on the north one. We have an elevation increase of between 10 and 15 feet undulating across that whole road that presents a real physical challenge regardless and that's why we work with the County.

Tom Terwall:

Thank you.

Michael Serpe:

I think Mr. Gregory was concerned that that emergency road would be used as an access point to the new distribution center. If I'm reading this correctly or understanding that's not going to happen. That's never going to be an access point for truck traffic to go in and out of that new distribution area?

Phil Hunt:

According to the agreement it's only emergency. And if it ever gets expanded we had the ability to do that, but it's not our intent. Our intent is to continue to use 165 as the access point, and the roads are interconnected there for that. I'm going to expand on Adam's point for the location of that entrance. That was also at the request of the Village and the Town of Bristol that they requested us to move it to that specific location. So that's kind of why it's there.

Michael Serpe:

The truck traffic that we're talking about, 100 in and 100 out, is that just for the present building, or is that going to include both? What's going to be the total estimated?

Phil Hunt:

It's about 100 in and out for each building.

Michael Serpe:

Which brings me to the question is 165 or Q going to be adequately sized or will it have to be resized again after the second building goes in?

Mike Pollocoff:

No. Q is sized beyond this. We sized Q to an extent for Abbott as well. At some point Q is going to have to be even extended again but it's going to take a lot more development.

Jean Werbie-Harris:

There were actually traffic studies that were done not only for Abbott but for Uline and for the Village. And the traffic study was done on a phase development like a phase 1, phase 2 and phase 3 for the amount of traffic on County Trunk Highway Q. So this should handle the traffic for quite a long time until Abbott gets going.

Michael Serpe:

When we're talking a development of this size coming into the Village usually manufacturing, but in this case we're not talking about any manufacturing taking place which really takes a lot of concern that the Board would normally have it's not here. And I've got to tell you that the people that go by Uline are just amazed at what they're seeing. Not just by the size of the complex but the landscaping and they're nowhere near done. So, Mr. Gregory I think you're going to come okay with this because these people they're very meticulous in what they do and let's hope that continues. I know it will.

Fred Gregory:

Could I make another comment?

Michael Serpe:

Talk to Tom.

Tom Terwall:

Please.

Fred Gregory:

I've heard what's said, too, and I've also talked to Bristol about that road and they said they have no problem with it being located further up. Now whether that's correct or not or whether they

were speaking out of turn I don't know. They said they just had it that way for purposes of the conceptual plan, but if I had a concern they'd be happy to move it.

And then the other thing I'd ask is if it is a problem based on the height of the land, the elevation, how far can you move it to the north and be able to handle the problem? Can you move it ten feet to the north, can you move it 100 feet? How far can you move it to the north and have it not be a problem so it would be a little further away from my house?

(Inaudible)

Fred Gregory:

Why not?

Adam Artz:

Again, Adam Artz with JSD. The extent of how far can we move it to the north or not is we're in the conceptual phase right now. The conceptual phase we moved it as far south as possible the maximum separation as requested by the County. Is there five feet or ten feet of play? Possibly. We're not at that level of detail yet being that we're in the conceptual phase. Every bit we shift it to the north means the more extreme the slope on that road. That's what it boils down to. We have truck turning movements not just a theoretic Uline truck but fire moving apparatus, too. The more north we move it the steeper it's going to be, a direct correlation.

Tom Terwall:

Mike, were you going to add something? Any other questions, comments?

Wayne Koessler:

Mr. Chairman, if there aren't any more questions I think I'm ready to start the approval process of each item. I'll move approval of the transfer of land as item A.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA THAT WE SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE TRANSFER OF LAND 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.

Michael Serpe:

Tom, I would move approval of Resolution 10-18 to amend the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE PLAN COMMISSION RESOLUTION 10-18 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.

Don Hackbarth:

Tom, I ask that we approve the certified survey map Item C.

Wayne Koessl:

I'll second.

Tom Terwall:

IT'S BEEN MOVED DON HACKBARTH AND SECONDED BY WAYNE KOESSL THAT WE SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CERTIFIED SURVEY MAP 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.

Michael Serpe:

Tom, I would move approval of the conceptual plan with the understanding that Uline will work with the neighbor on looking at the relocation of that road if it's at all possible.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CONCEPTUAL PLAN WITH THE STIPULATION THAT EFFORTS WILL BE MADE WITH ULINE IF POSSIBLE TO RELOCATE THE EMERGENCY ACCESS A LITTLE BIT FARTHER NORTH. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Jean Werbie-Harris:

In addition to subject to all the comments and conditions as outlined in the conceptual plan approval.

Tom Terwall:

I'm sorry, yes.

Wayne Koessl:

I think that would be in all of our approvals.

Tom Terwall:

Item E then, public hearing of zoning map and zoning text amendment. Is there a motion?

Don Hackbarth:

Move approval.

Wayne Koessl:

Second.

Tom Terwall:

MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD FOR A ZONING MAP AND ZONING TEXT AMENDMENT 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.

Wayne Koessl:

Mr. Chairman, I think we skipped Item D.

Tom Terwall:

We did that.

Wayne Koessl:

Okay, my mistake.

Tom Terwall:

Next is the consideration of Plan Commission Resolution 10-19. Is there a motion?

Wayne Koessl:

Move approval, Mr. Chairman, subject to the conditions outlined by staff.

Don Hackbarth:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY DON HACKBARTH TO APPROVE RESOLUTION 10-19. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. And Item G, consideration of the zoning map amendment.

Michael Serpe:

Move approval of the zoning map amendment.

Don Hackbarth:

Second.

Tom Terwall:

MOVED BY MIKE SERPE AND SECONDED BY DON HACKBARTH TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AMENDMENT 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.

H. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to amend Section 420-131 I (1) (e) 5 of the Village Zoning Ordinance to specifically reference the change to the 100-year floodplain pursuant to the Federal Emergency Management Agency LOMR-F (Case #06-05-BH85A) dated July 25, 2006 for the duplex condominium properties located at 8719 and 8721 Old Green Bay Road and the single family property located at 8783 Old Green Bay Road.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a public hearing in consideration of a zoning text amendment to amend Section 420-131 I (1) (e) 5 of the Village zoning ordinance. This is to specifically reference the change in the 100-year floodplain pursuant to the Federal Emergency Management Agency LOMR-F dated July 25, 2006 for a duplex condominium properties located at 8719 and 8721 Old Green Bay Road and the single family property located at 8783 Old Green Bay Road.

On September 13, 2010 the Plan Commission adopted Resolution #10-17 to initiate a zoning text amendment to amend 420-131 I (1) (e) 5 to specifically reference the change to the 100-year floodplain pursuant to the FEMA LOMR-F Case #06-05-BH85A dated July 25, 2006. This was for the duplex condominium properties located at 8719 and 8721 Old Green Bay Road and the single family property located at 8783 Old Green Bay Road.

On September 5, 2006, the Board of Trustees amended the official floodplain zoning map by adopting Ordinance 06-40 to reflect the floodplain boundary adjustment completed pursuant to the FEMA approval for the duplex condominium properties and the single family home property. However, at the time the Village Board adopted 06-40 for the floodplain map change, the required zoning text amendment to the referenced section had not been made. Inadvertently we forgot to reference the text change as well.

So the purpose of this public hearing and the purpose of this change is to amend the text of the zoning ordinance as attached that would specifically reference the change to the 100-year flood plain pursuant to the FEMA LOMR-F dated July 25, 2006 for the referenced properties.

Tom Terwall:

This is a matter for public hearing. Is there anybody wishing to speak on this matter? Anybody wishing to speak? Hearing none, I'll open it up to comments from Commissioners and staff. What's your pleasure?

John Braig:

Mr. Chairman, I move approval.

Wayne Koessler:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD 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.

I. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to delete Section 420-57 C (2) (c) related to smoking.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, on August 9, 2010, the Village Plan Commission adopted Plan Commission Resolution #10-15 to initiate a zoning text amendment as a result of a recent Wisconsin law change related to smoking. The Village ordinances are proposed to be amended to be consistent with the State law.

On September 20, 2010, the Village Board approved Ordinance 10-52 to prohibit smoking pursuant to Section 101.123 of the Wisconsin State Statutes. As a result section 420-57 C (2) (c) of the Village Zoning Ordinance that regulated smoking in the Village is being deleted. This is a matter for public hearing. The staff recommends approval of the deletion of the text.

Tom Terwall:

Anybody wishing to speak on this matter?

Judy Juliana:

Move to approve.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY JOHN BRAIG TO SEND A FAVORABLE RECOMMENDATION TO THE BOARD TO ADOPT SUBJECT TO THE TERMS OUTLINED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

J. Consider the request of Valentina Kirykwicz for approval of a Certified Survey Map to subdivide the property located at 10024 29th Avenue.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is the request of Valentina Kirykwicz for a certified survey map approval to subdivide her property at 10024 29th Avenue. The petitioner is requesting approval of a certified survey map to subdivide the property located at 10024 29th Avenue into two properties. The property is currently zoned R-4, Urban Single Family Residential District, which requires lots be a minimum of 15,000 square feet in area with a minimum of 90 feet of lot width frontage on a public road. Lot I is proposed to be 27, 076

square feet with 90 feet of frontage on 29th Avenue. Lot II is proposed to be 42,599 square feet with 141.60 feet of frontage on 29th Avenue. Lot II has an existing home that is proposed to be over 29 feet from the new northern lot line.

Municipal sewer is available from 29th Avenue and the new home to be constructed on Lot I would be required to connect to the municipal sanitary sewer system. Municipal water is not currently available in 29th Avenue; therefore, a waiver of special assessment notice and hearing is required to be signed by the owner and recorded for the waiver of a hearing and notice for the future municipal water improvements serving Lots I and II from 29th Avenue. Additionally 29th Avenue right of way, some additional right of way is proposed to be dedicated on the certified survey map for the future widening of the street. No additional easements on the lots are required from We Energies. With that, the staff recommends approval subject to the comments and the conditions as outlined in the memorandum.

Michael Serpe:

Move approval.

Don Hackbarth:

Second.

Wayne Koessl:

On the question, Mr. Chairman. Does the petitioner agree to the recommendations and the conditions outlined by staff or are they not here?

Jean Werbie-Harris:

Valentina is right there. Come on up.

Tom Terwall:

Give us your name and address, ma'am, for the record.

Valentina Kirykwicz:

My name is Valentina Kirykwicz, 10024 29th Avenue.

Wayne Koessl:

Through the Chair, I'm in favor of this, but are you aware of the conditions and comments that staff has entered on this or no?

Valentina Kirykwicz:

And what kind of conditions?

Jean Werbie-Harris:

The conditions are you have to make one edit change to the CSM, and if there's any outstanding special assessments for the sanitary sewer or any outstanding property taxes they would have to be paid in full as a condition of the CSM approval. And then finally you would need to sign this waiver of special assessment notice and hearing. So in the event that municipal water is extended down 29th Avenue that you understand that you're going to be required to connect and hook up to that municipal water when it's extended down that road.

Valentina Kirykowicz:

To that lot. What if I sell it before the water goes through?

Jean Werbie-Harris:

That's fine, but you'd be signing on behalf of both properties. So that property owner, whoever the new property owner would be, would need to understand that they would have to take municipal water when and if it does get extended down 29th Avenue. Are there any plans, Mike, for extending water at this point?

Mike Pollocoff:

No.

Jean Werbie-Harris:

There are no plans, but we want to put the property owner, yourself, as well as any future property owner on notice that at some point municipal water will go down 29th Avenue. And you're waiving your right to a hearing because you're already acknowledging that municipal water will come at some point in the future and it will need to be extended to the properties.

Valentina Kirykowicz:

But he will be responsible for his part, right, for his lot?

Jean Werbie-Harris:

Yes.

Tom Terwall:

Yes, that's correct.

Valentina Kirykowicz:

As long as I don't have to pay for that.

Tom Terwall:

You're okay. Thank you.

Valentina Kirykwicz:

Thank you.

Tom Terwall:

**WE HAVE A MOTION BY MIKE SERPE AND A SECOND BY DON HACKBARTH.
ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

K. Consideration of the request of Pastor Joyce Rinehart agent for United Methodist Church for a three (3) year time extension of the approval for the Site and Operational Plan for an addition and interior remodeling at the church located at 8405 104th Avenue.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of Pastor Joyce Rinehart agent for United Methodist Church for a three year time extension of the approval for the site and operational plan for the addition and interior remodeling at the church located at 8405 104th Avenue.

On April 12, 2010, the Plan Commission approved a conditional use permit including site and operational plans for an addition and interior remodeling at the United Methodist Church located at 8405 104th Avenue. Specifically the first floor addition of 720 square feet and remodeling of 310 square feet will provide a parent/child nursery, ADA restroom, administration room, pastor office and media room. The basement addition of 720 square feet and remodeling of 342 square feet will provide a classroom, ADA compliant restrooms and ADA access from the first floor to the basement. The approval letter was sent to Pastor Rinehart on April 29, 2010.

Pursuant to the Village Zoning Ordinance and the April 29, 2010 approval letter, the site and operational plan approval shall be null and void unless the conditions of the approval are satisfied and the building permit is not within 180 days of written notice of the approval then it could become null and void. But due to available funding, the church has determined that this project will be built in phases and are, therefore, requesting a three year time extension of the approval of the site and operational plans.

So with that they are requesting a three year approval so that they can build it over phases. They will need to do the sprinkling of the building as was recommended by the Fire Chief. So because of that they need to spread it out over a little bit longer period of time in order to get the funds together to complete the improvements. The staff recommends approval as presented.

Wayne Koessler:

I'd move approval, Mr. Chairman.

Jim Bandura:

Second.

Wayne Koessler:

Subject to the conditions.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO GRANT THE REQUEST 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.

7. ADJOURN.

John Braig:

Move adjournment.

Michael Serpe:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned.

Meeting Adjourned: 7:03 p.m.