

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
September 23, 2013**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on August 12, 2013. Those in attendance were Thomas Terwall; Donald Hackbarth; Andrea Rode (Alternate #2); Jim Bandura; John Braig; and Judy Juliana (Alternate #1) Michael Serpe and Wayne Koessl were excused. Also in attendance was Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE SEPTEMBER 9, 2013 PLAN COMMISSION MEETING.**

John Braig:

So moved to approve.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY JOHN BRAIG AND SECONDED BY JIM BANDURA TO APPROVE THE MINUTES OF THE SEPTEMBER 9, 2013 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**

None.

- 5. CITIZEN COMMENTS.**

Tom Terwall:

If there's anybody in the audience that wishes to raise an issue now would be your opportunity to do so. We would ask that you step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

- A. **Consider the request of** Jeffery Marlow, President of Lexington Homes Inc., agent for the owner, Cobblestone Creek Apartment LLC, to amend Chapter 420 Attachment 3 Appendix C Specific Development Plan 31 entitled Cobblestone Creek Planned Unit Development Unit Development (PUD) located south of Prairie Ridge Blvd. between 91st and 94th Avenues and north of 80th Street in the Prairie Ridge Development known as Cobblestone Creek.

On August 20, 2012 the Village Board approved a Certified Survey Map, Development Agreement and a Zoning Text and Map Amendment (Ord. #12-25 and #12-26) to rezone the property located south of Prairie Ridge Blvd. between 91st and 94th Avenues and north of 80th Street in the Prairie Ridge Development to R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District for the proposed development of 4-apartment buildings (2-40 unit and 2-48 unit buildings for a total of 176-apartment units--including 72 efficiency units, 68-1 bedroom units and 36-2 bedroom units) and a clubhouse to be known as Cobblestone Creek and to create the specific PUD zoning regulations for this development. The PUD included the approval of the specific plans for the 40 unit buildings, the club house and conceptual plans for the 48 unit buildings.

In 2012 work commenced on the development site and in July 2013 the first 40 unit apartment building was completed and nearly all of the units were occupied with the exception of the five (5) efficiency units. The club house is nearly completed and second 40 unit building is under construction with a waiting list to lease units in this building.

The Developer has seen a greater than anticipated demand for larger units rather than the smallest efficiency units being offered and is requesting to amend the floor plan of the second 40-unit building under construction which results in the reduction of the number of units--from 40 to 36 units--while keeping the same exterior appearance as previously approved. The redesigned building eliminates the efficiency style units (loft efficiency units are still available), which allows an increase to the size of some of the units to better suit the demand and allows ½ baths to be added in a large number of units. With the changes to the 40 unit buildings, the developers re-evaluated the 48 unit buildings and are proposing to change the unit design within these two buildings as well. The larger buildings will have the same footprint and exterior design as previously approved however the unit count is reduced from 48-to 44 units per buildings.

The Development, with the proposed revisions to the unit floor plans, is proposed to include: a 36-unit building, a 40-unit building and two 44-unit buildings with a total of 164 units (rather than 176 as originally approved) with the following general types of units:

- 56 efficiency units (72 efficiency units originally approved)
- 70 1-bedroom units (68 1-bedroom units originally approved)

- 38 2-bedroom units, (36 2-bedroom units originally approved)

As a result of the proposed changes the Cobblestone Creek Planned Unit Development is proposed to be amended to reflect these changes including revisions to the following Exhibits included in the PUD:

- Exhibit 4: Architectural Building Plans for the one 40-unit building
- Exhibit 5: Architectural Building Plans for the one 36-unit building
- Exhibit 6: Architectural Building Plans for the two 44-unit buildings

The Developers continues to anticipate less than 10% of the occupants will have children or less than 5% of the apartments housing school age children.

Tom Terwall:

Is there anybody wishing to comment on this matter? Anybody wishing to comment? Now I'm going to open it up to Commissioners and staff.

John Braig:

When this was first approved we were assured that it was going to be a quality product, but to follow up with something like this is very rare.

Don Hackbarth:

I drove past Cobblestone the other day and this is a beautiful building.

Jeffery Marlow:

We have a waiting list for people that would like to get in and we have 100% occupancy on the building that is done.

Don Hackbarth:

I move approval.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE 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.

- B.** Consideration of the request of Chad Nicpon of Design 2 Construct, agent for Muskie Enterprises, Inc., owner of the property located at 10700 88th Avenue in LakeView Corporate Park for approval of **Site and Operational Plans** for a 48,562 square foot addition, installation of 12 storage tanks and other site improvements to the Olds Products facility.

In 1995, Olds Products Company constructed the existing 48,392 square foot facility located at 10700 88th Avenue located in the LakeView Corporate Park and at the time relocated all manufacturing and administrative operations to Pleasant Prairie.

Olds manufactures their traditional yellow salad mustard and a complete range of specialty flavored mustards. In total, they currently offer twenty-one "house" mustards and dozens of "made to order" blends for our customers. Their current packaging options provide a wide variety of formats available for all mustard flavors and includes:

- 4/1 gallon plastic wide-mouth (food service)
- 3-gallon bag-in-box (condiment systems – wall-mount systems)
- 5-gallon bag-in-box
- 55-gallon fiber drums with liners
- 250-gallon totes (wooden and/or corrugated)
- bulk tanker trucks (approximately 45,000 lbs.)

According to the application, Olds Products Company was founded in Chicago, and is the largest private label mustard manufacturer in the country. Their products are featured nationwide and worldwide by customers in the retail, food service, distribution and ingredient markets.

At this time the petitioner is requesting to construct a 48,562 square foot addition to the building, add 12 additional silos and add a fire lane with a second access to 88th Avenue (CTH H) and add 10 truck/ trailer parking spaces. The total building size after addition is proposed to be 96,954 square feet.

The addition will contain both production and warehousing. Approximately 20,000 square feet of the addition will be used to fill bottles with multiple types of mustard, label the bottles, and package them onto pallets ready for shipment. This will be accomplished with a number of assembly lines both manual and automatic. Approximately 7,000 square feet of the addition will house multiple vertical tanks used in the process of making mustard. The tanks will not contain any hazardous materials. They will house raw materials, water, or function as part of the mustard making process. The remaining area of the 48,562 square foot addition will be utilized for storage until more production/packaging lines are needed.

A total of 12 tanks are proposed to be installed along the north side of the building. The proposed tanks will be used to store additional raw materials for mustard production, as well as storage of

the final product awaiting the bottling process. Currently, four (4) to six (6) new tanks will be installed immediately, with the potential for four (4) future tanks used for the same function. Two (2) smaller tanks will be used to store ethyl alcohol in which one (1) of these tanks will be installed at a future date, if needed. These tanks will be enclosed with a fence and employ spill containment per NFPA requirements.

A fire lane along the east and south side of the building will provide for a complete fire loop around the building. In addition, 10 trailer parking spaces are proposed south of the existing parking lot area on the west side of the site. This will eliminate any trailer parking sporadically located through-out the existing parking lot. In addition, an exit only driveway access to 88th Avenue is proposed. The petitioner has contacted Gary Sipsma, Director of Public Works for Kenosha County. The County has approved the location of the driveway provided that the turning radius of a truck does not force the driver to cross the lane into oncoming traffic when turning right out of the site. The petitioner intends to modify the plans to incorporate a 60'-0" radius on the right side of the drive access and a 30'-0" radius on the left side.

The property is zoned M-2, General Manufacturing District and the proposed use is allowed as a permitted use in the M-2 District.

Currently, the facility employs 65 people and the addition is proposed to add 2 more employees. The facility operates in 3 shifts (20-30 employees per shift) 24 hours a day, six (6) days per week. The maximum number of employees on site at any time is 30 employees therefore, the existing 66 parking spaces (including 3 handicapped accessible parking spaces) is adequate for the use.

Tom Terwall:

Did the original building have some type of special coating or is it in the cement? Will the addition have something like this?

Chad Nicpon:

Yes, the finish coat will have something in it to resist the vinegar.

Don Hackbarth:

I move approval

Andrea Rode:

I'll second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY ANDREA RODE TO APPROVE TO APPROVE THE SITE AND OPERATIONAL PLANS FOR THE OLDS PRODUCTS FACILITY, SUBJECT TO THE TERMS AND CONDITIONS AS LISTED IN THE VILLAGE STAFF MEMO. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Chad Nicpon:

I'm Chad Nicpon with Design 2 Construct, my address is N173 W21010 Northwest Passage Way, Jackson, WI. We would like to not put in landscaping plantings on the East side of the Building. We would like to put in a stone bed, due to the fact we are a food processing plant and protective for future additions. There is landscaping along the east side of the building.

Peggy Herrick:

Jean Werbie-Harris indicated that the ordinance requires landscaping on the east side of the building.

Chad Nicpon:

Jelly Belly doesn't have any foundation plantings along the front of their building.

Peggy Herrick:

There are other buildings in the Corporate Park that produce food products that have foundation plantings.

Tom Terwall:

These items are going to have to be discussed with Jean Werbie-Harris and Mike Pollocoff. What they agree with then the Plan Commission would be fine with subject to the staff comments.

Tom Bleis:

Most of the new addition will be used to make vinegar. This vinegar will be used to make mustard, but by processing this vinegar they will bottle it and sell it. So basically the expansion is for vinegar not for making mustard.

Tom Terwall:

So you'll be selling vinegar? You'll have to check with the F.D. and get a list from them of things that you'll have to do for them.

Peggy Herrick:

So, the addition is to actually process vinegar and sell it to others, correct.

Yes

7. ADJOURN.

John Braig:

Move adjournment.

Andrea Rode:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We're excused.

Meeting Adjourned: 6:27 p.m.