

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
October 14, 2013**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on October 14, 2013. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Andrea Rode (Alternate #2); Jim Bandura; and John Braig. Judy Juliana (Alternate #1) was excused. Also in attendance were Mike Pollocoff, Village Administrator; Jean Werbie-Harris, Community Development Director; Tom Shircel, Assistant Village Administrator; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE SEPTEMBER 23, 2013 PLAN COMMISSION MEETING.**

Jim Bandura:

Move for approval.

John Braig:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED TO BY JOHN BRAIG TO APPROVE THE MINUTES OF THE SEPTEMBER 23, 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.**

Jean Werbie-Harris:

Mr. Chairman, I have two pieces of correspondence. The first is a letter I received from the Village Clerk, and it's the final estimate for the January 1, 2013 population for the Village of Pleasant Prairie. We are now at 20,004 people, so we crossed the number to 20,000 as of January 1st of this year. So I just wanted to let you know.

And then the second piece of correspondence I just wanted to let you know American Planning Association sends out information to all planners. October is national community planning month. And they're celebrating community planning and all those that create good and great communities for the municipalities in Wisconsin and throughout the country. So I just wanted to let you know that it's national planning month and that's it.

Tom Terwall:

Thank you.

**5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as an item for public hearing we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as a part of the official record. However, if you want to speak about an issue that's not a public hearing or not on the agenda now would be your opportunity to speak. We'd ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizen's comments? Seeing none, we'll move on to Item A, B and C. We have a request to combine those three items for discussion purposes, but we'll have to take separate votes.

John Braig:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

**MOVED BY JOHN BRAIG AND SECONDED BY WAYNE KOESSL TO COMBINE ITEMS A, B AND C FOR DISCUSSION PURPOSES. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. **Consider the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street in the Prairie Ridge Development for approval of a Certified Survey Map to subdivide the property into two parcels and Development Agreement and related documents for the extension of the public sidewalk in 77th Street.**
  
- B. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS AND DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND EASEMENT for the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street in the Prairie Ridge Development for the proposed development of the Regner Veterinary Clinic, a 4,787 square foot small animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology and surgical services.**
  
- C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street to amend The Prairie Ridge West Commercial Development Planned Unit Development related to lot size and setback requirements.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, three Items A, B and C. The first is Item A, consider the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street in the Prairie Ridge Development for approval of a Certified Survey Map to subdivide the property into two parcels and Development Agreement and related documents for the extension of the public sidewalk in 77th Street.

Item B, public hearing and consideration of a Conditional Use Permit including site and operational plans and a digital security imaging system agreement and easement, again, at that same request for the same property. And this is specifically for the development of the Regner Veterinary Clinic, a 4,787 square foot small animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology and surgical services.

And Item C, public hearing and consideration of a Zoning Text Amendment, again, at the same request to amend The Prairie Ridge West Commercial Development Planned Unit Development related to lot size and setback requirements.

Now, since this a public hearing, as part of the public hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request for a Conditional Use for the proposed veterinary clinic as presented and described below and in your staff packets.

Findings:

1. The petitioner is requesting several approvals for the development of a 4,787 square foot small animal veterinary clinic to be located on a 0.95 acre property which is a part of Lot 4 of CSM 2726 and located within U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 91-4-122-082-0214.
2. Specifically the petitioner is requesting approval of a Certified Survey Map, Development Agreement, a Conditional Use Permit including Site and Operational Plans, a DSIS Agreement and Easement and a Zoning Text Amendment for the proposed development of the Regner Veterinary Clinic, a small animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology and surgical services. In addition, they will only board hospital cases which require an over-night stay. General boarding or cremation services will not be provided on location. Exhibit 1 in your packet of information as a copy of the application, plans, and all the related documents.
3. The property is zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay. The B-2 District allows a veterinary clinic with emergency services with approval of a Conditional Use Permit granted by the Plan Commission.
4. This property is located within the Prairie Ridge West Commercial Development known as PR West. The following is background information related to the PR West. On August 20, 2012, the Board had conditionally approved a Conceptual Plan for the development of PR West and adopted the PR West PUD #12-29. That PUD specifically allows for shared cross access for the lots as well as specific signage requirements for monument signs for each individual lot and the for two shared signs for Lots 1 through 3 in the Prairie Ridge West.

The Conceptual Plan for Prairie Ridge West encompasses 9.2 total acres located at the southeast corner of Highway 50 and 104th Avenue within the Prairie Ridge Development. The property was subdivided into four lots for commercial development sites. A Cheddar's Casual Café, was conditionally approved by the Plan Commission on November 12, 2012 on Lot 1 which they in fact did open today, October 14, 2013, and The Plaza at Prairie Ridge approved by the Plan Commission on May 28, 2013 is currently under construction within development. The proposed Regner Veterinary Clinic is proposed to be constructed on Lot 4. As noted above, Lot 4 is proposed then to be re-divided. And the purpose for the redivision, I'll just briefly mention now, is to create their specific lot and then an outlot that contains wetlands and other open space areas on the property.

On August 13, 2012, the Plan Commission approved Preliminary Site and Operational Plans to allow for the mass grading and installation of public and private infrastructure

improvements for Prairie Ridge West. On August 20, 2012, the Board approved the Development Agreement for the installation of the required public improvements.

A Prairie Ridge West Commercial Development Owner's Sub-Association to manage the shared maintenance responsibilities of all internal commonly owned improvements has been established for the four lots within PR West. A Declaration of Covenants and Restrictions for the Prairie Ridge West Commercial Development has been recorded. The lots within PR West shall conform to these restrictions, in addition to the original Prairie Ridge Commercial Development Declaration of Development Standards and Protective Covenants, which may be amended from time to time. So these particular lots have two sets of covenants that they have to follow in addition to the zoning ordinance.

5. On June 28, 2004, the Plan Commission approved a Conditional Use Permit #04-14 for the Regner Veterinary Clinic to operate a similar facility at 10715 75th Street which is just west of here. This facility is proposed to be re-located to this larger facility when construction is completed by April of 2014.
6. The new facility is proposed to be open Monday through Friday from 8:00 a.m. until 6:30 p.m., Saturdays from 8:00 a.m. to noon and after hours for emergencies only.
7. It is anticipated that there will be 10 full-time employees, including three doctors.
8. For security purposes and as required in the Planned Unit Development as part of the community benefit, the exterior of the site will be equipped with a DSIS. A draft DSIS Agreement and the Access Easement are included with the information that you have. The DSIS will afford the opportunity for the public safety departments including the Village Police Department and Fire and Rescue Department to visually examine commercial establishments and their sites and will provide emergency response personnel with a visual assessment of any emergency situation in advance of arrival without placing an undue burden on the Village taxpayers.

Following the owner's installation of the DSIS, the Village will inspect the system and verify accessibility. The DSIS will be owned and operated by the Veterinary Clinic. The agreement and associated access easement will need to be executed and the easement recorded prior to obtaining building permits for the project. The system shall be inspected and operational to the Village's satisfaction prior to the occupancy.

9. In addition to the DSIS Agreement, the medicine/drug cabinet will be locked and monitored by a camera. The interior monitoring of the medicine/drug cabinet is not required to be part of the exterior DSIS. So what I'm saying by that is that it's not being monitored by the police department inside the facility, but they will have separate monitoring in order to make sure that that area is protected.
10. The minimum amount of onsite parking spaces required for a office pursuant to the ordinance is four spaces for every doctor, plus one space for every additional employee or a total of 19 parking spaces. In addition, the required number of handicapped accessible spaces pursuant to the State code is also provided. The plans indicate 26

parking spaces including two handicapped accessible spaces adjacent to the main entrance are being provided.

11. The property owner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on September 25, 2013, and notices were published in the *Kenosha News* on September 30th and October 7, 2013 for the public hearing related to the conditional use. The petitioner received a copy of this staff report via e-mail on October 11, 2013.
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 project as planned will not violate the intent and purpose of the ordinances and meets the minimum standards for granting of a Conditional Use Permit. In addition, the Plan Commission shall not approve any site and operational plans without finding in their decision coupled with satisfaction of any conditions of approval that it will comply with the Village ordinance requirements and all requirements of federal, State and local statutes and regulations.

With respect to the Certified Survey Map that's being proposed this evening, the CSM as you can see on the slide will subdivide Lot 4 of CSM 2726 into two lots: Lot 1 for the development of the Regner Veterinary Clinic right at the corner, and then Outlot 1 which is the remnant or the wetland and open space area on the property. The majority of Outlot 1 is wetlands and is intended to be maintained by the Prairie Ridge West sub-association as required by their Certified Survey map. By creating the area that the sub-association is responsible within the outlot rather than just in an easement it should make it a little bit easier for maintenance and for other individuals that they may hire to go onto the property to take care of the responsibilities as well as to deal with any taxes or other issues for their association.

With respect to the Development Agreement for this project, as part of this project there is an extension of a public sidewalk in 77th Street down to the corner. There is a need to replace or install a street tree, and actually some street trees out there do need some significant pruning. So those will be some of the public requirements that the property owners are responsible for maintaining on the site.

The Zoning Text Amendment, the property is currently zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. Specifically there's about four different areas that need to be amended as part of the PUD first of which is the legal descriptions, the second of which is the building and deck are proposed to be set back five feet from the lot line. The next is to allow for onsite sidewalks and a patio to be five feet from the wetlands at the northeast corner of the site. And then there are references in the PUD to the DSIS agreement and the access easement for the Regner Veterinary Clinic.

Again, even though is being developed as part of the Prairie Ridge West development, there's actually a separate DVR and a separate camera monitoring system for this particular site where on the north end Lots 1, 2 and 3 and Olive Garden are all linked into a separate DSIS. Just because of the trees and the proximity it was too difficult in order to connect their system into that system. So it will be a separate system, and theirs will be maintained and operated by the owner.

With that, I would like to continue our public hearing. Again, we have a number of items related to the same item. In the corner of the slide there is a very nice illustration of what they're proposing to build at this location. The architect is here, John Wallenkamp from Kueny Architects, and if he could just describe a little bit about the building and the functionality. And then David Hodge is also here, the owner, if there are any questions that you have for him as well.

John Wallenkamp:

John Wallenkamp, Kueny Architects, 10505 Corporate Drive, Pleasant Prairie. As you can see the main right elevation you're seeing is the southern elevation. There's a mixture of stonework, unit masonry and kind of a timber-type feel to it. We wanted a massive type building. When you're approaching the building from the south, north or even the west you're going to see the facility. So our goal was to make it as massive feeling as possible while still giving you the homey experience.

The main entrance is off the south elevation more on the west end, what you're seeing is the main gable end. On the north side there will be a deck overlooking the wetlands as Jean had mentioned. That's pretty much for visitors they can walk outside, walk a dog, things like that, wait to be taken care of. Other than that we've kind of used some materials as wing walls, things like that, to hide the garbage on the east elevation, all enclosed. The employee entrance is on the east elevation coming around off the main pavement area you're seeing there.

If you look at the landscape plan we've kind of created a friendly berm area on the northwest part of the facade, the site I'll call it, kind of just to create a different atmosphere back in the facility so we're not looking back to the intersection. With that, as Jean had mentioned, David Hodge is here. If you have operational questions we'd be happy to answer those.

Michael Serpe:

Any need for any outbuildings in this parcel?

John Wallenkamp:

Outbuildings?

Michael Serpe:

Yeah.

John Wallenkamp:

No, there are none.

Michael Serpe:

No garages?

John Wallenkamp:

Nope.

Don Hackbarth:

What do you plan on doing with the older facility, the other facility?

Tom Terwall:

Give us your name and address, sir, for the record please.

David Hodge:

Certainly. David Hodge, 8115 Westridge Drive in Pleasant Prairie. To the question what we're going to do with the facility on Highway 50 it's currently for sale. So if you know of anybody that would like to buy a [inaudible] on Highway 50.

Don Hackbarth:

The other thing is how do you dispose of medical things like syringes or whatever?

David Hodge:

The only medical waste we have in our particular practice at this time are syringes, and those are captured in a sharps container. And the crematory who does provide crematory services for our friends also takes those off site to the crematory and is able to dispose of them.

Don Hackbarth:

But they'll be secured in the building --

David Hodge:

That's correct.

Don Hackbarth:

-- rather than out in the garbage?

David Hodge:

Oh, no.

Don Hackbarth:

There are trees on that lot. What is the plan for the existing trees?



David Hodge:

If they can be salvaged we will, but otherwise they'll have to come down obviously to make way for the parking lot primarily is where the trees are today.

Don Hackbarth:

I would like to see as many of them preserved as you could.

David Hodge:

Absolutely.

Don Hackbarth:

That's good for your site, too. The last question I have is it's in the documents that the doctors have four spots. How big a car do they own?

David Hodge:

I assure you my wife, Dr. Maggie, will be walking if at all possible. It's only half a mile from our home residents. Any other questions?

Tom Terwall:

Thank you. This is a matter for public hearing. Anybody else wishing to speak? Anybody else wishing to speak? Hearing none, any other comments or questions from the staff?

Don Hackbarth:

I move we approve the Certified Survey Map.

Michael Serpe:

Second.

Tom Terwall:

**MOVED BY DON HACKBARTH AND SECONDED BY MIKE SERPE TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Next we need a Conditional Use Permit.

Jim Bandura:

Move for approval.

John Braig:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY JOHN BRAIG TO APPROVE THE CONDITIONAL USE PERMIT 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. Third, we need a motion to send a favorable recommendation to the Village Board for the Zoning Text Amendment.

Michael Serpe:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO SEND FAVORABLE CONSIDERATION TO THE VILLAGE BOARD FOR THE 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. Thank you.

**D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Rick Campagna to operate a tattoo and body-piercing studio (to be known as Earth Ink Tattoo and Piercing), in the Willow Point Retail Center located at 8501 75th Street.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission this is a public hearing and consideration of a Conditional Use Permit including Site and Operational plans for the request of Rick Campagna to operate a tattoo and body-piercing studio to be known as Earth Ink Tattoo and Piercing in the Willow Point Retail Center located at 8501 75th Street.

This is a public hearing, and as a part of the hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described in the staff memorandum:

Findings of Fact

1. The petitioner is requesting a Conditional Use Permit, including Site and Operational Plans, for the proposed Earth Ink Tattoo and Piercing, a tattoo and body-piercing studio to be located in the Willow Point retail center located at 8501 75th Street which is further identified as Tax Parcel Number 91-4-122-092-0170-0. The application is provided as Exhibit 1.
2. The current zoning of the property is B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. The B-2 District requires a Conditional Use Permit for tattoo studio. Earth Ink will occupy the same space that was formerly occupied by Black Pearl Tattoo that has recently relocated into the City of Kenosha. And the original Black Pearl Conditional Use was 03-25 as provided as Exhibit 2.
3. Pursuant to the submitted Operational Plan, Earth Ink provides an environment where clients feel welcome, comfortable and confident as they are greeting top quality attention and service. Their décor reflects their style and intentions. Traveling around the United States and to different countries, Japan being a major influence, has shaped their ideas about the history and the future of the art of tattooing as well as how they perceive it. They feel that the tattoo industry paradigm has shifted in the way tattoos are applied and received. Earth Ink reflects the art of tattooing in the most respected and positive as they are being perceived. Tattoos are about growth, healing and marking special moments in life which have deep seeded meaning for folks. They cover all aspects of tattooing from cover ups, color work, gray shading to whatever the clients can think up. Earth Ink proposes to offer the community a shop that provides quality work done by professionals that take pride in their chosen profession.

4. This tattoo and body-piercing establishment shall comply with all aspects of the State of Wisconsin Department of Health and Family Services, Chapter HFS 173 of the Wisconsin Administrative Code as provided in Exhibit 3). Specifically, a copy of the following items shall be provided to the Village prior to operating the tattoo and body-piercing establishment:
  - a. The Tattoo and Body Piercing Practitioner's State license.
  - b. The licenses for each individual performing tattooing and/or body-piercing activities.
  - c. The State Inspection Report of the facility to ensure it complies with all State requirements.
5. There shall be no sales or services provided at Earth Ink Tattoo and Piercing that would be classified as "adult uses".
6. There shall be no loitering on-site within the parking lot of the Willow Point Retail Center or within the general area of the tattoo and body-piercing facility. It will be the responsibility of the owners of the tattoo and body-piercing facility to monitor and enforce this no loitering provision.
7. According to the application the hours of operation are being proposed at 10:00 a.m. to 10:00 p.m. One of the things that we do need to talk about or get clarified this evening is that the Plan Commission did limit the hours of the Black Pearl Tattoo and Piercing to the following hours for customers and patrons: Monday - Thursday, 8:00 a.m. - 8:00 p.m.; Friday & Saturday - 8:00 a.m. - 9:00 p.m. and Sunday - 10:00 a.m. - 6:00 p.m. The Village staff is recommending that the hours be limited to 9:00 in the evenings and on Sundays from 10 until 6. Again, something that we do need to have clarified for the Conditional Use Permit this evening.
8. The petitioner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on September 25, 2013 of this hearing. Public hearing notices were also published in the *Kenosha News* on September 30 and October 7, 2013.
9. The petitioner was mailed a copy of this memo and emailed a copy on October 11, 2013.
10. According to the Article XVIII of 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 that the project as planned will not violate the intent and purpose of all ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements as well as any other conditions of approval and applicable federal, State or any other local requirements.

With that I'd like to continue the public hearing. The petitioner is in the audience as well as the owner of the retail center, and I'd ask them to come up and make a brief presentation.

Rick Campagna:

Hello, Rick Campagna, 8501 75th Street, Suite F.

Tom Terwall:

Welcome.

Rick Campagna:

Thank you.

Tom Terwall:

Anything you wanted to add?

Rick Campagna:

Well, I just wanted to maybe question the hours on that as far as how that is regarding. I just want to be looked at as any other business that would provide a service in the mall, in Willow Point.

Michael Serpe:

What hours are you proposing?

Rick Campagna:

10 a.m. to 10 p.m.

Michael Serpe:

10 to 10?

Rick Campagna:

Correct?

Michael Serpe:

Every day?

Rick Campagna:

I would like that, not to say that I wouldn't like a day off.

Michael Serpe:

Why are we imposing -- why are we suggesting the hours that we have here in the memo?

Jean Werbie-Harris:

That was what the Plan Commission had required when Black Pearl came in back in 2003.

Michael Serpe:

I have a question on that. When Black Pearl was in operation did we have any problems with that?

Jean Werbie-Harris:

We did not.

Michael Serpe:

Then that was the first tattoo parlor that we actually okayed, so we were anticipating maybe a problem that never happened. I have to agree with Mr. Campagna. I don't want to see a guy spend the money to go into a business and we restrict his hours of operation if there's not going to be a problem. If we encounter a problem while he's there I think we should address it at another time. But I have to -- he's in the business and he knows what it takes. I would have to agree with him on his suggestion.

Tom Terwall:

Jean what are the hours of operation of the other --

Jean Werbie-Harris:

Sure. Honada their hours are until 9:30 at night during the week, and on Friday and Saturday they're 10:30. Tropical Tan closes at about 10:00 on most nights. Miss Pole closes at about 9:00 on most nights. And then the others vary.

John Braig:

These hours are at their volition rather than an imposition on the part of the Village.

Jean Werbie-Harris:

I'm not understanding what you're saying. But this is a conditional use permit so you can set any conditions that you want. If you want the hours to be consistent with some of the other businesses. For example, Tropical Tan and Miss Pole and some of the others that close at 9:30 or 10:00 then you can set those specific hours for this particular use. He does not open at 8 in the

morning, he opens at 10, so he's opening a little later so that's why I'm assuming he wants to be open a little bit later at night.

John Braig:

My point is the various hours that you described to us are not an imposition or a restriction created by the Village but rather by the operators of these establishments. They chose those hours.

Jean Werbie-Harris:

They close the hours, but those other uses are not conditional uses. So I'm not sure if it was an issue for Black Pearl or not. I know that they relocated into the City. They did not approach us about their hours. But, again, I think when Black Pearl came in I'm thinking that a lot of the rest of the center might not have been occupied. I mean I think that they were one of the beginning uses out there as well.

Wayne Koessl:

Thank you, Mr. Chairman. I agree with Commissioner Serpe. I think that we should give him the 10 to 10 hours, and if there's a problem we can address that at that time.

Tom Terwall:

Do we need 10 to 10 on Sundays as well? You could 10 to 10 Monday through Saturday and 10 to 6 on Sunday that would work for you?

Wayne Koessl:

There are other businesses that are open on Sunday until, what is that, Jean, 9:30 or 10:00?

Jean Werbie-Harris:

Until 9:30.

Wayne Koessl:

So I can't see another half an hour. If he was alone out there it would be different.

Don Hackbarth:

How many employees are you going to have?

Rick Campagna:

I hope to have four artists working.

Don Hackbarth:

What is the typical time it takes to put a tattoo on?

Rick Campagna:

I'll tell you what, a lot of people get off of work at 5:00.

Don Hackbarth:

That's what I'm saying.

Rick Campagna:

So in addition to that there's prep time and other things to take into consideration. So say someone gets off of work at 5:00, they get in at 5:30, maybe they're not out of there until 10:00 or 10:30.

Don Hackbarth:

Oh, really?

Rick Campagna:

Yeah. So I just want to have the opportunity to work at night when people do get off.

Don Hackbarth:

I hear you. Are you established?

Rick Campagna:

Absolutely.

Don Hackbarth:

Are you coming from someplace else?

Rick Campagna:

Yeah, I'm licensed in Milwaukee for three years. I have my State license, so yes.

Michael Serpe:

Do you have one in any NFL city?



Rick Campagna:

What's that?

Michael Serpe:

Do you have a store in any NFL city?

Rick Campagna:

No, no I don't.

Don Hackbarth:

Mr. Chairman, I move approval with the 10 to 10 time.

Michael Serpe:

Second.

John Braig:

Was that 10 to 10 seven days of the week?

Don Hackbarth:

Yup.

Tom Terwall:

**IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JOHN BRAIG TO GRANT A CONDITIONAL USE PERMIT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM WITH THE HOURS BEING 10 A.M. TO 10 P.M. SEVEN DAYS A WEEK. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. One last question. Are you from Kenosha?

Rick Campagna:

I am.

Tom Terwall:

Are you in any way related to the former Richard Campagna.

Rick Campagna:

That's my father, yes.

Tom Terwall:

It is? I played ball with your dad for many years. We're not going to hold that against you.

Jean Werbie-Harris:

I just need to clarified. He is allowed to have his business open from 10 to 10. He doesn't have to have his business open that long.

Tom Terwall:

Correct.

Rick Campagna:

Thank you on that.

Jean Werbie-Harris:

The way the motion was it was a little confusing. So I just want to clarify that he may have his business open during those hours.

Tom Terwall:

When do you plan to start?

Rick Campagna:

Well, I had to go through the protocol of this. I suppose when I can get everything into there and coordinate the move, the first of November.

Tom Terwall:

Oh, good, welcome.

Rick Campagna:

Thank you, thank you very much. I appreciate that. I look to being a positive business in the community. I don't plan on selling anything adult. That has nothing to do with my business. I hope those negative stereotypes aren't associated with me. I don't know what that would be as

far as selling adult things. It's the art of tattoo. That's what I think -- I wish that to not be an association with me.

Tom Terwall:

Thank you, appreciate it.

Rick Campagna:

One more question about the signage. Would the Village have any apprehensions of any -- neon signs are very conducive to the tattoo business. They're very artistic handmade ones.

Tom Terwall:

Inside your store you mean?

Rick Campagna:

Correct, yes.

Tom Terwall:

He's allowed to do what he wants, right?

Jean Werbie-Harris:

Well, he has to follow Village ordinances no different than any other business. So actually after the meeting tonight could visit with either Peggy or myself and we could give him the regulations. Some folks have different types of signage. You're only allowed so much signage inside your store. And if it's lit only so much of the window can be occupied by signage. But he can certainly talk to the staff to get the regulations so that he can determine what he can use.

Don Hackbarth:

Comment, what is the Japanese influence in tattooing?

Rick Campagna:

Well, they have the most recorded history on tattooing. It goes way back. People used to come, diplomats from different countries used to sail over to Japan to get tattooed. I think the history is not really revealed too much in Western society. They only see it on TV for what it is.

Don Hackbarth:

Thanks.

Rick Campagna:

You're welcome.

**7. ADJOURN.**

John Braig:

Motion to adjourn.

Michael Serpe:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned. Thank you.

**Meeting Adjourned: 6:36 p.m.**