

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
April 14, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on April 14, 2014. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate # 1). Andrea Rode (Alternate #2) 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. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for any of the items on the agenda that are a matter 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 wish to speak on an item that's not a matter of public hearing or wish to raise an issue that's not on the agenda now would be your opportunity to speak. We'd ask that you step to the microphone and begin by giving your name and address. Anybody wishing to speak under citizens' comments?

5. NEW BUSINESS

Tom Terwall:

Since Items A through D are related I'm going to entertain a motion to combine those four items.

Don Hackbarth:

So moved.

Wayne Koessl:

Second, Chairman.

Tom Terwall:

MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO COMBINE ITEMS A THROUGH D FOR DISCUSSION PURPOSES BUT A VOTE ON THEM SEPARATELY. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of Mark Molinaro, Jr. of Partners In Design Architects, agent on behalf of the Hospice Alliance Foundation, Inc. owners of the property located at 10220 Prairie Ridge Blvd. and the vacant 8.6 acre property to the east for the future expansion of the Hospice facility and future commercial development.**
- B. Consider the request of Mark Molinaro, Jr. of Partners In Design Architects, agent on behalf of the Hospice Alliance Foundation, Inc. owners of the property located at 10220 Prairie Ridge Blvd. and the vacant 8.6 acre property to the east for approval of a Certified Survey Map.**
- C. PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS for the request of Mark Molinaro, Jr. of Partners In Design Architects, agent on behalf of the Hospice Alliance Foundation, Inc. owners of the property located at 10220 Prairie Ridge Blvd. and a portion of the vacant 8.6 acre property to the east to rezone a portion of the vacant land into the I-1 (PUD), Institutional District with a Planned Unit Development Overlay District for the future expansion of the Hospice facility; and a Zoning Text Amendment to create the specific PUD zoning regulations for the development.**
- D. Consider the request of Mark Molinaro, Jr. of Partners In Design Architects, agent on behalf of the Hospice Alliance Foundation, Inc. for approval of Site and Operational Plans to expand the parking for their facility located at 10220 Prairie Ridge Blvd.**

Tom Terwall:

Mr. Molinaro, we've got to give a couple minutes to let Mrs. Werbie speak first, okay?

Jean Werbie-Harris:

So if you want to have a seat.

Mark Molinaro:

Sure. It's not going to be that long, is it?

Jean Werbie-Harris:

So Items A through D are before the Village Plan Commission this evening. The first is a public hearing and consideration of a conceptual plan for the request of Mark Molinaro, Jr., of Partners In Design Architects, agent on behalf of the Hospice Alliance Foundation, Inc. owners of the property located at 10220 Prairie Ridge Blvd. and the vacant 8.6 acre property to the east for the future expansion of the Hospice facility and future commercial development

The second item also the request from Mark Molinaro of Partners In Design Architects, and this is for a certified survey map for the vacant property to the east of 10220 Prairie Ridge Boulevard. The third item is the public hearing and consideration of zoning map and text amendments at the same petitioner's request. And this is to rezone a portion of the vacant land I-1 (PUD), Institutional District with a Planned Unit Development Overlay District, for the future expansion of the Hospice facility; and a zoning text amendment to create the specific PUD zoning regulations for the development.

And, finally, D, also at the request of Mark Molinaro, Jr., of Partners In Design Architects, agent on behalf of the Hospice Alliance Foundation, and this is for site and operational plans to expand the parking for their facility located at 10220 Prairie Ridge Blvd. These items are all related and will be discussed at the same time, however separate actions are required.

The petitioners are requesting several approvals related to the proposed parking lot expansion at the Hospice House located at 10220 Prairie Ridge Blvd and the future development to the east. The Hospice Alliance Foundation or Hospice has been operating an eight residential bed facility known as the Hospice House at 10220 Prairie Ridge Boulevard since 2003. In December of 2013, Hospice purchased 8.6 acres of vacant land adjacent to their property to the east known as Lot 3 of CSM 2602. Hospice purchased the additional property for the singular, immediate purpose of constructing additional parking for their existing facility.

In the initial phase, Hospice proposes to combine a portion of the new property with the existing Hospice House property for the purpose of expanding the available number of parking spaces for the Hospice House through approval of a certified survey map which is being considered this evening. The remainder of the land could be further developed as shown on the conceptual plan; however, there are no immediate plans to proceed with the development of this area at this time.

Certified survey map: The certified survey map reconfigures the Hospice property with the vacant land to the east, which will allow for the additional parking to be constructed on the Hospice House property on the north portion of the newly added land, along with a shared ingress/egress road connecting to Prairie Ridge Boulevard. The certified survey map provides for a 35-foot wide ingress, egress and cross-access easement to be shared with both Lots 1 and 2 of the CSM. This shared access road will align with 100th Avenue and will provide for a full ingress/egress to the Hospice House property, where currently only a right-in/right-out driveway exists. In addition, the CSM also dedicates a 20-foot wide sidewalk, access and maintenance easement along the eastern area of Lot 2 for a future public sidewalk connection from Prairie Ridge Boulevard north to the Shoppes of Prairie Ridge commercial development. This sidewalk will be required to be installed when Lot 2 is developed.

Lot 1 is proposed to be approximately six acres with 418 feet of frontage on Prairie Ridge Boulevard, and Lot 2 is proposed to be approximately five acres with over 500 feet of frontage on Prairie Ridge Boulevard. Lot 1 is proposed to be rezoned to I-1 (PUD), Institutional District with a Planned Unit Development Overlay District. Lot 2 will remain in its current designation of B-2 (PUD), Community Business District with a Planned Unit Development Overlay District at this time.

For the conceptual plan, with an approval of any land division, the conceptual plan is required to ensure that the vacant land can be developed in an orderly and well planned manner in the future. As noted above, Hospice does not have immediate plans for the development of eastern portion of Lot 1 or Lot 2. But the conceptual plan, as you know, is something that we do require for all projects for that orderly development.

Lot 1: As indicated by Hospice, there are several potential directions the organization could go to expand the services that they provide to the greater Kenosha County community. The conceptual plan indicates one potential scenario which includes the construction of a new 16 to 24 bed residential hospice facility capable of providing acute symptom care to the expanded patient population. This option would result in two buildings on Lot 1.

If a second building is built, the criteria for patient admission would remain consistent with the current admission requirements, which are 60 days or less of life expectancy and the need for 24/7 care. The facility will be staffed with registered nurse coverage 24/7. The new facility shown on the conceptual plan provides for a maximum of 24 beds, 10 employees on the largest shift and two doctors or staff maximum at any given time. All eight of the residential beds in the existing building could be eliminated with the entire existing facility being renovated into an administration building for the Hospice Alliance Foundation. The maximum number of employees on the largest shift in the administration building is projected to be 35.

Lot 2: At this point Hospice has no intended use contemplated for the property and will be actively marketing the property for sale. The conceptual plans provide that Lot 2 would be capable of supporting two additional buildings and have the potential to be subdivided into two parcels.

With respect to site and operational plans this evening for the parking facility, the petitioners are requesting approval of site and operational plans for the parking lot expansion of the Hospice House. While the existing Hospice House meets the minimum number of on-site parking spaces, the proposed parking lot is intended to provide additional parking for the visitors and the staff during peak times as well as to accommodate the annual auto show fundraiser held by Hospice.

The current Hospice House is approximately 19,600 square feet with a 16,725 square foot basement. There are 25 parking spaces and 2 handicapped accessible parking spaces in the front of the building and 40 parking spaces and two handicapped accessible parking spaces in the rear of the building. The facility has a daily staff count of approximately 40 staff on the largest shift with the exception of one day a week when the number could reach 50. The parking area in the front of the building is proposed to remain unchanged. The 42 parking spaces in the rear of the building are proposed to be reconfigured and additional parking is proposed to the east with access to 100th Avenue within the cross access easement as discussed previously. The parking in the rear of the building will include 135 total parking spaces.

With respect to the next items on the agenda, the zoning map and the text amendments, the existing Hospice House property is zoned I-1 (PUD) and the 8.6 acre property to the east is zoned B-2 (PUD). Lot 1 is proposed to be rezoned so that the entire property is zoned I-1 (PUD). Lot 2 will remain in the B-2 (PUD) Zoning Districts. Lot 2 will remain under the PUD requirements specified in the Shoppes of Prairie Ridge PUD which was adopted as Ord. #07-29 in 2007. Lot 1 and Lot 2 will also remain under the PUD requirements specified in the Prairie Ridge PUD adopted as Ord. #07-28 in 2007. A separate PUD is proposed to be created for Lot 1 of the proposed CSM for the Hospice development.

Currently all the dimensional requirements of the I-1 District are being met, so no dimensional variations are being provided in the PUD. However, an amendment to the PUD with the development of a second building on this property or a building addition greater than 500 square feet to the existing building will require the installation of a Digital Security Imaging System pursuant to the Chapter 410 of the Municipal Code. In addition, the owners at that time would also be required to provide a DSIS Access Easement pursuant to the Code.

Finally, with respect to the 2035 Comprehensive Plan Amendment, the Village Comprehensive Plan will be required to be updated to correctly identify that Lot 1 of the proposed CSM will be located within the Governmental and Institutional land use designation to ensure that both the zoning map and the Comprehensive Land Use Plan are consistent. Currently the land use plan indicates that the this property within the Community Commercial land use designation. A written request shall be submitted with an application fee of \$225 to amend the Village 2035 Comprehensive Land Use Plan for the required hearing to be scheduled pursuant to this item.

The staff recommendations are all listed, but this is a matter for public hearing with respect to the items on the agenda. And the petitioner, Mark Molinaro, the agent for the petitioner is present here to add any additional comments and present any additional information or answer any questions.

Tom Terwall:

Mark, you're up. Welcome.

Mark Molinaro:

Thank you. A relatively easy one tonight. And I know the recommendations are all positive. A couple of conditions that I would just like to go through tonight very briefly to make sure that we're on the same page as what's being asked of us. But before we do I wanted to confirm -- well, let me say this. The presentation, this is really all about a parking lot right now. And I realize that we need to go through the number of steps that we have to both from the Village's standpoint and our standpoint to make sure that long term what's going to be done or potential be done there is satisfied and we cover all the bases that way.

Truly, any potential project, a second building on the current Hospice property right now is something that's not imminent, open for discussion, long term. There's a couple of different alternative directions they could go that are compatible with what they currently do. Ms. Werbie read what is one of the potentials. Beyond that it really is just a parking constraint that they have currently on the property that we're trying to rectify.

Under the recommendations I'm looking at page 4 on the I guess this is the Conceptual Plan document, Jean. And you just mentioned the \$225 application fee. This is when we come back, or is this something that we're talking about for the current parking lot that we're looking to do?

Jean Werbie-Harris:

For the current because at this time the Comprehensive Plan does show the parking lot area still is Community Commercial. And we had discussed the fact that we needed to make sure that the zoning map and the Comprehensive Plan do identify the same thing.

Mark Molinaro:

So what day is that going to be?

Jean Werbie-Harris:

It depends on when you make the submittal. What we're saying is what I indicated to you that we would allow you to continue to move forward given the nice weather that we have been having, but what I indicated to you is that it's a 30 day notice requirement. So it will be 30 days prior to the next Plan Commission meeting date that [inaudible].

Mark Molinaro:

So then we had not given you all the information to make that submittal? I thought we had inclusive of the \$225. Okay, then I'll follow up on that.

Jean Werbie-Harris:

Because I think that we talked about you following up after this meeting to meet that particular [inaudible].

Mark Molinaro:

As long as we can satisfy your conditions, make our application for permit and move forward [inaudible].

Jean Werbie-Harris:

Absolutely.

Mark Molinaro:

Okay, then I'll follow up with you directly. So then the specific questions that I have, and it was just a couple. Number 10, impact fees, will that apply to the parking lot? No, it would not.

Jean Werbie-Harris:

No, it should not.

Mark Molinaro:

I didn't think it would.

Jean Werbie-Harris:

Building only.

Mark Molinaro:

Much like the connection fees for the building.

Jean Werbie-Harris:

Correct.

Mark Molinaro:

I did reach out to the Prairie Ridge Commercial Owner Association representative today who happens to be out of the country. But I'm assuming as soon as he's back because he said in his email he'll get something over to us for that approval that you're looking for. Under Item D 3 d there is reference to a curb being shown along the east boundary. We've got 25 -- in fact, if you look right here, if you will I'll point to it. There's 25 future parking spaces that were proposed in there. All of that hard surface right now drains to the center of the parking lot that we're providing. I'm going to ask you today not to require us to put the curb or the parking space in right now simply from the standpoint that they will just be torn out if and when they do a building. From my standpoint maybe it's a little bit over the top, but I just hate to waste all that not just dollars but it ends up in the landfill. It just doesn't make good sense to put a curb in there that we tear out or get ruined during construction or put the parking spaces in that are going to have to be removed and redone when the time comes. So I'd ask that we not have to do that particular piece irrespective of the cost to put the curb in.

The LED fixtures I gave you. There is one in here that talks about no parking permitted on Prairie Ridge Boulevard during construction. Will Hospice be able to have their staff on Prairie Ridge Boulevard during that time frame? Otherwise we're not going to have anywhere to park. And I think they did that across the street when they built as well.

Jean Werbie-Harris:

I think the biggest concern we have is construction-related equipment vehicles and equipment. Typically parking isn't -- is it posted no parking?

Mark Molinaro:

It's not posted, but there's that bike lane that's a little bit awkward because you end up blocking the bike lane if you park along the curb. It is a two lane road.

Jean Werbie-Harris:

Any concerns, Mike? You need to come up, I'm sorry.

Mike Spence:

Mike Spence, Village Engineer, 9915 39th Avenue. Mark, what's the estimated construction time? What are we looking at?

Mark Molinaro:

I had that calendar. Our intention is to start as early in May as we can and be done by mid June. And it wouldn't be all the time certainly. We'll do as much as we can to park within the current lot. The issue we have as you can see on the drawing, well, you can't here, but all of that existing lot in back as well as that service drive along the east side of the current Hospice building we're going to tear out and redo. So when they have inservice or something at the property where they may have additional staff there we're going to need to do something with the parking. It just wouldn't make any sense to try to park them in the grass. If we happen to catch a day in June when it's snowing then we'll really be in trouble. And we can work with you when the time comes.

Mike Spence:

I think from a temporary basis we would be able to work something out.

Mark Molinaro:

Once we get the crews out there and get started I'll touch base with Mike and his staff and we can try to figure out our best opportunity to approach that. And then we can come back to that curb and that parking space hopefully. We have a 600 cubic yard soil imbalance on that site which means we'll have to export soil from the property. We have a solution that if we raise a portion of the property as we currently have it designed we can just about balance the property we believe or at least minimize the impact of having to cart that soil off which is a significant expense unfortunately. So I don't know if we have to revise and resubmit the plans with the few comments that are on here. It won't be an issue for us to address them. If I make the revisions to that grade on this resubmittal does that somehow kick us into something that's problematic for Mike, you and your staff? Or, can we handle that on the resubmittal?

Mike Spence:

I would say as long as you address -- if you're raising the site if you address the storm water and where it's going to go we can certainly review that. And if you've accounted for it then I don't see any issue.

Mark Molinaro:

The issue is we were trying to blend and match as much as we could with the existing grade, the existing parking lot. We're just going to have a little bit steeper ramp from one parking lot to the next, but it won't be anything that's outside of good design practices I guess I'll say. So the only other issue then would be that curb issue that I'm hopeful we can address.

Tom Terwall:

Comments, Jean?

Jean Werbie-Harris:

I think what we need to do, though, is I think I need to sit down with the engineers to see if it's needed for storm water drainage or anything like that. Maybe if we understood exactly the total area that's being disturbed and possibly we can go without it. But I guess I just need to make sure there's no conflict or no purpose for that curb initially in order to provide drainage.

Mark Molinaro:

Everything pitches away from that curb. So it's not a curb and gutter that is going to channel water to an inlet. The drains are in the center of the drive aisle so it all pitches directly away from that curb line.

Jean Werbie-Harris:

So are you actually disturbing that area where the box and the curb and all that is shown? Are you doing a mass grading on the entire site at this point?

Mark Molinaro:

We will simply do what we need to do to that center building pad area so that we don't trap water, pond water or anything of that nature. Anything that's disturbed just from a construction sequencing standpoint we'll grade and reseed. But, no, we're not -- from a mass grading standpoint we're not looking to do anything in there.

Jean Werbie-Harris:

Mike, do you have any concerns or questions? Otherwise I think when they submit their revised plan I think that you and Matt need to probably just look at that.

Mike Spence:

Basically we just need to see the plan to see what you're proposing there. If I recall correctly I think at one point a few years ago there were some drainage issues on that property. So I guess I want to make sure that we don't make those problems bigger on that property. So once we see that we can review that.

Mark Molinaro:

We're tearing out the entire existing north parking lot of the current property to improve what are some poor soil and hard surface conditions. But the other half of that equation is because they do have water ponding issues that have been ongoing in that location. So all that is rectified with this new proposal. That's all I have. If you've got questions for me we're certainly open to answering.

Tom Terwall:

This is a matter for public hearing. Is there anybody else wishing to speak on this issue? Anybody else wishing to speak? Seeing none I'll open it up to comments.

Michael Serpe:

Mark, I don't want to pin you down on this, but is there a projected time in the future when you plan on expansion with the next building? Is it five years, three years? Is it within a reasonable reach?

Mark Molinaro:

Rita or Tom would you like to address that? I guess I'd defer that question. And I didn't -- Mark Molinaro, 600 56th Street. I'm sorry, I'm new to this.

Rita Hagen:

Rita Hagen. I'm the Executive Director of Hospice Alliance. I live at 6436 81st Street. We're just starting our strategic planning for the next five years, so I would not see that to take place any time before that. At this point we have those sessions coming up.

Don Hackbarth:

I've got a couple comments. You're talking about street parking for your staff. What about like pastors that visit their members. Would they park on the street, too?

Mark Molinaro:

Well, we're only talking about obviously temporary during the construction phase. So they'll still have the front parking lot open. We're going to do all we can to phase the construction so we can keep as much hard surface parking, off street parking as we can. The reality is it's a pretty short window of construction sequence here. The front parking lot will be open the entire time.

Don Hackbarth:

The other thing I have is in regard to the curbing. I think part of the purpose of curbing is to keep cars off the grass. And if that is an issue maybe a couple of those temporary concrete bumper things if you're concerned about keeping them off the grass. That would be a lot cheaper than a curb.

Mark Molinaro:

Well, what I didn't bring up was the two parking lot islands, one or two that you want on the north line of the new parking lot which I understand is part of the ordinance. I figured maybe I'd push you on that one offline, Jean. Because from a snowplow standpoint they're not good. And we have landscaping all the way along that whole property line. So it just doesn't make any sense from a snowplow standpoint [inaudible] don't take that the wrong way. To put those blocks in would be even more of a nightmare. What I would tell you is we'll monitor it. If it becomes an issue with the driving off of that asphalt surface we'll take a look at it. But it really shouldn't be much of a problem.

Don Hackbarth:

You think snow plowing is an issue? You're going to be done in June?

Wayne Koessl:

Mr. Chairman, I guess I'm not adverse to any of the requests by the petitioner tonight. But the items that Mr. Molinaro brought up that are in addition to the staff comments and recommendations I think we can let them work that out with the staff. And hopefully we can approve this tonight because I think the construction season is pretty close to what they want to start on and get that done by June.

Tom Terwall:

Would you put that in the form of a motion, Wayne?

Wayne Koessl:

That's a motion.

Tom Terwall:

I'm sorry.

Wayne Koessl:

For Item A.

Michael Serpe:

I'll second it.

Wayne Koessl:

Which is the Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the conceptual plan subject to the above comments and the following conditions. And also the staff will work with them on the verbal comments that have been made.

Michael Serpe:

I'll second it.

Tom Terwall:

MOTION BY WAYNE KOESSL AND SECONDED BY MIKE SERPE. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed?

Don Hackbarth:

I move we approve the certified survey map, point B.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JOHN BRAIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the zoning map and text amendment.

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 ZONING MAP AND THE TEXT AMENDMENTS AS SPECIFIED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed?

Don Hackbarth:

Move approval of the site and operational plan.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JOHN BRAIG TO APPROVE THE SITE AND OPERATIONAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you, sir.

Michael Serpe:

Rita, keep up the good work. It's a good company to have as a part of the community. I hope I never have to use it, but it's good to know that it's there.

E. Consider approval of a Certified Survey Map to combine the Village owned properties located at 9915 39th Avenue and the vacant property to the north and to dedicate additional right-of-way for the future 39th Avenue and Springbrook Road roadway improvements.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, you have before you a request for a certified survey map to combine the Village owned properties located at 9915 39th Avenue and the vacant property to the north and to dedicate additional right-of-way for the future 39th Avenue Springbrook Road roadway improvements.

The Village is requesting to combine the Village owned properties located at 9915 39th Avenue and the vacant property to the north and to dedicate additional right-of-way. After the combination of the lots and the dedication of additional right-of-way the property will be 8.189 acres. It is the intention at a subsequent meeting that the entire property will be rezoned into the I-1, Institutional District with a PUD, Planned Unit Development Overlay District.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the certified survey map subject to compliance with any comments and recording the certified survey map with the Register of Deeds office within 30 days of the Village Board's approval. Staff recommends approval as presented.

Michael Serpe:

I have a question. Mike, I'm looking at the map. Is the north end of 100th Street and the west end of 30th Avenue going to be curbed, not the east end and not the south end.

Mike Pollocoff:

It will all be curbed.

Michael Serpe:

Both sides of the street will be curbed?

Mike Pollocoff:

Yes.

Tom Terwall:

Mike can you tell us what the status of the new firehouse is?

Mike Pollocoff:

We're currently working through the design. I think with the side work that we're looking at here we're at just above 30 percent. We're just about to the point where we've got the station pretty well set up as far as the footprint of it and getting the exterior look at it and the inside of it. So we're looking to probably be able to bring this thing out at the June Plan Commission for site and operational approval, maybe May depending on how fast we go. We're looking to get a bid on it sometime in June or early July.

Tom Terwall:

And start construction yet this summer?

Mike Pollocoff:

Yeah. The goal is we need to get the station done, and part of the layout here is the station will be done, they'll have access to Springbrook and then access to 38th Avenue. Once 39th Avenue starts under construction and the roundabout is under construction they're going to have a -- we don't want that to be their only access out is to go through that roundabout with the construction on 39th. So we could stage the construction on 39th such that we could still get two lanes of traffic out. But we're going to be rebuilding 38th and then 100th also so they can get out. And those roads we build so that we can bring the truck in and out of there.

The guys that have been on the parking lot here at station 1 you take an engine with 1,500 gallons of water and the truck weighs whatever it does, I think it's like 8 tons it just beats the hell out of the road. So those roads are going to be built to the standards available to be able to accommodate those trucks and not have to go back and do it. so we need to have everything done [inaudible]. When construction starts the fire department has the access in and out of there. So they'll be in probably before spring. We're looking at maybe February for it to be done. And then once they're completely out of the fire station then we'll close up the garage bay doors and put the [inaudible] in downstairs and then rebuild that parking lot for that side. So we'll be coming up with a lot more parking in the area than we have right now which is going to be a good thing. So I think the Plan Commission will be seeing the bulk of this maybe at their second meeting in May but probably in June [inaudible].

Michael Serpe:

But we're going to put curbs in our parking lot, right?

Jean Werbie-Harris:

We are.

Michael Serpe:

Mark, you're not paying attention. We're going to put curbs in our parking lot.

Jean Werbie-Harris:

And islands.

Don Hackbarth:

I've got a comment. Is there going to be some kind of lighting, like a red light or something on either side of Springbrook Drive? Because usually when they go to a scene if they're going to a red light they could hit that switch and turn the lights to their favor. That's kind of awkward here with that roundabout right there. Is there going to be a light on each side of it to stop traffic?

Mike Spence:

Mike Spence again. I can address that, Pastor Hackbarth. We are going to have some type of notification devices that the fire department will be able to activate when they have a call. It will be like a flashing light. And we'll have notices on the west side of the roundabout and where the access is so that traffic from the roundabout will know that there's a fire emergency, that they need to react accordingly.

Tom Terwall:

Anything further?

John Braig:

Move approval.

Jim Bandura:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

6. ADJOURN.

John Braig:

Move adjournment.

Michael Serpe:

Second.

Tom Terwall:

All in favor?

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 6:34 p.m.