

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
September 8, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on September 8, 2014. Those in attendance were Thomas Terwall; Donald Hackbarth; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Michael Serpe was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

**1. CALL TO ORDER.**

**2. ROLL CALL.**

Tom Terwall:

Before we move onto the next item I want to formally introduce Deb Skarda. She's the new alternate on the Plan Commission. She replaced Andrea Rode who has moved out of town. So welcome, Deb.

Deb Skarda:

Thank you very much.

Tom Terwall:

Nice to have you aboard.

**3. CONSIDER THE MINUTES OF THE AUGUST 25, 2014 PLAN COMMISSION MEETING.**

Wayne Koessler:

Move approval as printed, Chairman.

Don Hackbarth:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY DON HACKBARTH TO APPROVE THE MINUTES OF THE AUGUST 25, 2014 PLAN COMMISSION**

**MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**4. CORRESPONDENCE.**

**5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here tonight for an item that appears as a matter for public hearing we would ask that you hold your comments until the public hearing is called so we can incorporate your comments as a part of the official record. However, if you're here for an item that's not a public hearing or for an item 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 us your name and address. Anybody wishing to speak under citizens' comments?

Wayne Koessl:

Mr. Chairman, I'd like to move that we take Items A through E as one item for discussion but have separate motions on each of the items.

Judy Juliana:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSLAND SECONDED BY JUDY JULIANA TO COMBINE ITEMS A THROUGH E FOR DISCUSSION AND PRESENTATION BUT HAVE SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**6. NEW BUSINESS**

- A. Consider approval of an Assignment of Development Agreement related to a portion of the required public and private improvements specified in the Development Agreement for Arbor Ridge and for additional public improvements to serve The Addison of Pleasant Prairie.**
- B. Consider approval of a Correction Instrument related to an error in the legal description and drawing for CSM 2064 for the property located at the southwest corner of Prairie Ridge Blvd. and 96th Avenue.**
- C. Consider approval of a Certified Survey Map for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development.**
- D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING A DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND DSIS ACCESS EASEMENT for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development.**
- E. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENTS for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development. Specifically the request is to rezone the property from R-11 (UHO), Multifamily Residential District with an Urban Landholding Overlay District to the R-11 (PUD), Multifamily Residential District with a Planned Unit Development Overlay District and approve of a Zoning Text Amendment including Final Development Plans for the specific regulations for the development of the Addison of Pleasant Prairie.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Items A through E all relate to the same topic, so we are going to be making one presentation with separate action being taken by the Plan Commission.

Item A is consider approval of an Assignment of Development Agreement related to a portion of the required public and private improvements specified in the Development Agreement for Arbor Ridge and for additional public improvements to serve The Addison of Pleasant Prairie. B, consider approval of a Correction Instrument related to an error in the legal description and drawing for CSM 2064 for the property located at the southwest corner of Prairie Ridge Boulevard and 96th Avenue.

C, consider approval of a Certified Survey Map for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development. D, public hearing and consideration of a conditional use permit including a digital security imaging system agreement and DSIS access easement, again, at the request of Mark Eberle, agent, for The Addison of Pleasant Prairie. And this is for that proposed Senior Lifestyle Community that will provide 96 senior living units, again, on the property generally located south of Prairie Ridge Boulevard and east of 97th Court within the Prairie Ridge development.

And, finally, E, a public hearing and consideration of a Zoning Map and Zoning Text Amendment for the request of Mark Eberle for the proposed Senior Lifestyle Community. Specifically, they are requesting to rezone the property from R-11 (UHO), Multifamily Residential District with an Urban Landholding Overlay District, to the R-11 (PUD), Multifamily Residential District with a Planned Unit Development Overlay District, and approve of a Zoning Text Amendment including final development plans for the specific regulations for the development of The Addison of Pleasant Prairie.

On December 9, 2013 the Village approved a Conceptual Plan for the proposed two-phase 162 senior housing unit development on property located south of Prairie Ridge Boulevard, between 97th Court and 96th Avenue within the Prairie Ridge development. The proposed nine acre Senior Lifestyle Community will provide 96 assisted living units in Phase 1 which is Lot 1 of the proposed CSM, and 66 senior living units in Phase 2 which is Lot 2 of the CSM. Phase 1 is anticipated to begin in the fall of 2014. No exact time frame has been set for Phase 2.

At this time the petitioner is requesting several approvals for Phase 1 which is known as The Addison of Pleasant Prairie. They're requesting an assignment of development agreement, a correction instrument or a CSM, a conditional use permit and digital security imaging system agreement and access easement, a zoning map and text amendment to go from R-11 (UHO) to R-11 (PUD), and zoning text amendment including the final development plans for the specific zoning regulations for The Addison of Pleasant Prairie.

As part of the original development agreement, again this gives a little bit of a historical perspective for this particular property, on May 17, 2004 the Board had approved a Conceptual Plans for the Arbor Ridge Condominium Development. And this included 15 two- unit buildings, 5 four-unit buildings; and 8 six-unit buildings for a total of 98 units, and Prairie Ridge Senior Campus including a total of 521 senior apartments. And these were all to be constructed by VK Arbor. And just looking at the screen, again, Prairie Ridge Boulevard is on the north, 94th Avenue is on the east, the south is Wilmot Road, and this is 97th Court.

The specific development that we're going to be talking about tonight is this area right here, this approximately nine acres. Again, Phase 1 at the north end is The Addison of Pleasant Prairie. There are some other unfinished areas out there one of which is located here which was to be senior housing. And then all of this area which I refer to as VK Arbor or the VK Arbor Ridge Condominiums. Again, while the conceptual plan was approved in 2004 for all of this type of development, that conceptual plan really has expired, but the original development agreement referred to everything that was shown. So when we talk about the original development agreement that VK had entered into it covers all of the public improvements, the private

improvements in all of these areas including the sewer, water, storm sewer, curb and gutter, stormwater basins, paving, street lighting, street trees, all of those different things.

So in the staff comments what we did was just to give you that perspective, again, we talked about the different phases that were originally shown by VK, the Phase 1, 2, 3 and Phases 4 through 7. The development agreement which was actually put together by the Village and VK back in 2004 pertain to all 7 phases, 1 through 7, and it still is in effect. The Senior Lifestyle engineer, Nielsen, Madsen and Barber has prepared an offsite improvements cost estimate for all the outstanding private improvements for the Arbor Ridge Condominium to determine if the current letter of credit amount that's on account here at the Village is still sufficient for the National Bank.

So just to clarify as we go further this area that's identified as the Arbor Ridge Condominiums that is going to be retained by the National Bank who will be eventually selling that property. And there's a current letter of credit on file which we need to make sure that it's substantial enough to cover the cost of the revised estimates that have been prepared by the developer's engineer and have been reviewed by the Village engineers.

Don Hackbarth:

What if it's not?

Jean Werbie-Harris:

Then an additional letter of credit amount or a supplemental letter of credit would need to be provided from the bank.

The remaining improvements in the Arbor Ridge Condominium area as shown on the attached cost estimate, again, that cost estimate is in your packets, are not included in the assignment of development agreement and will be the responsibility of the bank. So the assignment of development agreement that we're talking about this evening that will pertain to The Addison of Pleasant Prairie.

So Senior Lifestyle engineer has also prepared offsite improvements or cost estimates for the outstanding public and private improvements for The Addison of Pleasant Prairie. The assignment of development agreement is between the Village and the developer of The Addison, Senior Lifestyle Development Company, LLC. There's just a clarification. It's not holding company, it's development company. And the agreement specifies that the required public and private improvements and other responsibilities that they have to develop the property.

I generally talk about them in the staff comments. We have detailed cost estimates and detailed contract documents that reflect all of these responsibilities that The Addison will have, and I'm just going to cover them just generally right now, road improvements, sanitary, street trees, street lights, street signs and sidewalks.

1. 97th Court shall be fully improved from 94th Avenue to Prairie Ridge Boulevard, including sidewalks on both sides and parkway street trees. 97th Court shall be constructed to the Village's new standard composite pavement section which is 7 inches

concrete overlaid with 1.75-inches HMA asphalt. Plans, specifications, and contract/bidding documents for these improvements need to be finalized and reviewed by the Village engineers.

2. 96th Avenue, again 96th Avenue is this private area adjacent to the east side, 96th Avenue from 97th Court to 81st Street shall be final paved improved to support the development. Also, the existing portion of 96th Avenue from 81st Street to Prairie Ridge Boulevard shall be fully improved.
3. Parkway street trees shall be installed along the 97th Court, 96th Avenue, and any missing trees will need to be installed on 96th Avenue, 81st Street, and a street tree is also missing along Prairie Ridge Boulevard. Again, they were installed a while ago, they didn't fare well over the years, and they will need to be replaced. A detailed landscaping plan showing the street tree types minimum of two inch shall be prepared. Street tree types shall be listed in Village's current approved street tree list. Planting details shall also be provided.
4. Street lights , residential type-concrete base and pole with Sheridan fixture, shall be installed along 97th Court and 96th Avenue through a contract with We Energies. Lighting plans need to be submitted to us once we get that final estimate from We Energies.
5. Street signs shall be installed pursuant to Village requirements.
6. Concrete sidewalks, 5 feet in width, shall be installed in the right-of-way on both sides of the development 97th Court and 96th Avenue abutting the development.
7. The proposed sanitary sewer service for the Phase 1 building requires a sanitary sewer extension from 98th Circle. This is 98th Circle to the west, so there needs to be an extension to the east to service The Addison. The sanitary extension from existing manhole of 98th Circle to the manhole on 97th so that that extension can be provided.

The next item for consideration is the correction instrument. This correction instrument corrects the errors in the legal description and drawing of CSM 2064 that was recorded in 1998 for the property to the east at 7900 94th Avenue which is this property. When that senior housing development was put together there was an error with respect to the certified survey map. There's a 33 foot wide gap that needs to be attached to the 7900 94th Avenue property. What it appears happened is that initially they were going to possibly dedicate it as public road right-of-way, and a half of a dedication was going to take place. Well, that never happened, and it was not a public road, it was a private road, and so it was kind of left out of the legal description. so that's being corrected today so that we can close the area for the sale to The Addison. Once that document has been recorded, a recorded copy needs to be provided to the Village.

The next item is a certified survey map. The new CSM is proposed to subdivide The Addison property into two tax parcels basically, a Lot 1 and Lot 2. Lot 1 is the northern parcel which is where The Addison senior assisted living facility would be located. It's on 4.986 acres. It has frontage on Prairie Ridge Boulevard and 97th Court and 96th Avenue. Lot 1 is proposed to be developed, again, with the 96 senior assisted living units and memory care facility.

Lot 2, the lot to the south, is 4.21 acres with frontage on 97th Court. Again, that's a public road, 96th Avenue which is a private road. Lot 2 is to be developed with 66 senior living units or apartments and was conditional approved as part of our concept plan last December. But at this point they have no exact time frame for that development. The CSM shows all current easements on the property and a new 30 foot wide ingress-egress cross access and maintenance easement, again, between Lots 1 and 2 and a 20 foot wide dedicated water main, access and maintenance easement on Lot 1 to provide future water service for Lot 2.

And then our next segments are the conditional use permit including the digital imaging system agreement as well as the access easement. Again, since this is a conditional use we needed to go through the process of setting forth the facts of finding. And for the record as part of the public hearing for the conditional use the facts of finding are described below:

#### Findings:

1. The petitioner is requesting approval to develop the 4.9 acre property, Lot 1 of the proposed CSM, to construct a the first phase of the Senior Lifestyle project which includes the 96-unit Assisted Living Facility with 61 surface parking spaces at the southwest corner of Prairie Ridge Boulevard and 97th Court in the Prairie Ridge Development. The first phase is to be known as The Addison of Pleasant Prairie. Exhibits 3 and 4 have all these attachments for the record.
2. The 87,000 square foot building is proposed to have 96 living units located on three levels. On the first level each of the two living area wings includes 16 units with a common living and dining area with kitchen facilities and a screen porch. In addition, there is access to an outdoor garden and patio area. The two wings are connected to a one story area that will include a larger dining and living rooms with a multi-purpose room, craft room with an attached greenhouse, fitness room, salon and therapy room. This common area will also have two elevators to access the upper levels. The second and third floor will provide for a total of 32 living units and no common living spaces. A majority of the units are one bedroom. There are a number of efficiencies and one bedroom units with a small living area. As part of their monthly fee, residents will have access to meals and other services such as housekeeping, linen service, transportation and social and recreational activities. Supportive care and assisted living services from trained employees will also be available to residents who require assistance with activities of daily living including management of medications, bathing, dressing, toileting, ambulating and eating, and residents who have Alzheimer's disease or other forms of dementia.
3. The memory support units types range in size from 300 square feet to 530 square feet. There are eight different unit types are provided. The assisted living units types range in size from 477 to 816 square feet. A majority of them are one bedroom units with about 600 square feet).
4. The property is proposed to be rezoned from the R-11 (UHO) to the R-11 (PUD) The proposed Senior Lifestyle project is classified as a Community Living Arrangement which is allowed within the R-11 District with approval of a Conditional Use Permit by

the Plan Commission and provided the additional requirements are met. And here are some of these additional requirements.

- The net density shall not exceed 21 units per acre on a 8.953 net acre property with 162 units provides a net density of 18.5 units. So 21 is the maximum but they're proposing 18.5.
  - The facility shall be in conformance with all State statutory requirements.
  - The petitioner submitted as part of the application for the Conditional Use Permit, the type of community living arrangement proposed, the purpose for the community living arrangement, the type of individuals that will reside on the property and the plan for supervising and administering the needs of the residents.
  - A report and license from the Wisconsin Department of Health and Family Services relating to the suitability of the property for use as a community living arrangement shall be submitted. The loss of any license shall operate as an automatic revocation of the CUP. So permits shall not be transferable to another location or another holder without approval of another CUP.
  - The property and the structures shall be serviced by municipal sanitary sewer and municipal water which they are.
  - The lot shall be a minimum of three acres and it is. It's almost nine acres.
5. As a condition of this Conditional Use Permit and as required with a PUD, the site is equipped with fully functioning and operational security cameras outside of the building covering each entrance and exit, all public areas and the site. And, again, that's a DSIS, and that's in conformance with our Chapter 410 of our security ordinance. Also a DSIS agreement with it's associated access easement agreement is also being recorded on the property.
  6. Pursuant to the application, visitors must sign in with the receptionist of night staff. The exterior doors are locked after 9. Resident access is gained by a card key. Visitors may call the night staff from the intercom at the front door and access which will be controlled by the night staff.
  7. Fences and gates are located on site. There just needs to be some clarification with the Fire Department about how they will have access control for the gates. And that issue will need to get worked out with the Fire Department, and it's in their comments.
  8. Pursuant to the application, it is anticipated that there will be a total of 74 full-time equivalent employees covering three shifts, 28, 24 and 5 employees per shift, respectively. It is anticipated that the maximum employees on site at one time would be 50 employees.
  9. Pursuant to the Village Zoning Ordinance, the minimum number of parking spaces not including handicapped accessible parking spaces is one space per six patient beds, plus



one space per employee on the largest work shift, plus one space per staff member and visiting doctor. With respect to the number of spaces that they have provided it is more than adequate than what the ordinance requires.

10. The site provides for 61 parking spaces plus four handicapped accessible which meets the ordinance.
11. The property owner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on August 20, 2014 and notices were published in the *Kenosha News* on August 25th and September 1, 2014 regarding the public hearing for the conditional use. And the petitioner also received a copy of the staff report on September 5, 2014.
12. According to the 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 any information presented this evening, and once it's been reviewed that the project as planned does not violate the intent and purpose of any of the ordinances, and the site and operational plan applications shall be met and complied with and any and all other conditions as set forth by the Village, State, local or federal regulations shall be complied with for this project.

The next item on the agenda for them is the zoning map and text amendments. The current zoning of the property is R-11 UHO. They're proposing to go to R-11 PUD. With the PUD there are a few dimensional variations that have been requested for this project as part of the PUD, and they are:

1. Section 420-116 F (1) the maximum height within the district is 35 feet. The PUD will allow the building on Lot 1 to be a maximum of 45 feet. Due to the occupancy of the proposed project as a CBRF additional ceiling space is needed on the first floor to accommodate the required mechanical system. This taken in conjunction with the desire to create an attractive building complimenting the adjacent neighborhood necessitates a design to go up to the 44 foot. We have just identified 45, but the building is actually at just over 44 feet in height. By granting this height variation the petitioner contends that the community will benefit from a harmonious and integrated neighborhood design instead of a presently vacant site.
2. Section 420-48 L relates to parking lot circulation. It requires a 20 foot setback to all lot lines abutting the street and a 10 foot setback to common interior lot lines. Due to the shared access and circulation for the development between Lots 1 and 2 or Phases 1 and 2 a zero foot setback is proposed from the common interior lot line, and a 14 foot setback from the property line adjacent to 97th Court is proposed. And this is, again, just to allow that connectivity between the two sites and the shared access between the two. One other modification with the driveway is that 97th Court is proposed to be 37.04 feet wide rather than 35 feet wide.

These variations will allow for an internal shared access drive between the current Phase 1 and Phase 2. Locating the access drive tight to the shared lot line between phases will allow for

ingress, egress and internal traffic circulation for residents, visitors, delivery trucks, police, fire and rescue vehicles.

In addition the following is also included in the PUD: To allow for 96 units in the building with a combination of memory care units and assisted living units and to allow the rooms within the facility to range, and this is a wide range, instead of them all being the same size they will range in size from 300 to 816 square feet and will allow a future 66 units of senior living within the second building on Lot 2 of Phase 2 with a minimum of 50 underground parking spaces as approved in the conceptual plan.

The Zoning Map and the Comprehensive Plan are required to be consistent; therefore, the 2035 Comprehensive Land Use Plan Map will need to be amended to remove the Urban Reserve land use designation prior to the Village Board rezoning the property. The required public hearing for the Comprehensive Plan Map modification will be held at the September 22, 2014 Plan Commission meeting.

With that I would like to continue the public hearings. Again, we have several items. And once we have completed our discussion as part of the public hearing we'll need separate action by the Plan Commission on each item.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak?

Jean Werbie-Harris:

We have Nancy Cutter here from Senior Lifestyle. I'm sure she'd love to come up and say a few words.

Tom Terwall:

Nancy, give us your name and address.

Nancy Cutter:

Hi, I'm Nancy Cutter, Vice President of Development, Senior Lifestyle Corporation, and I live in Wilmette, Illinois. We're very excited about this project. I don't know if you know anything about the company, but we were founded 29 years ago by Bill Kaplan, he's our Chairman. We're a family owned company, we're a privately owned company, and we take great pride in serving our residents. We have 150 properties in 29 states, 17,000 units, and we have 10 here in Wisconsin, so we're looking forward to adding one more to our family of community.

And I think Jean explained very well all the services that we provide, but we have a lot of very good life enrichment programs for our residents. We offer transportation to our outings and regularly scheduled trips to shopping. We also think we're a good addition to the continuum of care that -- I don't know if you're aware of it, the neighborhood that we're in has independent living senior housing. It has the hospital. It has a hospice so you're missing us which is assisted living. So we think we'll be a nice addition to that neighborhood.

Tom Terwall:

Thank you very much and welcome.

Nancy Cutter:

Thank you.

Tom Terwall:

Is there anybody else wishing to speak? Anybody else? If not I'm going to open it to comments and questions from Commissioners. Yes, sir?

Don Hackbarth:

Yeah, I really appreciate the layout of the rooms and the way it's laid out I think it was done very professionally. And the reason I say that is because from time to time I have the opportunity to visit a patient at Prairie Ridge Rehab. Man, is it hard to find your way around that place. I walk in there and I go right to the front desk and I say can you take me to room number XX because I get lost in that place. So a wonderful design.

Deb Skarda:

I don't know, Nancy you will probably be the one who will answer some of these. But can you tell me what the anticipated occupancy rate you expect? And I guess it kind of goes to what is the occupancy rate within the City and the County of similar settings?

Nancy Cutter:

So in terms of overall what percentage?

Deb Skarda:

Right. Do you project there's going to be waiting lists to get in? Or how long will it take patients or residents to get in?

Nancy Cutter:

So the rent up period is probably about 12 to 14 months. And then I think occupancy is running 90 to 95 percent in the area at this point.

Tom Terwall:

Anybody else? Any more to add, Jean?

Jean Werbie-Harris:

No.

Don Hackbarth:

Mr. Chairman, I would propose that we approve the assignment of development agreement.

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 THE ASSIGNMENT OF DEVELOPMENT AGREEMENT 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. Now we need a motion to send a favorable recommendation to the Village Board for approval of the correction instrument.

Jim Bandura:

So moved.

John Braig:

I'll second, Mr. Chairman.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY JOHN BRAIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CORRECTION INSTRUMENT 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. Now a motion to send a favorable recommendation to the Village Board to approve the CSM.

Jim Bandura:

So moved.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA 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. Item D is a motion for us to approve the conditional use permit including the DSIS.

Don Hackbarth:

So moved.

Judy Juliana:

Second.

Tom Terwall:

**MOVED BY DON HACKBARTH AND SECONDED BY JUDY JULIANA TO APPROVE THE CONDITIONAL USE PERMIT INCLUDING THE DSIS 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. And finally a motion to send a favorable recommendation to the Village Board to approve the zoning map and zoning text amendments.

Wayne Koessl:

So moved, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AND ZONING TEXT AMENDMENTS AS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome.

Nancy Cutter:

Thank you very much.

**F. Consider the request of John Lass, agent for the owner, Centerpoint WisPark Land Company II LLC, for approval of a Site and Operational Plan for Uline Corporation to occupy the 520,692 square foot building proposed to be constructed at 8495 116th Street (known and LakeView South Lot 117).**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is the request of John Lass, agent for the owner, Centerpoint WisPark Land Company II LLC, for approval of a Site and Operational Plan for Uline Corporation to occupy the 520,692 square foot building proposed to be constructed at 8495 116th Street known and LakeView South Lot 117.

On May 12, 2014, the Plan Commission conditionally approved Site and Operational Plans for the development of LakeView South Lots 117 and Lot 118, which included the construction of two storm water facilities and the construction of two industrial buildings, an approximate

521,000 square foot building and an approximate 412,000 square foot building as well as the site-associated improvements on each of the lots.

At this time the petitioner is requesting approval of Site and Operational Plans for Uline Corporation to occupy the proposed building to be constructed on Lot 117. Uline Corporation will be leasing this building, a total of 521,052 square foot from CenterPoint WisPark. In order to make the site ready for use, the building will need to be constructed, interior offices built and racking installed in the warehouse. In addition to the interior building modifications minor site modifications are also being proposed. And this has to do with some dock doors and various minor modifications with respect to the parking lot.

The warehouse space will be used as a distribution center for product that is available in the Uline catalog. This space will be used as a hub sending products out to distribution facilities. There will be no customer pick up at this location.

The facility is proposed to operate 24 hours a day with 30 employees working two shifts. Shift 1 will have 17 employees, and 13 employees will be on the second shift. There are proposed to be 233 spaces on site which more than exceeds the minimum requirements. The minimum on-site parking spaces for a warehouse/distribution center is one space for every two employees during a 12-hour period and the required number of handicapped accessible parking spaces pursuant to the State Code. In addition, Uline anticipates 40 truck trips per day at this location. The building is anticipated to be completed for Uline to occupy in June 2015.

With that we do have representatives for the project here in the audience. I'm not sure if anyone would like to add anything. This is not a matter for public hearing. But I know that they're here, and if you have any questions I'm sure they'd be happy to answer the questions.

Tom Terwall:

Anything you wish to add, gentlemen?

John Lass:

Mr. Chairman and members of the Plan Commission, thank you very much. Glad to be back before you again.

Tom Terwall:

Glad to have you here.

John Lass:

And we're just very excited that the building is under construction. And we're very excited to have Uline working with us [inaudible]. And we're looking forward to a ribbon cutting ceremony sometime in June of 2015.

Tom Terwall:

Let me just interrupt. I need your name and address for the record.

John Lass:

It's John Lass, L-A-S-S. I'm Vice President of Development at Centerpoint Properties as an agent for Centerpoint WisPark Land Company LLC. My address is 188 Longfellow Drive in Wheaton, Illinois.

Tom Terwall:

Thank you. Anything else you wish to add?

John Lass:

Nothing further unless there's any questions.

Tom Terwall:

Any of your cohorts wish to add anything? Thank you. Comments or questions from the Commissioners?

Don Hackbarth:

I just think the design features you put into your corporate headquarters out there are fantastic. Well though out.

Tom Terwall:

I need a motion to approve it.

Wayne Koessl:

So moved, Chairman.

Jim Bandura:

Second.

Wayne Koessl:

With the conditions.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE SITE AND OPERATIONAL PLAN FOR THE ULINE BUILDING 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. Welcome again.

- G. Consider approval of Plan Commission Resolution #14-13 to initiate amendments to the Village Comprehensive Plan and Zoning Map on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street Lot 15 of block 35 in Carol Beach Estates Subdivision Unit #4 and further identified as Tax Parcel Number 93-4-123-203-0305 as a result of a wetland staking being completed.**

Jean Werbie-Harris:

Mr. Chairman, Plan Commission Resolution 14-13 is to initiate amendments to the Village Comprehensive Plan and zoning Map on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street, Lot 15 of block 35 in the Carol Beach Estates Subdivision Unit 4. It's further identified as Tax Parcel Number 93-4-123-203-0305. This is as a result of a wetland staking being completed on the property.

Again, as part of Plan Commission Resolution 14-13 this is as a result of initiating a Comprehensive Plan amendment and a Zoning Map amendment. On June 20, 2013, the Village received an application from the Trustee in bankruptcy of Frank and Mabel Newman for a wetland staking to be completed on vacant property located at the southwest corner of Lakeshore Drive and 102nd Street, Lot 15 of block 35 in Unit 4. It's identified as Tax Parcel Number 93-4-123-203-0305.

On July 23, 2013 the Southeastern Wisconsin Regional Planning Commission biologist conducted a wetland staking on the property. On August 18, 2014 the Village received a letter from SEWRPC approving the plat of survey that correctly staked the wetlands on the property. And then in accordance with the Village Comprehensive Plan on completion of a wetland staking the 2035 Land Use Plan Map 9.9 needs to be amended to reflect that staking.

In accordance with the Village Zoning Ordinance C-1, Lowland Resources Conservancy District requirements in effect the Plan Commission shall initiate the appropriate action to change the zoning map to conform to the wetland delineated plat of survey. So the Plan Commission is initiating and petitioning to amend the 2035 Plan as it relates to wetland stakings being completed.

The Plan Commission is not by this resolution making any determination regarding the merits of the proposed changes but is only initiating the process by which the zoning map amendment or in this case the Comprehensive Plan amendment can be promptly evaluated by the staff as well as by the public. The public participation plan for this rezoning requires a 30 day notice. So we will

be setting forth that notice so that this matter can be heard by the Plan Commission. Staff recommends approval of Resolution 14-13 as presented.

Don Hackbarth:

So moved, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO ADOPT RESOLUTION 14-13. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**7. ADJOURN.**

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

Moved and seconded to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

**Meeting Adjourned: 6:46 p.m.**