

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
July 13, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on July 13, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Donald Hackbarth was excused. Also in attendance were Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE JUNE 8 AND 22, 2015 PLAN COMMISSION MEETINGS.**

Wayne Koessler:

Move approval in their printed form, Chairman.

John Braig:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG TO APPROVE THE MINUTES OF THE JUNE 8 AND JUNE 22, 2015 PLAN COMMISSION MEETINGS 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 for an item that appears on the agenda as a matter for public hearing we would ask you to hold your comments until that public hearing is held 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 you want to raise an issue not on the agenda now would be your opportunity to do so. We'd ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

Michael Serpe:

Tom, I would suggest we take A, B and C together.

Tom Terwall:

Is that a motion?

Michael Serpe:

Yes.

John Braig:

Yes.

Tom Terwall:

MOVED BY MICHAEL SERPED AND SECONDED BY JOHN BRAIG. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. It will require three separate votes, however.

- A. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT for the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC to rezone the property generally located north of STH 50 and west of 91st Avenue from the B-2, Community Business District with an Urban Landholding Overlay District in to the B-2 (PUD), Community Business District within a Planned Unit Development Overlay District and Zoning Text Amendment to create the specific PUD requirements for the proposed development of a 6,300 square foot professional office building.**

- B. Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of a Certified Survey Map for the property generally located north of STH 50 and west of 91st Avenue for the proposed development of a 6,300 square foot professional office building.**
- C. Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of Site and Operational Plans for the 6,300 square foot professional office building generally located north of STH 50 and west of 91st Avenue.**

Jean Werbie-Harris:

Mr. Chairman, the first item on the agenda is Item A, public hearing and consideration of a zoning map and zoning text amendment for the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC to rezone the property generally located north of State Trunk Highway 50 and west of 91st Avenue from the B-2, Community Business District with an Urban Landholding Overlay District, to the B-2 (PUD), Community Business District within a Planned Unit Development Overlay District, and a Zoning Text Amendment to create the specific PUD requirements for the proposed development of a 6,300 square foot professional office building.

The second item, Item B, is also the request of Bill Morris, agent for the owner, and this is for a certified survey map for the property generally located north of Highway 50 and west of 91st Avenue also for that development of a 6,300 square foot professional office building.

And Item C on the agenda consider the request also of Bill Morris, agent for the owner, for the preliminary site and operational plans. And, again, this for the development of that 6,300 square foot professional office building generally located north of Highway 50 and to the west of 91st Avenue in the Village. As Trustee Serpe indicated these items are related and will be discussed at the same time, but separate action will be taken.

The petitioner is requesting several approvals for the development of a 0.935 acre site located at north of State Trunk Highway 50 or 75th Street and west of 91st Avenue. This is directly west of the Goddard School. The site is proposed to be developed for a 6,300 square foot professional medical office building. The approvals considered by the Plan Commission at the meeting this evening include recommendations for certified survey map, zoning map and text amendment and site and operational plans from a preliminary status.

Under the certified survey map which is the first item, the certified survey map is being requested so that the required dedicated easements and restrictions, site access and other site regulations are identified on an official document. Although the property has frontage on Highway 50, the Wisconsin DOT will not allow a direct commercial access to Highway 50. This site will obtain access to 91st Avenue through an existing 30 foot dedicated ingress and egress, cross-access and maintenance easement previously dedicated by a separate document.

And, again, in addition to the cross-access easement there are a number of other easements that are actually going to be shown on the certified survey map including an existing public water main easement where water was already installed extending from 91st Avenue to the property corner at that northeast corner. There is going to be a cross-access easements that go north/south and east/west through the Goddard School property at the north end as well as now at the south

end by Highway 50 through shared common parking lot areas. Along the west property line there is a 25 foot tree preservation and protection easement. So there are a number of easements that still need to be shown on this document.

And the language that I've just finished writing and we'll be talking about in a few minutes is that there is an Outlot 1 that's immediately north of this site that is going to have the stormwater retention basin stormwater that drains towards it. And that's a basin that was originally installed as part of the Westfield commercial development, residential development. So there's going to need to be easements, cross-access easements also reflected on this CSM so that that area can take the stormwater for this development. It was sized appropriately for the development, but we need to make sure that the easements are in place for that stormwater to go to the north.

So the second item is the zoning map and text amendment. The property is currently zoned B-2 (UHO), Community Business District with an Urban Landholding Overlay District. The petitioner is requesting to rezone the property into the B-2 (PUD), which would allow a Planned Unit Development Overlay District. In addition, the petitioner is requesting approval of a zoning text amendment to create the specific PUD for this development. The PUD will allow some dimensional variations for this project provided that there is defined community benefit. The community benefits proposed in consideration of the PUD lot size reduction, along with the other PUD modifications are discussed below. And, again, the community benefit requires that the development will need to comply with: 1) Section 180 of the Municipal Code pertaining to fire protection and fire sprinklers; 2) Section 410 of the Village Municipal Code related to the installation of a Digital Security Imaging System; and 3) enhanced architectural design elements on the building and additional landscaping.

The attached PUD includes the following modifications specifically to the ordinance. And they are coded by letter just to help put it in perspective for you.

- To reduce the lot size from 2 acres per lot to 0.93 acres;
- To allow the required commercial access for the development via a dedicated ingress-egress easement instead of the public road. And, again, even though he's got frontage on Highway 50 the access will be coming from 91st north of Goddard school and then coming down into this site;
- To reduce the side setback to five feet from the east property line rather than a 10 foot setback;
- To allow a 1.03 foot parking setback from the north property line adjacent to the Outlot 1. And, again, if you looked at the aerial photograph everything to the north is open space or part of that retention basin for a considerable distance until you get to the northern area where the single family residential is located.
- To allow for a 24.8 foot setback of the parking lot for the maneuvering lane from the west property line where a 25 foot setback is typically required from the existing residential development to the west. And, again, just to put this in perspective in the Village, the west property line of Dr. Durrani's property is also the municipal boundary line between the City of Kenosha and the Village of Pleasant Prairie. And just to the west of this development is the White Caps residential single family development;

- To allow for a detached garbage/recycling trash enclosure and lawn equipment storage area. I'm not sure you can see it. It's identified as E on the overhead so it's just very close to the building. But we just could not get it attached. It just was not working with respect to the mechanicals that we had in the room in the building adjacent.
- To allow the building to be setback a 25 feet from the west property line where a 30 foot setback is required.
- To allow for increased building wall signage. And this is based on the information submitted. The Village is not supporting this portion of the PUD. This is a smaller building so they will need to work within our guidelines with respect to the amount of signage for the building;
- To require that the primary monument sign will be limited to a maximum of 10 feet in height as measured from the natural grade and a maximum of 130 square feet in area, again, to provide some consistency with respect to the monument signs in the Westwood commercial development.

The next item it's not on the agenda this evening, but we're bringing it up as part of the requirements for this development is that a comprehensive plan amendment is required to ensure that the zoning map and the comprehensive land use plan map are consistent. A public hearing has been scheduled for July 27th to consider an amendment to remove the Urban Reserve Designation from the property. The underlying community commercial land use designation will remain the same. And to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include the amendment.

And then that final item on the agenda related to this is the preliminary site and operational plans. The petitioner specifically now is requesting approval to begin mass grading of the site. Prior to issuance of building permits, there are final site and operational plans which address all of the staff comments and the provides the additional missing information will be required to be submitted. In addition, the required DSIS agreement and easement will be drafted, and then that is again upon submittal of the security plan and detailed specifications so it can be considered as part of the final site and operational plans.

Dr. Durrani, a family practice physician in Kenosha for over 25 years, is intending to construct this facility for his practice for half of this building. The 6,300 square foot building is one story brick building with a partial basement. The facility will be open Monday-through Friday from 8:00 a.m. to 5:00 p.m. and some weekends. In addition to him, it is anticipated that the maximum number of employees for his office will be four part-time employees.

With respect to parking, based on the information provided on the preliminary site and operational plans, the following are minimum parking requirements for Dr. Durrani's medical office use:

- Medical offices require a minimum five spaces for every doctor plus one space for his four employees or four spaces, plus 2 handicapped accessible spaces for a total of 11 spaces.

- The other office area within the building will be limited in use by the remaining 24 parking spaces which would be 22 regular spaces and 2 handicapped accessible parking spaces.

So in total the plans do indicate 35 parking spaces which include four handicapped accessible spaces. Again, two handicapped accessible spaces are on the north side of the parking lot and two would be on the south side.

As noted previously this property will obtain access from 91st Avenue through a previously recorded cross access, ingress-egress and maintenance easement. An emergency access and gate or Knox lock protected will allow for emergency personnel to have a secondary access for Dr. Durrani through the Goddard School property. Again, this is something we talked about when the Goddard School was located at this corner of 91st and Highway 50. And after speaking with the fire department he has asked for that connection to be made between the two parking lots. We are recommending, though, that there be an attractive gate with a Knox lock so that this really should be used only for emergency purposes. But it would allow then the traffic to go back and forth.

If there's some other relationship or arrangement that is worked out between the property owners where this gate does not need to be there, we would need to hear from the individual property owners on either side. But the intent is this is 91st Avenue, this is our entrance to Goddard School. Come into the property and then you come in from the north. Again, there's going to be a northern parking lot and a southern parking lot. And, again, the building is about 6,300 square feet and would be divisible so that there would be two different tenants.

Again, along this west property area there would be about a 25 foot tree preservation and protection area. Again, this was something that was established at the time that the plat was created for Westfield Heights. And a number of trees in this area have already been removed from the site, but it's this area in particular that provides that separation and blocking and noise reduction from the property owners to the west. There was also some discussion about putting up an addition or partial fence in this area as well as some additional landscaping in this area. All of those additional changes and comments are reflected on the modified site and operational plans that staff has marked up for the petitioner.

The proposed storm sewer system discharges to the existing pond owned and maintained by the Westfield Heights Commercial Association as I mentioned previously. Although the stormwater pond was designed to handle the proposed storm water from the subject property, written approval must be obtained from the Association. In fact, a separate recorded easement agreement shall be prepared and provided to the Village for review which incorporates the storm water drainage easement. There is actually a stormwater drainage easement that's going to be coming from this property to that basin. The other stormwater drainage that's existing is the Goddard School line that's located in that location.

In addition, I wanted to mention one other thing, and that has to do with municipal sanitary sewer. The closest to this site that municipal sewer is located is approximately right here which is just off of 91st Avenue. The petitioner has indicated that they will be running a private lateral to the west and north into the site within the state trunk highway right of way in order to service this property with sanitary sewer. So water will be extended from the north, sanitary sewer private

down here, again, from the public main as a private lateral. And then storm sewer will go into that existing Outlot 1 which is the stormwater basin.

So with that I'd like to continue the public hearing since we do have three items on the agenda. There are staff recommendations and comments for the certified survey map, zoning map and text amendment as well as preliminary site and operational plans. With that I'd like to introduce Bill Morris who is the architect and/or Mark Eberle who is the engineer or Dr. Durrani who is the property owner.

Tom Terwall:

Are you speaking first, Bill?

Bill Morris:

Yes. Good evening everyone. Thank you for the opportunity. As Jean mentioned my name is Bill Morris, I'm the agent and the architect for the project. I'm very pleased to be before you here tonight and hopefully to complete what we believe will be a very positive facility for both the Village and for the owner. I think that in the discussions we've had with the staff I think everything that has been mentioned here tonight as well as previously we've reviewed with Dr. Durrani completely. I think he's very understanding of everything that has to be done to bring about a proper and positive project in the Village which is what we want. And I think we're prepared. In fact, much of it has been put in draft format already and is really just awaiting our followup meetings with staff to bring it to completion. If you have any questions I'm here. I thank you again and appreciate the opportunity. Thank you.

Tom Terwall:

Thank you. Mark, did you want to speak, too?

Mark Eberle:

Mark Eberle, Nielsen Madsen and Barber, 1458 Horizon Boulevard, Racine. It sounds like there's a lot of detail to go into this plan yet and that is correct, there is a lot of detail to go into this plan. But as Bill mentioned most of it is in motion here, and we should be able to pull this together in the next couple weeks here. So if you have any questions on site matters please ask.

Tom Terwall:

Thank you. Doctor, did you wish to speak? No? This is a matter for public hearing. Is there anybody else wishing to speak? Yes, sir?

Daniel Downey:

Good evening. I'd like to thank the Village for --

Tom Terwall:

We need your name and address, sir.

Daniel Downey:

I'm sorry. My name is Daniel Downey, 9158 74th Place, Kenosha, Wisconsin. And on the previous diagram my lot is directly to the west of the property number 400-015. I have a few concerns about the detailed plans that were put here. It appears as though there's ten trees, I don't know what type those are. I'm not an architect. They're labeled as ten and then it's THW.

Jean Werbie-Harris:

Would one of you want to speak to the landscaping plan or do you want me to speak to it?

[Inaudible]

Jean Werbie-Harris:

So is it the THW, that one? That looks like -- there should be some type of [inaudible]. Oh, good question. For some reason that particular label was left out of the plant schedule, and I noted that in my staff comments. It appears that it's some type of conifer. It could be a wintergreen, it could be some type of arbor vitae. But I needed to get a confirmation on that because that one is left out of the schedule. Unless it's supposed to be THWG and then it's a wintergreen arbor vitae. So that's in my staff comments.

Daniel Downey:

Along the line of the trees I would hope in laymen terms if they're some sort of evergreen trees?

Jean Werbie-Harris:

They are evergreen.

Daniel Downey:

So that it maintains privacy there.

Jean Werbie-Harris:

And they're six feet at planting and there are ten of them. And my markups actually add some more.

Daniel Downey:

And how tall will those trees be when they're planted in there?

Jean Werbie-Harris:

Good question.

Daniel Downey:

Will they be mature? Will they be six feet high, eight feet high?

Jean Werbie-Harris:

That's what they are at planting so I assume that they're going to get substantially bigger than that.

Daniel Downey:

Okay. And I noticed the placement of some of those trees is outside the 25 foot offset or conservation area for the trees, is that true?

Jean Werbie-Harris:

That is true. Some of them are within that area and some of them are right on his property adjacent to the parking lot as well. Because if we put too many trees underneath the other deciduous trees that they wouldn't have the space, light or area to grow. So we added some additional trees on his property outside of that easement adjacent to the parking.

Daniel Downey:

And I would ask that when those trees were cleared out the portion of those that were cleared out to date it increased the noise coming from the street. And I would ask that there be no further trees in that conservation area removed from there for noise reduction purposes.

Jean Werbie-Harris:

And I would agree. In fact, the revised landscaping plan actually adds in about ten more trees.

Daniel Downey:

Okay, great. And I had a question about the placement of the garbage/recycling area which is alongside the other side of my property line there, the 25 foot setback. And having lived in the property for approximately 20 years over the years we've noticed there's a number of wildlife, raccoons, beavers, even foxes appear, all types of wildlife that you should take into consideration that you may want to reinforce the garbage storage areas to prevent the destruction and tearing apart of the trash cans.

Jean Werbie-Harris:

The enclosure will have to be built of the same material, either block or brick. I don't have a detail on the plans. That was one of my other things I was asking for. But it needs to be of a stone or brick or block material similar to the building for that very reason.

Daniel Downey:

Okay. And I was curious about the medical waste. I assume this garbage/recycling area does not include any medical waste to be in there.

Jean Werbie-Harris:

It should not, but that's a good question for the doctor to respond to. Doctor, you need to come to the microphone and give us your name and address for the record.

Abdul Durrani:

Hi, Dr. Abdul G. Durrani, 6127 Green Bay Road, Kenosha. Yeah, we do use a different company for the medical waste. And it's unlawful to put the medical waste in the regular garbage, so that's not going to be the case.

Tom Terwall:

Do you retain that garbage inside your building until it's picked up?

Abdul Durrani:

Yes, sir.

Daniel Downey:

Since my questions have been successfully answered in the positive I'm generally in favor of the [inaudible] of this business. It's much better than if there would have been an automobile repair yard or some other thing other than a professional building.

Tom Terwall:

Thank you very much.

Daniel Downey:

Thank you very much for your time.

Tom Terwall:

Anybody else wishing to speak? Anybody else? Yes?

Michael Cave:

My name is Michael Cave. I live at 7289 91st. It's the top right house on that picture. You got your laser pointer to hit it. I can't read that number from here.

Jean Werbie-Harris:

Are you up over here?

Michael Cave:

No, top right. I'm up above the retention ponds. My only concern, and I'm totally in favor of this structure, is that I have an unabated view to this property and the development and will experience headlights and other things. My only request would be if there's any possibility to put trees or a tree line of some sort, even the ones that were just talked about, the THWIs along that road which would be accessed. It would create a privacy screen keeping us from being able to see any traffic that comes through there if that's possible. I did notice that you had a power easement or something there. But if it's possible to put [inaudible] there. I suspect about ten trees right along where that road will have access [inaudible] for me and my neighbors any kind of abatement for headlights or anything like that. That's my only request.

Tom Terwall:

Thank you. Anybody else? Yes, ma'am?

Sarah Hall:

Hello, my name is Sarah Hall. I'm the owner of the Goddard School located at 7420 91st Avenue directly to the east of the property that we're here to discuss. I just have a quick question regarding the grading that's to begin immediately after this. My concern is that it does not affect my property or my ability to operate the business which is an early childhood education facility. So obviously I'm concerned about the safety of the children in my care. The playground and the area where they would be having the cross-access easement is directly adjacent to my playground where there are small children playing every day. So I just want to make sure that any kind of equipment or anything that's going past that is obviously well outside of our fence line. And that any kind of trees or anything coming down like that, wood chips, things like that would be somehow prevented from entering into my property.

Tom Terwall:

Is your play area fenced?

Sarah Hall:

It is fenced, but it is not -- there's opening in between the fence. It's a six foot fence aluminum with holes in between it so there would be ability for things to come through it.

Tom Terwall:

Thank you. But not the ability for kids to get through it, correct?

Sarah Hall:

Not for kids, not for kids. Just for other kinds of construction equipment and material possibly.

Tom Terwall:

Thank you. Anybody else? Seeing none I'll open it up to comments and questions from Commissioners and staff. None?

Jean Werbie-Harris:

So I just want to address one of Sarah's questions. This is her fence right here that runs parallel to that future access easement. And it does appear that there's going to need to be some grading in this area. Maybe Mark could address that. So that could impact even this landscaping here. So anything that is one as a temporary sloping easement or grading easement in this area up to that fence I assume you're going to be putting construction silt fencing adjacent to their fence. And any landscaping here that is disturbed would have to be replanted.

--:

Yes.

Jean Werbie-Harris:

Okay. And then a couple of other things. Some of this landscaping that we've been talking about north of his parking lot would be kind of in this area right here. That actually is an area that as well as kind of maybe up over here in this area that we've talked about, there's going to need be some offsite easements from the Westfield Commercial Owners Association and maybe from Goddard School in order to get some of that additional landscaping in at those two locations.

Also, it almost appeared, Mark, if you want to address it, there's going to need to be some grading in this vicinity and maybe some grading down here. I'm not sure if there's retaining walls down here, but I know that there's some up here. And so there's going to need to be some very careful coordination. And we typically have preconstruction meetings where we go through a lot of these things with the contractors. I'm going to recommend that there's actually a preconstruction meeting that we're sitting down with Sarah and her team from Goddard School so they know exactly kind of where things are going, where things are going to be graded, when fencing is going up.

A couple of other things have to do with the speed at which construction trucks can come in and out of here. I think that has to be very, very slow. And especially when it's in its gravel stages. So there's going to need to be some very special precautions taken. And it would be good to know when the kids are typically out there unless they're out there throughout the whole day. But as to when is the time that we envision construction to be coming in and out, what time are the kids out on the playground. I mean we might need to do something more right here to help screen. And not just silt fencing, but there might need to be some other screening fencing or something going up right there. Wind screens or something I guess is what I'm saying.

Mark Eberle:

Jean, yeah, I agree 100 percent. I agree 100 percent with that. We definitely need to have some conversations with Sarah and her team over here. We'll be looking for some temporary limited

easements from her to do some of that minor grading on her side. Also need to discuss some of the landscaping issues we've talked about. So we'll definitely be in contact with her over the next couple weeks to try to pull this together here.

Tom Terwall:

Thanks.

Deb Skarda:

I have a question about the fencing. How far is it actually from the fence to the end of the road? I guess I'm thinking about wintertime when you start plowing snow and it starts to pile up. I mean is it going to be piling up against that fence? Or how much of a distance is it.

Mark Eberle:

I don't remember exactly, but I think its ten feet from her fence to the back of curb there. And, again, that snow could all be plowed to the outside instead of the inside.

Wayne Koessler:

Mr. Chairman, I'm not opposed to this development. I just get concerned about the amount of traffic that's going to be in that area. It seems that we're getting more and more congested in there. I don't know what we're going to do about it.

Michael Serpe:

Or what the State is going to do with Highway 50 and when.

Jean Werbie-Harris:

Well, there is no direct access to Highway 50. And this is what we had laid out to be the access. Again, this is not intensive use. It's a doctor's office. My biggest concern is during construction and that there be that six foot high cyclone fencing. But it just might need to have wind screens or something on it because of the fact that we've got kids and others playing so close to where the construction road is going to be in and out. So I think that we're going to have to work through those details. We're at the preliminary site and operational right now. They've got a lot of comments that they need to address and we need to go through. But we wanted to get some initial direction from the Plan Commission on this. And they will have their marching orders with respect to the concerns that we have at this point.

Michael Serpe:

Bill, when is construction anticipated?

Bill Morris:

Actually as staff mentioned we'd like to -- first of all this site is kind of a mess, a little oversight, a little overzealous. So we'd like to get that cleaned up. Unfortunately midnight marauders have

already found it and, yeah, used it as a depository. So that's been cleaned up by the doctor already. We did already actually already obtain footing and foundation approvals from the State of Wisconsin. So pending finalization we're looking at least to get the footing and foundations and then actually come back here for full site and operational approvals and everything else.

Wayne Koessler:

Mr. Chairman, if there are no further comments I would move that we would approve the zoning map and text amendment subject to the conditions outlined by staff.

Jim Bandura:

Second

Tom Terwall:

IT'S BEEN 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 AMENDMENT SUBJECT TO THE TERMS SPECIFIED IN THE COMMENTS. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the certified survey map.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE 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.

Jim Bandura:

Moved to approve the preliminary site and operational plans.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR THE PLAN COMMISSION TO APPROVE PRELIMINARY SITE AND OPERATIONAL PLANS 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, guys.

Jean Werbie-Harris:

Excuse me, Bill, are you going to leave the Board with the materials?

Bill Morris:

Can I bring it back tomorrow?

Jean Werbie-Harris:

You may. Mr. Chairman, I would ask that Items D, E and F be brought up at the same time for one presentation and separate action on all of the items.

Wayne Koessl:

So moved, and we'll have separate votes.

John Braig:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG TO COMBINE ITEMS D, E AND F FOR PRESENTATION PURPOSES WITH THREE SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- D. Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Certified Survey Map to subdivide the property generally located at the southeast corner of STH 50 and 94th Avenue within the Prairie Ridge development for the development of two (2) proposed multi-tenant retail buildings to be known as The Bulls-Eye development.**

- E. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent to create the specific PUD requirements for two (2) proposed multi-tenant retail buildings for The Bulls-Eye development proposed on the property generally located at the southeast corner of STH 50 and 94th Avenue within the Prairie Ridge development.**

- F. Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of Preliminary Site and Operational Plans to begin mass grading, installation of underground utilities and early footing and foundation permits for two (2) proposed multi-tenant retail buildings for The Bulls-Eye development on the property generally located at the southeast corner of STH 50 and 94th Avenue within the Prairie Ridge development.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item D is to consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a certified survey map to subdivide the property generally located at the southeast corner of Highway 50 and 94th Avenue within the Prairie Ridge development for the development of two proposed multi-tenant retail buildings to be known as The Bulls-Eye development.

The next item, Item E, public hearing and consideration of a zoning text amendment to consider the request of Mark Eberle create the specific PUD requirements for two proposed multi-tenant retail buildings for The Bulls-Eye development, again, located at that southeast corner of Highway 50 and 94th Avenue within the Prairie Ridge development.

And then, finally, for the same project, Item F, consider the request of Mark Eberle for the approval of preliminary site and operational plans to begin mass grading, installation of

underground utilities and early footing and foundation permits for two proposed multi-tenant retail buildings for The Bulls-Eye development at that southeast corner of Highway 50 and 94th Avenue within the Prairie Ridge development. Again, these items are related and will be discussed at the same time, however separate action will be needed by the Plan Commission.

The petitioner is requesting several approvals for the development of the 2.01 acre site located at the southeast corner of Highway 50 and 94th Avenue. This is Outlot 21 of Prairie Ridge Subdivision, based on the Conceptual Plan that was conditionally approved by the Village Board on June 1, 2015 for the development of two retail/restaurant buildings on the property generally located at that southeast corner of 75th Street and 94th Avenue within the Prairie Ridge development. The approvals being considered by the Plan Commission at this meeting include a certified survey map, a zoning text amendment and preliminary site and operational plans.

First, the certified survey map. Outlot 21 of the Prairie Ridge development is located at that southeast corner of 75th Street and 94th Avenue. It's proposed to be subdivided into two lots. Lot 1 is proposed to be 1.042 acres with frontage on 76th Street, 94th Avenue and Highway 50 so it has triple frontage. Lot 2 is proposed to be 0.969 acre with frontage on both 76th Street and Highway 50 which is 75th Street.

Although both lots have frontage on Highway 50 there is no direct access to Highway 50. In addition Lot 1 will have no direct access to 94th Avenue or to 76th Street. Access for Lot 1 will be through a common access located partially on Lot 2 and partially on the adjacent Outlot 20. And the overhead kind of shows you exactly what we needed to do with respect to this. Due to the large Costco development to the south and the other development in Prairie Ridge, we really needed to limit the number of access points to these two outlots to two. And both of them will have access. Outlot 21 will have access from 76th Street with cross-access to the east. And then, again, the next one over will have access also from 76th Street but cross-access to the west.

The dedicated ingress/egress, cross-access and maintenance easements shall be revised on the CSM. There must have been some confusion. At one point we were looking at an access over here. They need to make sure that the plans and the CSM all reflect this point of connection as shown on the preliminary site and operational plans. And, again, this conceptual plan was approved by the Board on June 1, 2015. And it will be the guide as to how development will occur in this area of Prairie Ridge commercial. Lot 1 is proposed to be developed with a 6,330 square feet multi-tenant restaurant/retail building and will be utilized by two tenants. Lot 2 is proposed to be developed with a 7,248 square foot building with restaurant/retail/office which will be three tenants.

Zoning text amendment: The property is currently zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay. That PUD as you remember is actually for the signage for Prairie Ridge which allows several entry monument signs throughout the Prairie Ridge Development. The proposed zoning text amendment is provided in a separate PUD that we're talking about this evening for The Bulls-Eye developments.

The PUD will allow some dimensional variations for this development provided that there is a community benefit. The community benefits proposed in consideration of the PUD lot size reduction, along with other PUD modifications are going to be discussed below. They include the requirement that both buildings constructed on Outlot 21 will comply with Section 180 fire and rescue protection ordinance, the fire and rescue department comments and the installation of

fire sprinklers; that the development will comply with Section 410 of the Municipal Code related to the installation, ownership and maintenance of a Digital Security Imaging System or DSIS; the land owner SB1 will prepare and record separate declaration of easement and restrictions covering cross- access, parking, site and building maintenance and land uses for the Outlot 20 and Outlot 21; and the project will have enhanced architectural design features and increased amounts and sizes to the landscaping.

Specifically, the attached PUD includes the following modifications to the zoning ordinance:

- To reduce the lot size from 2 acres per lot to: Lot 1 being 1.042 acres and Lot 2 being 0.969 acre;
- To reduce the open space from 30 percent to 24 percent;
- To reduce the street setback from 40 feet to 31 feet, and this is prior to additional right-of-way being needed by the Wisconsin DOT for the widening of 94th Avenue with the reconstruction of Highway 50;
- To reduce the side setback between Outlots 20 and 21 to 27 feet rather than the 30 foot setback;
- To allow a zero foot parking setback from the interior lot lines, again, because it's a planned unit development;
- To allow for a 15 foot setback of the parking lot from the 76th Street wherein a 20 foot setback is required by our ordinance. And, again, if you will recall the previous conceptual plan we want to make sure that there's a consistent setback all the way across all of these developments, three or four developments. So we're looking at 15 feet;
- To allow for reduced side lot line setbacks from 10 feet to 5 feet for the primary monument signs for the development. These are along Highway 50. The primary monument signs are required to be setback a minimum of 10 feet, the maximum sign height from the side property, and at least 5 feet will be required due to the 5 foot landscaping area required around the signs. The Village will not permit two identical signs with the exact same message or tenant names. So what we would like is that the two primary monument sign locations one should be to advertise the signage for the two tenant building, and the other one should be to advertise for the three tenant building just so that there's adequate size to these signs and the advertising for those uses. The maximum size for the primary monument signs abutting Highway 50 will be 10 feet in height from grade. Berms shall not be allowed in order to increase the sign height. Again, this is consistent along with all the other uses along Highway 50.
- To allow for the spacing separation for the driveways on 76th Street to be reduced from 105 feet to 103 feet, again, a two foot variation as measured from driveway center line to the driveway center line. And this has to do with the spacing separation from the Costco driveway to this driveway which is their main driveway going north;

- To allow for modification for the total amount of square footage for building wall signage per tenant. And this would be similar to what the Village has allowed upon request for the Plaza and Prairie Ridge Commons and other of the tenants out in Prairie Ridge.

The next item on the agenda is the preliminary site and operational plans where we get into the details of the project. The petitioner is requesting approvals to begin mass grading, install underground utilities and install early footing and foundations for both buildings. Prior to issuance of building permits, final site and operational plans including a conditional use permit because they will have a drive through will be required to be submitted. In addition, with the submittal and Village staff review of the DSIS plan and specifications, the required DSIS agreement and easement will need to be drafted and considered by the Plan Commission as part of the final site and operational plans.

So what they are proposing is two multi-tenant restaurant/retail buildings at this site. Lot 1 is proposed to be developed with a 6,330 square foot multi-tenant building with two tenants. Lot 2 is proposed to be developed with a 7,248 square foot multi-tenant building and utilized by three tenants.

Site access and parking: As noted previously, Lots 1 and 2 of the proposed CSM will share one access driveway to 76th Street on the east side of Lot 2. This driveway will also provide a future access to the development of the adjacent Outlot 20 pursuant to the concept plan that was approved by the Village Board and the Plan Commission. A second 76th Street driveway will access Outlot 20 to the east and provide cross access through the development area north of the 76th Street between 91st and 94th Avenues.

There are no users to be formally announced at this time; however, when specific users and tenants are identified, the detailed final site and operational plans will be required to be submitted for each building so that the parking ratios will be confirmed and evaluated at that time. Based on the information they have provided to us, however, the number of parking spaces based on the specific needs of their tenants by the future retail and restaurant users and the Village's parking requirements I'm going to go through what the details include.

- Restaurants require a minimum of one space for each 100 square feet of floor area plus one space for every two employees on the largest work shift. Per the site and operational plan narrative they will need 83 total spaces for that.
- Retail stores require a minimum of one space for each 200 feet of primary floor area plus one space for every two employees. Per the site and operational plan narrative 16 spaces are required.
- With respect to the medical and dental office, and they have one, it requires a minimum of five spaces for every doctor plus one space per every employee. Per the site and operational plan ten spaces will be required.

So in addition to these minimum parking spaces requirements and the minimum spaces five handicapped accessible parking spaces will also be required per the State Code.

So the preliminary site and operational plans as they have revised and submitted them to us indicate 109 parking spaces which includes five handicapped accessible spaces. The parking

calculations in the site data table verify that the parking count for the site is deficient. And that the total number that they need is actually 114 by the minimums of our code. That being said, the ordinance provides, again, the minimums.

And since there's not enough parking provided on the site, they're short by five spaces per the code, the Village will not allow parking and the Village will not allow parking on the adjacent 94th Avenue, 76th Street or 91st Avenue, the petitioner is proposing to enter into cross-access parking agreement at this time with St. Anne Catholic Church. A draft easement has been provided to the Village staff for review. The parking easement agreement for 30 spaces with St. Anne will require the employees, and right now 30 have been identified to be working at The Bulls-Eye development would need to car pool and park at the church's lot.

Again, at this point based on our requirements they're actually short only five, but based on our experience of how successful that the uses are in Prairie Ridge we feel that they need to increase that number. And so for that reason they're entering into this cross-access parking agreement with St. Anne. A second option is to enter into a cross-access parking and access easement for parking and pedestrians with Costco. This agreement has not yet been confirmed with Costco. However, to address the potential adjacent cross-access parking, a sidewalk shall be extended to align with the Costco sidewalk connection along with pavement markings and signage at the developer's cost. This would provide for a mid-block crossing of pedestrians from the Costco parking area to the Outlots 21 and 20 developments.

Okay, so Costco actually has a sidewalk that goes east/west, and then they have a sidewalk that connects through, and then it walks all the way up to the building. And then that's the sidewalk that we're recommending that be striped, and then it comes through and there would be a sidewalk connection here to this sidewalk so then you could go east or west. It's almost exactly mid point between. Again, this is going to be somewhat important if, in fact, they have that Costco agreement. But I think that it's probably a good idea to have some type of cross-access identified. But that is part of the further discussions that they will need to work out with Costco. Costco is still in their honeymoon period, and they have only been open for just around a month. So I think that they're not going to be willing to commit to anything until they've been open a few more months to see where their traffic is parking.

So with that the staff has reviewed the building elevations, and I do recommend a few minor tweaks here and there, and I have marked up a set of plans to give to them. They do have some more enhanced architectural design features on the buildings now. One of the other things, and it's really hard to see is they've also identified, for example, a rectangle box in each of these to identify where their wall signage is going to be placed for each of these buildings as well. Some of the other things that we talked about at the Plan Commission meeting is that their outdoor seating areas obviously it's at two corners, and that the wrought iron fencing that they're going to have or the aluminum fencing that they're going to have has decorative bollards that kind of anchor the spots throughout to make it a little bit safer for any of the pedestrians that would be seated at the outdoor seating.

They do have a drive through that's identified. Again, they'll need to come back and get a conditional use permit for that. And, again, at this point they are looking for direction from the Plan Commission and the Board in order to move forward and get the detailed building plans completed for this project. But because it's already July they're concerned about winter

construction. So just like with the previous project they're seeking a preliminary site and operational plan to get the process started with respect to this project.

Some of the other things that I just recently sent to them this morning on their certified map, again, all of the cross-access easements, the restrictive covenants with respect to street trees needs to be added. They're part of a street lighting district. That information as part of the Prairie Ridge they have to pay for the electricity and maintenance for the street lights like the other users in Prairie Ridge. So all of that language we would like to be placed on the certified survey map as well. So with that I'd like to introduce either John or Mark or Dave Galowich, I'm not sure, owners, future owner and engineer to add any additional comments or to discuss further details of the project.

John Flieg:

Good evening. My name is John Flieg. I work for Old Acre McDonald. We're the developer. We're headquartered in Nashville. My office is in St. Louis, and it's located at 5819 Bristlecone Court in St. Louis. I understand that everybody wants to know the tenants. And I confirmed this with our attorney a while ago after talking to Jean. We're almost to the end of final negotiations with all five tenants. And I can't release any of their information at this time. But everybody is working diligently. And I will say this, everybody is going to be happy to have these people come in. They're all very good clients. I think you'll all be real happy.

Tom Terwall:

Can you tell us are the restaurant client's national chains?

John Flieg:

Yes.

Tom Terwall:

They are?

John Flieg:

Yes. So we're really excited about this, and we want to get started because of the weather. And we're even looking at alternatives, which we don't really want to do, and that is installing concrete instead of asphalt. We really don't want to do that, but if we have to we have to. That's why we want to get all the utilities in and possibly get a binder course down early. And then come back in. I'll have to talk to the building department to find out if we can get a TCO on binder. I don't know if you're used to that up here or not.

Jean Werbie-Harris:

We can and we have done that. The parking lot still needs to be striped and signage needs to go in, and all the life safety needs to be addressed. You would need to post a performance bond with the Village of Pleasant Prairie. And then we would have to set dates by which that final surface could go in. I know that it becomes a little bit more problematic to try to scoot everybody out of

a parking lot or not allow them to park for a period of time. So hopefully we can try to get that all done this fall. I know that you're very anxious to get going so that you can stay on track.

John Flieg:

I understand the plants close around Thanksgiving and open maybe --

Jean Werbie-Harris:

May, June depending on the weather. We get quite a winter up here.

John Flieg:

We just did one in Sandusky, Ohio. We did the same thing in the heart of winter and then had to come back in the spring and put an overlay down and finish it up.

Jean Werbie-Harris:

What is your time frame for once you actually start construction, even if it's the mass grading and get going?

John Flieg:

I'm looking at 150 days seeing that deer season will occur during that period. And it's usually the masons that take off. But we are working on -- I talked to the architect coming up here today, and he's just about finished incorporating all your comments. So I'm looking at possibly by Wednesday we'll go ahead and send that to you. I think it's going to really be a nice looking development. Anybody have any questions?

Tom Terwall:

I'm going to open it up for further comments. You're available to answer questions, correct?

John Flieg:

Yes.

Tom Terwall:

Thank you.

John Flieg:

If I know what the answer is.

Tom Terwall:

Otherwise Mark will answer. Anybody else wishing to speak on this matter? Anybody else wishing to speak? Hearing none, I'll open it up to comments and questions. Yes?

Michael Serpe:

We're giving approvals for these, and we don't even know for who. And that to me is somewhat of a problem. I have no doubt that this is going to be a successful business, and I do know that they are going to be applying for a liquor license, so it's going to be a popular spot to frequent. And we welcome it into the Village. The only thing that concerns me, and I've said it before, is the parking. And that place, that whole area is just very, very successful. Now, if somebody frequenting this place doesn't mind walking three or four blocks to have a meal or whatever they're going to do in there then I don't have an objection. But if we can squeeze more parking someplace, we have to address parking because it's a problem out there. It's a problem all over the place out there.

Costco opened up in their grand opening, getting back to what Wayne said about the amount of traffic, Costco opened up, St. Catherine's is still in operation, all the commercial buildings were in operation and, you know what, the traffic wasn't that bad only because of the way it's designed for people to get into that place, multiple exits and entrances and access roads. So it was well designed in that way. The only thing we're lacking in some areas is enough parking for all the commercial establishments that are there. I don't know what the answer is, but I hope we can find something here.

Tom Terwall:

One thing, Mike, I think if parking at Costco since the grand opening is not significant --

Michael Serpe:

I'm saying when they did have the opening there was parking all over the place, and you didn't really notice because it was handled so well.

Tom Terwall:

Anybody else, comments or questions?

Wayne Koessl:

The only question I have, Jean, this is what we're going to be voting on is the updated --

Jean Werbie-Harris:

I'm sorry, I couldn't hear you.

Wayne Koessl:

This is going to be part of the record the updated file you gave us on the CSM?

Jean Werbie-Harris:

Yes. And, in fact, those additional comments and my comments on the CSM were also sent to the surveyor, engineer this morning as well. And, again, they're working on those comments as well because the CSM is going to the Village Board the following Monday night. And, again, this is just preliminary site and operational plans. So they will be back again for detailed site and operational plans, detailed building plans. And I'm sure that by the time they get their building permit which they need to have that approval to do that they will present us with the names of all the tenants out there.

Wayne Koessl:

Mr. Chairman, if there aren't any more questions from the Commission I would move that we approve the certified survey map and send a favorable request to the Village Board subject to the comments and conditions by the staff tonight. And I have complete confidence the staff will see that this is done perfectly.

Michael Serpe:

I'll second that motion.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE 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.

Deb Skarda:

Chairman, a quick question for staff. Have we gotten any update on when Quik Trip plans to break ground on that corner of 75th and 88th Avenue? I'm just thinking that if the construction for both of those start to happen around the same time those tenants kind of caught in between both of those construction areas.

Jean Werbie-Harris:

Actually the preconstruction meeting for Quik Trip is tomorrow. They'll be getting their building permit tomorrow. So I would assume that they will be starting sometime this week or next week at the latest. And their build out is about 120 days.

Tom Terwall:

Jean, is that apartment complex on the corner going to disappear?

Jean Werbie-Harris:

The multi-family yes. That will be the first phase of the Quik Trip is to get the razing of the structures and get the site graded.

Tom Terwall:

And does that include the house to the west then as well?

Jean Werbie-Harris:

Yes. They own all of that property. It's being combined as part of the CSM.

Tom Terwall:

Now we need a motion for the zoning text amendment.

Judy Juliana:

So moved.

Jim Bandura:

Second.

Tom Terwall:

MOTION BY JUDY JULIANA AND A SECOND BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE 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. And finally then a motion to approve the preliminary site and operational plans.

Michael Serpe:

So moved.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE PRELIMINARY SITE AND OPERATIONAL PLANS 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 very much. Mark, they're going to keep you busy.

G. Consider the request of Justin Hammerbeck, owner of the property located at 6724 Springbrook Road for approval of a Certified Survey Map to subdivide the property into two parcels.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is the request of Justin Hammerbeck, owner of the property located at 6724 Springbrook Road for approval of a certified survey map to subdivide the property into two parcels.

Specifically then his request is for the approval of a CSM to subdivide the property located at 6724 Springbrook Road into two properties. This property is zoned R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District. Municipal sanitary sewer has been recently installed adjacent to this property; however the property is not yet served by municipal water. Lot 1 is proposed to be 35,356 square feet with frontage on County Trunk Highway ML and Highway 31. This lot has an existing house and two detached garages.

Two things that we do need to know is:

- Verification shall be provided that the easternmost garage is less than 600 square feet. The building size needs to be shown on the CSM.
- Verification that the existing driveway is a minimum of 5 feet from the side property line.

Lot 2 is proposed to be 24,873 square feet with frontage on County Trunk Highway ML and Old Green Bay Road. Driveway access for Lot 2 will be limited. No driveway access will be allowed to and from County Trunk Highway ML. The future driveway for Lot 2 shall be from or on Old Green Bay Road. The driveway shall be setback a minimum of 150 feet as measured from the intersection of County Trunk Highway ML and Old Green Bay Road to the centerline of the

driveway. This needs to be noted on the CSM). A new house will be required to connect to municipal sanitary sewer, and prior to issuance of a building permit the owner would need to sign a Notice of Waiver of Special Assessment for Municipal Water. A new house can be serviced by an on-site well if municipal water is not readily available.

In addition, a new house constructed on Lot 2 will be required to meet the minimum requirements of the R-4 District which includes the following setbacks:

- Setback to the property line adjacent to County Trunk Highway ML of 65 feet.
- Setback to the property line adjacent to Old Green Bay Road of 50 feet.
- Setback to the west property line of 10 feet.

The proposed land division conforms with the minimum regulations of the R-4 District related to lot area and lot frontage, and that is only at 15,000 square feet with 90 feet of frontage. So this new lot and the existing lot would both exceed those minimums.

The staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the CSM subject to compliance with the above comments and the conditions below and the recording of the CSM at the Kenosha County Register of Deeds office within 30 days.

Tom Terwall:

Jean, where is the closest water available now?

Jean Werbie-Harris:

The owner probably knows, but I think it's a considerable distance. It must be across Highway 31. Matt can tell us, our Village Engineer.

Matt Fineour:

The closest water is at the corner of Highway 31 on the south size of Springbrook Road. Close to right there.

Tom Terwall:

So if he chooses he could just dig a well, correct?

John Braig:

Or share a well.

Tom Terwall:

Or share a well with the existing home I suppose.

Matt Fineour:

Also the Village is planning, I guess we're in the planning stages here, design stages of actually extending water up ML for a whole system improvement. So at some point in the future he will have water available, in the near future.

Michael Serpe:

The driveway access, Jean, for the Lot 2, is that going to create, and Mr. Hammerbeck you would know this better than I, would that create a vision problem for anybody going in and out of that proposed new driveway?

Justin Hammerbeck:

Justin Hammerbeck, 6724 Springbrook Road. I didn't really catch your question. I'm sorry, sir.

Michael Serpe:

The proposed driveway for the new lot --

Justin Hammerbeck:

Coming off of Old Green Bay Road?

Michael Serpe:

Yeah, is there a vision problem and somebody pulling into that driveway, in and out of that driveway with people coming in from the north?

Justin Hammerbeck:

No, absolutely not. Although we have planted a line of trees that go up Old Green Bay Road. And at some point, they're conifers so they're going to be taller than a small shrub, but I can't anticipate that there would be. And as long as we own this property I can't foresee any building on this second lot. This is simply to mitigate the cost of a sewer project that we were forced to undertake earlier. So that's what this subdivision is all about.

Michael Serpe:

Okay, thanks.

Jean Werbie-Harris:

And if I could just clarify. It was the county that contacted me, and for the second lot created they don't want any new access at this location or in this vision triangle right here. So a driveway could go anywhere in this area right here from this point north. So there shouldn't be an issue.

Michael Serpe:

You're just splitting the lot, you're not selling it?

Justin Hammerbeck:

That's correct. That's exactly right. I anticipate this lot staying with the other the whole time. I do have one question if I might. I wasn't able to write down those additional points that you needed. Would I be able to get those from you at some point.

Jean Werbie-Harris:

Absolutely. It should have been emailed or sent to you. And if it wasn't you can take mine.

Justin Hammerbeck:

Okay, because we'll square that away.

Jean Werbie-Harris:

In fact, one of the other things as part of the comments is that the Village has not yet adopted the final resolution for the extension of municipal sanitary sewer. They are just about to do it. So we're encouraging that this CSM be recorded so that the split does occur and so that part of that sanitary sewer assessment would be on one property, and then it would be deferred onto the other property.

Justin Hammerbeck:

Exactly, that's the purpose of our whole initiative here. Thanks for that.

Tom Terwall:

Sir, I have to comment that young gentleman sitting next to you he should be commended for his behavior tonight. He's a real gentleman.

Justin Hammerbeck:

Thank you very much. We're proud of him and his brother, too. Thanks for saying so.

Michael Serpe:

Tom, I'd move approval of the certified survey map.

Tom Terwall:

Is there a second.

Judy Juliana:

Second.

Justin Hammerbeck:

Thank you.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECOND BY JUDY JULIANA 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.

7. ADJOURN.

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned.

Meeting Adjourned: 7:13 p.m.