

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
July 27, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on July 27, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Jim Bandura; Judy Juliana; and Bill Stoebig (Alternate #1). Donald Hackbarth; Deb Skarda (Alternate #2); and John Braig were 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 JULY 13, 2015 PLAN COMMISSION MEETINGS.**

Judy Juliana:

Move to approve.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY JUDY JULIANA AND SECONDED BY JIM BANDURA TO APPROVE THE MINUTES OF THE JULY 13, 2015 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 for an item that appears on the agenda we'd ask you to hold your comments until that item comes up and we can include your comments as a part of the official record. However,

if you're here and want to raise an issue that's 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. Anybody wishing to speak under citizens' comments?

**6. NEW BUSINESS**

- A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-14 to consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for the following amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan related to the proposed development of an office building on the property generally located north of STH 50 and west of 91st Avenue: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item A is a public hearing and consideration of Plan Commission Resolution 15-14, and this is to consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for the following amendments to the Village of Pleasant prairie 2035 Comprehensive Plan related to the proposed development of an office building on the property generally located north of Highway 50 and west of 91st Avenue. First to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan Map are consistent; and, two, to update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

On July 20, 2015, the Village Board rezoned the property generally located north of Highway 50 and west of 91st Avenue from the B-2 UHO which is Community Business District with an Urban Land Holding Overlay District to the B-2 PUD, Community Business District with a Planned Unit Development Overlay District for the proposed development of an office building for Dr. Durrani. The zoning approval was contingent upon the Village's approval of the proposed amendments to the Comprehensive Plan. And so those amendments are before you this evening.

Again, the first is to amend the Comprehensive Land Use Plan Map 9.9 to remove the Urban Reserve Land Use designation. Again, this is necessary for this land to develop. The site will be serviced by municipal sanitary sewer from an extension of sewer in Highway 50 from 91st Avenue. Municipal water will be provided in the private roadway or driveway from 91st Avenue over to the Dr. Durrani property. So both municipal sewer and water will be provided. There will be no direct access from this site directly to Highway 50. There will be a private access road, and easements will reflect that access easement across and through and over the adjacent property. So those are the two amendments. Again, the second is just to reflect that change on the land use plan map. This is a matter for public hearing, and I'd like to continue the hearing at this time.

Tom Terwall:

Anybody wishing to speak on this matter? Is there anybody wishing to speak? Anybody wishing to speak? Seeing none I'll open it up to comments and questions from Commissioners and staff.

Michael Serpe:

Goddard School is here, and all the grading issues that's all been addressed and resolved and ready to go?

Jean Werbie-Harris:

My understanding is we are continuing to work through the process. I just spoke with Dr. Durrani's attorney about an hour ago, and he is finalizing the easement documentation. And he's waiting for some legal descriptions and exhibits from the engineer for the project. And then all of these documents will be forwarded to Sarah and her attorney for their review. Again, we're still at the preliminary site and operational plan stage. They have not submitted anything for final reviews or approvals. So we want to get those documents to them this week.

And I did mention to the attorney some of the additional questions that had come up with respect to from the neighbors wanting to see some additional landscaping directly north of where the parking lot is located as well as along that access driveway. And so that would require a landscaping easement as well in order to plant the additional trees and plants. So that's one thing that needs to be worked out. And I'm not sure if the engineer for Dr. Durrani had an opportunity to speak with Sarah or her attorney or anyone regarding the grading and such. We knew it was a concern and we brought it up, but we haven't met with the engineer yet or seen any revised plans. The engineers is here in the audience so I'm not sure if you have any questions directly to him Mr. Eberle I'm sure would be happy to come up.

Mark Eberle:

Mark Eberle, Nielsen Madsen and Barber, 1458 Horizon Boulevard. Yeah, we are still working through those final plan details, the easements, legal descriptions. Once we have it all assembled into one package we do need to sit down with Sarah at Goddard School and work through those agreements.

Michael Serpe:

You're confident that's going to be okay?

Mark Eberle:

Yeah, I believe -- I mean everyone worked really well when we got that whole project pulled together for out there. And I expect we can achieve the same thing out here for Dr. Durrani. Thank you.

Tom Terwall:

Anybody else?

Jean Werbie-Harris:

I have a question. Have you set up a meeting with Sarah? Are you planning to set up a meeting, or are you going to set it up here at the Village Hall for us to sit down and kind of go through things with here. How did you want to handle it?

Mark Eberle:

I just mentioned to Sarah just a couple minutes before we started that we are still pulling the documents together and we have not discussed setting up a meeting yet. But we can probably do that right now.

Jean Werbie-Harris:

And if you'd like the Village to be there that's fine. And if you want to meet with her individually or with her attorney or her engineer and people you could do that, too.

Mark Eberle:

Okay, thank you.

Wayne Koessl:

Through the Chair to staff, if we approve this tonight as the Plan Commission and send it to the Board permits are not to be issued until all those issues are resolved?

Jean Werbie-Harris:

Oh, absolutely. I mean we're still at preliminary site and operational plan. So they still have to submit all of those final details. I think we had maybe 15, 20 pages of comments. The easements, the revised plans, all of those still have to come into the staff for review and go back to the Plan Commission.

Michael Serpe:

Tom, I'd move approval of Resolution 15-14.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY JIM BANDURA TO ADOPT RESOLUTION 15-14 AND SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**B. Consider the request of Lance Skala, agent for Centerpoint Wispark Land Company, LLC, owners, for approval of a Site and Operational Plan for a 204,387 square foot speculative warehouse and distribution building on the property located at the southwest corner of STH 165 and CTH H in LakeView Corporate Park.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is request of Lance Skala, agent for Centerpoint Wispark Land Company, LLC, owners, for the approval of site and operational plans for a 204,387 square foot speculative warehouse and distribution building on the property located at the southwest corner of Highway 165 and County Highway H in the LakeView Corporate Park.

Specifically, the petitioner is requesting then to develop the 12 acre vacant property located at the southwest corner of Highway 165 and Highway H in the LakeView Corporate Park. This would be with a 204,387 square foot speculative warehouse and distribution building to be known as LakeView 17. At this time there is no identified user for this speculative building. As information, any tenant that proposes to use or occupy 50 percent or more of this speculative building will require site and operational plan approval from the Plan Commission. Also, depending on the use proposed a conditional use permit along with site and operational plan approval from the Plan Commission would also be required.

The property is zoned M-2, General Manufacturing District. The M-2 District requires that the building meet the following minimum setback requirements: A street setback of 65 feet from both Highway 165 and County Highway H; a side setback of 45 feet for all buildings; and a wetland setback of 25 feet minimum. The location of the parking lots, maneuvering lanes and the fire access lanes shall be set back a minimum of 20 feet to the property lines and 25 feet from the wetlands.

The M-2 District requires a minimum of 25 percent of the site be open space, and the site provides 25 percent open space. There will be no access to Highway 165, and two access points are being provided to County Trunk Highway H. The northern access point and Peggy is going to show those to you, is a right in/right out only. And then the southern access point is a shared access point with L&M Corrugated and, again, that's to the south. The southern access when originally constructed was planned to be a shared access between the two sites.

All parking areas and maneuvering lanes, fire lanes, including the truck court shall be improved with concrete vertical curb and gutter. The plan includes 203 parking spaces including 7 handicapped accessible spaces. The truck court faces south and provides for 20 dock locations with an additional future 18 doc door locations. Pursuant to the Village zoning ordinance, the minimum onsite parking spaces for a manufacturing use would require 5 spaces plus 1 space per

employee on the largest shift and the required number of handicapped accessible parking spaces pursuant to the State code.

The minimum onsite parking spaces for a warehouse or a distribution center is one space for every two employees during any 12 hour period. And the required number of handicapped accessible parking spaces, again, pursuant to the State code. At this time the proposed use is unknown. Adequate onsite parking shall be reverified at such time as they do have a user for the building.

Centerpoint is in the process of selecting a general contractor for the project. The initial grading on the site has an anticipated start of this fall of 2015. The anticipated construction completion date is sometime later summer of 2016. With that I'd like to indicate that there are representatives here from Centerpoint if you have any questions. If not this is not a public hearing, so we can have any discussion at this point.

Tom Terwall:

Would the representatives care to make any additional comments?

[Inaudible]

Jean Werbie-Harris:

Lance, you need to come up to the microphone.

Lance Skala:

Lance Skala, Centerpoint properties. We have representatives here from JSD Professional Services and PID along with Ed Harrington with Centerpoint Properties. And if you have any questions we'd be more than happy to answer them.

Tom Terwall:

Thank you. Comments or questions of staff?

Michael Serpe:

Jean, could you put the photograph or the drawing of the building up there please? Warner, I want to commend you on a unique design.

Jean Werbie-Harris:

Mr. Chairman, I don't have my glasses on so the sentence is correct in the staff memo. At the time the proposed use is known adequate onsite parking shall be reverified. So it is correct in the staff memo, I just couldn't read it.

Tom Terwall:

Any other comments or questions?

Wayne Koessl:

Mr. Chairman, if there are not further questions I move approval subject to the comments and conditions laid out by the Village staff as of the 27th of July, 2015 and send it onto the Village Board.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE SITE AND OPERATIONAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voice:

Aye.

Tom Terwall:

Opposed? So ordered.

**7. ADJOURN.**

Wayne Koessl:

I'll move adjournment.

Judy Juliana:

Second.

Tom Terwall:

All in favor aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

**Meeting Adjourned: 6:15 p.m.**