

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
September 28, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on September 28, 2015. Those in attendance were Thomas Terwall; Wayne Koessl; Deb Skarda (Alternate #2); Jim Bandura; Judy Juliana; and Bill Stoebig (Alternate #1). Michael Serpe, Donald Hackbarth and John Braig were excused. Also in attendance were 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 SEPTEMBER 14, 2015 PLAN COMMISSION MEETING.**

Judy Juliana:

Move to approve.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY JIM BANDURA TO APPROVE THE MINUTES OF THE SEPTEMBER 14, 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. CITIZENS COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda tonight as a matter for public hearing we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as a part of the official record. However, if you're for an item that is not a hearing or you want to raise an issue not on the agenda now would be your opportunity to do so. We would ask that you step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments? Anybody wishing to speak?

**6. CONTINUED BUSINESS**

- A. PUBLIC HEARING AND CONSIDERATION OF A PLAN COMMISSION RESOLUTION #15-17 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN to consider the request of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on 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, this is Item A as a consideration of a Plan Commission Resolution #15-17 for the following amendments to the Village Comprehensive Plan to consider the request of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on 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.

As background information and prior approvals, on June 8, 2015, the Village Plan Commission conditionally approved Preliminary Site and Operational Plans for the petitioner to begin the mass grading of a portion of the property for the construction of a conference center between the Uline Corporate Office building located at 12575 Uline Drive and the easternmost warehouse building on the property, Tax Parcel Number 91-4-121-252-0203. In addition, as part of the mass grading, on June 15, 2015 the Village Board approved Resolution #15-21 related to a floodplain boundary adjustment for this project. Specifically the floodplain boundary adjustment allowed the petitioner to remove 2,226 cubic yards from the 100-year floodplain along the northwest corner of the retention facility and to create 3,795 cubic yards of floodplain storage in the southern portion of the retention facility. And this was to compensate for the 100-floodplain being filled. This was for the purpose of constructing a conference center. Permits have been

issued for this mass grading work, and the required Conditional Letter of Map Amendment for the floodplain boundary adjustment has been obtained from FEMA.

On August 10, 2015, the Plan Commission conditionally approved the Final Site and Operational Plans, and permits have been issued for the construction of the 22,500 square foot Uline conference center, to be generally located on the north side banks of an existing retention pond. This is approximately 300 feet away of their corporate headquarters office.

On August 17, 2015, the Village Board conditionally approved the following Zoning Map Amendments: 1) to rezone the portion of the property being removed from the 100-year floodplain from that FPO, Floodplain Overlay District, and 2) to rezone the portion of the property wherein the 100-year floodplain was created and placed into that FPO District. In addition on August 17, 2015, the Village Board approved the following Zoning Text Amendment: 1) to amend Section 420-131 I (1) (a) to specifically reference the change to the official floodplain maps and the studies. The Zoning Map and Zoning Text Amendments were approved subject to final approval from FEMA.

At this time the petitioners are now requesting the following amendments to the Village's Comprehensive Plan, and this is related to that floodplain boundary adjustment for the Uline Conference Center. As read into the record: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change that Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations and place them into that Limited Industrial land use designation on 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, Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

So this is a matter for public hearing. There are representatives here from Uline or for Uline if there are any questions, but this is a continued public hearing.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak? Do the Uline representatives wish to speak? Then I'm going to open it up to comments and questions from Commissioners and staff.

Jim Bandura:

Mr. Chairman, if there are no other comments with the Commission here I recommend approval.

Wayne Koessl:

I'll second it.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY WAYNE KOESSL TO APPROVE RESOLUTION 15-17 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. NEW BUSINESS**

- A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-18 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN 1) to amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266); 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, I would ask if Items A and B can be taken up at one time. I'll be making one presentation, but separate action will be needed by the Plan Commission.

Wayne Koessler:

So moved, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO COMBINE ITEMS A AND B FOR PURPOSES OF DISCUSSION, HOWEVER TWO VOTES WILL BE TAKEN. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**B. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT: to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).**

Jean Werbie-Harris:

Mr. Chairman, members of the Plan Commission and the audience, the first item is a public hearing in consideration of Plan Commission Resolution #15-18, and that is for the following amendments to the Village's Comprehensive Plan: 1) to amend the Village 2035 Land Use Plan Map 9.9, and this is to add an urban reserve land use designation on the following four properties in Pleasant Prairie, the first located at 11618 Sheridan Road, the second is, 11624 Sheridan Road, the next is 11638 Sheridan Road, and finally 11740 Sheridan Road; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to that Land Use Plan Map 9.9.

The second item which is also part of the public hearing in consideration of a Zoning Map Amendment, and this is to rezone the following single family residential properties from the B-1, Neighborhood Business District to the R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District. And specifically, again, these are properties identified as being located at 11618 Sheridan Road identified as Tax Parcel Number 93-4-123-311-0230). The second parcel is identified as address 11624 Sheridan Road, Tax Parcel Number 93-4-123-311-0240. The third has an address of 11638 Sheridan Road, Tax Parcel Number 93-4-123-0256. And the final address is located at 11740 Sheridan Road and part of Tax Parcel Number 93-4-123-312-0266.

As I had mentioned, these items are related and will be discussed at the same time, however separate action is required.

On July 16, 2015, the Village received an application from Michael and Kara Ohmstead, owners of the property located at 11638 Sheridan Road. Their Tax Parcel Number is 93-4-123-311-0256. This request was to amend the Village of Pleasant Prairie 2035 Comprehensive Plan and Land Use Plan Map 9.9 and to rezone the property from B-1, Neighborhood Business District to the R-4 (UHO), Urban Single Family Residential District within an Urban Landholding Overlay District. The existing single family home on the property is considered a legal non-conforming use since a residential use is not an allowed use in the B-1 District. Being a non-conforming use there are limitations as to the amount of structural alterations, additions or repairs to this non-conforming use. With any non-conforming use, if the buildings are ever damaged or destroyed or the cumulative amount of structural alterations exceeds 50 percent of the assessed value which is that value when the use became non-conforming, then the building would need to revert to a conforming commercial use.

This area of Sheridan Road just south of 116th Street is a mixture of commercial land uses including the Wooden Nickel, Ray Radigan's and Ruffolo's Pizza. But there's also four single family residential homes in the mix. And the Land Use Plan indicates that this area be ultimately developed as Neighborhood Commercial pursuant to the B-1, Neighborhood Business Zoning

District. The Village staff has reviewed the Land Use Plan and the Zoning Map for this area and has identified that in addition to the Ohmstead property, the following three additional single family homes are also classified as non-conforming uses. And, again, the first one is identified as 93-4-123-311-0230, and the owner is Anna M. Stachura at 11618 Sheridan Road. The second is identified as Tax parcel 93-4-123-311-0240, and that's owned by Lawrence E. Draudt, and that address is 11624 Sheridan Road. And part of Tax Parcel 93-4-123-312-0266, and this one is owned by Nafi and Awilda Kalan with an address of 11740 Sheridan Road.

On August 10, 2015, the Plan Commission approved Resolution #15-15 to initiate and petition to amend the 2035 Land Use Plan Map 9.9 to add an urban reserve land use designation over the four noted single family residential properties leaving the underlying Neighborhood Commercial land use designation and to amend the Zoning Map to rezone the four noted properties into the R-4 (UHO), Zoning District.

On August 19, 2015, the Village sent letters to the four property owners indicating that the Village has begun the process to rezone these four single family residential properties from the B-1 District into the R-4 (UHO) District and to amend the Village's Land Use Plan to place an urban reserve designation on the properties along Sheridan Road.

The letter also indicated that by amending the zoning map and the land use plan as proposed, the existing single family homes on these properties would no longer be classified as a non-conforming uses and would allow the owners to make modifications to their homes and to their property pursuant to the Village's residential requirements while still preserving the intention that some day in the future that these properties could be developed as neighborhood commercial.

So specifically the Comprehensive Plan amendments that are being presented this evening are to amend the Village 2035 Land Use Plan Map 9.9 to add an urban reserve land use designation on the four properties as I have reads into the record, and to update Appendix 10-3 of the Village of Pleasant Prairie 2035 Comprehensive Plan to reflect the noted changes to the Land Use Plan Map 9.9.

The Zoning Map is to rezone those single family properties from B-1, Neighborhood Business District to the R-4 (UHO) District which would place them into a Single Family Residential classification with an Urban Landholding overlay District. And, again, the four addresses are 11618 Sheridan Road, 11624 Sheridan Road, 11638 Sheridan Road and 11740 Sheridan Road. With that I'd like to continue the public hearing. And I'd be happy to answer any questions if anyone has any.

Tom Terwall:

This is a matter for public hearing. Is there anybody wishing to speak? Anybody wishing to speak? Jean, all four of these properties are north of Ray Radigan's, is that correct?

Jean Werbie-Harris:

There's one, Nafi Kalan's is south, and the other three are north.

Tom Terwall:

So this actually does not have any impact on Radigan's, though, is that correct?

Jean Werbie-Harris:

No, their property would remain in that B-1 Neighborhood Commercial District along with Ruffolo's as well as Wooden Nickel.

Tom Terwall:

Okay. Any input or questions from Commissioners and staff?

Wayne Koessl:

I have none. I'll move approval of the Conceptual Plan for Item C.

Judy Juliana:

I'll second.

Jean Werbie-Harris:

Comprehensive Plan? I wasn't sure if I heard you say Conceptual Plan or Comprehensive plan.

Wayne Koessl:

Conceptual Plan. Isn't it Item C recommendation?

Jean Werbie-Harris:

Item A should be a Comprehensive Plan.

Wayne Koessl:

Pardon me, I'm ahead.

Jean Werbie-Harris:

You flipped your agenda over. It should be Item A is the Comprehensive Plan.

Tom Terwall:

That's your motion, Wayne?

Wayne Koessl:

I'll move that approval, yes.

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 AMENDMENT TO THE 2035 LAND USE PLAN AS INDICATED SUBJECT TO THE TERMS AND CONDITIONS IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Then we need a motion to approve –

Judy Juliana:

Move to approve the Zoning Map Amendment.

Bill Stoebig:

I'll second.

Tom Terwall:

**IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY BILL STOEBIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP 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.

**C. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development.**



Jean Werbie-Harris:

Mr. Chairman, I would also like to ask if Items C and D can be taken up at the same time by the Plan Commission. I'll be making one presentation, but separate action will be needed on both of those items as well.

Judy Juliana:

So moved.

Bill Stoebig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY BILL STOEBIG TO COMBINE ITEMS C AND D FOR THE PURPOSES OF PRESENTATION, HOWEVER TWO VOTES WILL BE NECESSARY. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**D. Consider approval of a Certified Survey Map to subdivide the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development into two (2) parcels.**

Jean Werbie-Harris:

Item C is the public hearing and consideration of a Conceptual Plan for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development.

And Item D, consider approval of a Certified Survey Map to subdivide the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development into two parcels. These items are related and will be discussed at the same time, however separate action will be required by the Plan Commission.

The petitioner is requesting approval of a Certified Survey Map to subdivide Outlot 20 of the Prairie Ridge Development. This property area is generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge subdivision, and it would be into two parcels, Lot 1 and Lot 2. In addition, the petitioner is requesting approval of a Conceptual Plan

for Lot 1 of the proposed CSM which is the western portion of Outlot 20. And as you can see on the slide this is the area that is directly north of Costco right in between 91st and 94th Avenue south of Highway 50.

As some background information, on May 26, 2015 as part of a Conceptual Plan approval for The Bulls-Eye development on Outlot 21 in the Prairie Ridge Development which is to the west of this, a Master Conceptual Plan for both Outlots 20 and 21 which is this development and Outlot 21 was conditionally approved by the Plan Commission.

The Master Conceptual Plan was completed at that time in order to fully evaluate the infrastructure and traffic impacts of the development of both Outlots 20 and 21 on the adjacent 76th Street and adjacent 91st and 94th Avenue roadways as well as the Costco development to the south. The Master Conceptual Plan indicated future development patterns, setbacks, cross access, parking, access restrictions, drive-through stacking areas, curb and gutter, fire department hydrant/connection locations, landscaping areas and the two 76th Street access driveways to serve both Outlots 21 and Outlot 20. The attached Master Conceptual Plan which you can see on the screen for both Outlots 20 and 21 was conditionally approved by the Village Board on June 1, 2015. We have it updated with some minor revisions as of September 18, 2015.

As shown on the Master Conceptual Plan, it is anticipated that Outlot 20 was proposed to be subdivided by CSM into two properties so that a multi-tenant retail/restaurant buildings as well as another restaurant/commercial building could be built. The updated Master Conceptual Plan identifies the proposed development patterns, setbacks, cross access, parking, access restrictions, drive-through stacking areas, curb and gutter, fire department hydrant/connection locations, those are new, landscaping areas and the two 76th Street access driveways to serve the outlots.

The two driveway access points are provided for four proposed buildings to and from 76th Street. The first driveway access is being placed 103 feet east of the Costco entrance on 76th Street, and it aligns along a common lot line between Outlots 20 and 21. So Peggy is showing you the first entrance. Again, that falls right on the lot line between 21 and 20. The second driveway access would be placed about 350 feet west of 91st Avenue. And, again, that pretty much splits right on that common lot line. It will serve this development that we're speaking of this evening as well as the future development to the east. Due to the potential uses proposed and to accommodate the drive-thru facilities the most efficient and safest alignment of the driveways was along the common lot lines allowing for the traffic to enter the site and to flow towards the back of the sites before turning towards their destination.

On July 13, 2015, the Plan Commission conditionally approved Preliminary Site and Operational Plans for The Bulls-Eye development on Outlot 21. A preconstruction meeting was held on September 22, and grading and utility construction as well as the 76th Street entrance is just about to start under construction. Actually I saw they were mowing it today, so I know it must be very soon that they're going to be starting.

The development of Outlot 20 this evening: As indicated above, the petitioner is requesting approval of a Certified Survey Map to subdivide Outlot 20 of the Prairie Ridge Development into two lots as well as approval of a Conceptual Plan for Outlot 1 of the proposed CSM. And, again, now we're talking about the western one half of Outlot 20.

Lot 1 of the CSM is proposed to be, and we just got this corrected today, it will actually be two acres with frontage on both Highway 50 and 76th Street. Because it's going to be two acres it will not need to have a separate PUD modification because it does meet the minimum requirements of our ordinance. What is proposed on this particular Lot 1 is a 13,297 square foot multi-tenant retail/restaurant building that could have up to five tenants. As shown on the Conceptual Plan the building could contain a 2,490 square foot restaurant, with outdoor seating; a 4,037 square foot retail space; a 1,428 square foot retail space; a 1,426 square foot retail space; and a 3,810 square foot restaurant, with outdoor seating. So with this particular multi-tenant building two restaurant and three retail spaces are being proposed.

Lot 2 of the CSM is proposed to be just over 2.2 acres with frontage on Highway 50, 91st Avenue and 76th Street. Again, based on that previously approved Master Conceptual Plan for Outlots 20 and 21, Lot 2 could be developed with an 8,794 square foot restaurant or it could be reconfigured for a multi-tenant retail building or two restaurant buildings. So Outlot 2 we don't have a defined plan or a conceptual plan this evening for yet.

There is no access to Lots 1 and 2 from Highway 50 or from 91st Avenue. The lots, as I indicated, obtain their access through the 76th Street common driveway connections points as discussed previously. For this particular development there will be an access that comes on either side that can access and go north into this development.

The proposed Outlot 20 development is currently zoned B-2 (PUD). It's a Community Business District with a Planned Unit Development Overlay. The existing signage PUD on the properties relates to the PUD for the entire Prairie Ridge Commercial Development that allows for several entry monument signs throughout the Prairie Ridge Development.

A separate PUD Zoning Text amendment will be required for the development of the properties on Outlot 20 to reduce setbacks to the common lot line for Lots 1 and 2, to reduce the number of parking spaces required for Lot 1, to reduce the minimum lot area form Lot 1 and Lot 2, and to reduce the percentage of open space required for Lots 1 and 2. Additional PUD modifications may be requested as Site and Operational Plans are prepared.

The community benefits proposed in consideration of the PUD lot size, well, they're not going to be doing a lot size reduction, but pursuant to the other items we discussed will be benefits that include providing a fully sprinklered building in compliance with the Fire and Rescue Department and that the development will also comply with Section 410 of the Village Municipal Code related to the installation of a Digital Security Imaging System. In addition, enhanced architectural design features and landscaping will be required, and the monument sign abutting Highway 50 will be limited to ten feet in height, no berming will be allowed, and 130 maximum square feet in area.

And, again, as we start to talk about this PUD, again, all of these properties along Highway 50 north of 76th Street are being developed as a unified business development. So for that reason these PUDs do need to be consistent because we want these buildings to have similar sight lines, we want to have similar location points for access, cross-access through the parking lots, landscaping, signage and all those things, lighting, everything that makes up the architectural and design features for the buildings. So we are recommending a PUD for them to have consistent design features to look like it's not for different developers that are developing up here, but rather all three or all four are combined as one looking development.

The known PUD modifications are listed below in the staff comments. The first one is to reduce the open space from 30 percent to 16 percent on Lot 1; to allow a zero foot setback from the interior lot lines between Outlots 20 and 21 and Lots 1 and 2 of the proposed CSM instead of the required ten foot setback to allow for a shared access; to allow for a total of 119 parking spaces, wherein the parking ratio per the ordinance would require 122, again this is just for lot 1. And to allow for a possible modification for the square footage for the multi-tenant building wall signage. That will need to be further evaluated as we move onto the next step to see exactly what tenants are going to be locating there and what type of signage requirements they're looking for.

One tenant that we are aware of is an end cap on the east end, and that is Corner Bakery. No other users are announced at this time; however, when specific users and tenants are identified the developer will announce them, and then detailed Site and Operational Plans will be submitted for the development. And then the parking ratios can be further evaluated to ensure compliance with the regulations.

The following are minimum parking requirements for retail uses and restaurant uses. And, again, we do pay particular attention to this just because these ratios are getting kind of tight, and so we want to make sure that there's adequate parking. Restaurant requires 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. And retail store requires a minimum of one space for each 200 feet of primary floor area plus one space for every two employees.

So in addition, minimum parking spaces that I just talked about, handicapped accessible parking spaces per the State Code also have to be provided. So per the Village Zoning Ordinance, the Conceptual Plan for Lot 1 requires 117 standard parking spaces which is 9 foot by 18, plus five handicapped accessible spaces or 122 total parking spaces. Based on the information presented by the developer, the total number of standard size and handicapped accessible parking spaces being provided is 119. So the site is short by three spaces. And so that is one of the other items that would need to be required or a part of the PUD.

The second area that I wanted to talk about just briefly is that the Lot 2 which is part of the CSM that's being presented this evening, the Conceptual Plan that's actually shown was a concept at one point. At this time I can't guarantee that it's going to be one single building, one multi-tenant building, two separate buildings. But, again, with each successive build out or proposal that's being presented to the Plan Commission it still has to line up with respect to access and parking and provisions for signage and all the other things that we look at.

So, again, our focus this evening is the Certified Survey Map to create those two Lots 1 and 2, and then that refinement or that conceptual plan for that Lot 1 for the five tenant multi-tenant building. Two of the tenants will be restaurants, one of which we know is Corner Bakery, and the other tenants we don't have that information at this time. So with that I'd like to continue the public hearing as we have one for the Conceptual Plan. The developer is in the audience, and if there are any questions I'm sure they'd be happy to answer those for you.

Tom Terwall:

This is a matter for public hearing. Is there anybody wishing to speak on this issue? Anybody wishing to speak? Anybody wishing to speak.

Jean Werbie-Harris:

We'd like to have the developer come up or his representative to talk about the project and answer any questions.

Tom Terwall:

Need your name and address, sir.

Dimitri Dimitropoulos:

Hi, my name is Dimitri Dimitropoulos. I'm the developer, and I'm also the tenant in the Corner Bakery Cafe on the eastern most end cap as well. So I'll be operating that business as a tenant in the development as well.

Tom Terwall:

Could you give us your address for the record also?

Dimitri Dimitropoulos:

Address 10612 North Woodcrest Drive, Mequon, Wisconsin, 53092.

Tom Terwall:

Thank you. Anything else you'd like to add?

Dimitri Dimitropoulos:

Yeah, we've been looking for a location as a tenant in this area for a while, and we're pretty excited about coming to Pleasant Prairie and bringing the concept. We're the franchisees for the Corner Bakery Cafe for Milwaukee, Madison market in Wisconsin. We've got one unit open, about 11 months ago we opened at Mayfair Collection in Wauwatosa, Wisconsin. Things have gone very well there, and we're looking forward to this being our second location in the marketplace.

In addition, as of today actually, earlier today, I executed the lease on the other end cap with MOD Pizza which is a pizza made concept, so it's I guess like a Chipotle style pizza concept where you go down the line and you tell them what you like on your pizza, and they fast fire it, and in three minutes it's ready to go like a personalized pizza. It's a concept from out west. And they're all corporate stores. I think there's about 75 nationwide so far.

Tom Terwall:

Very good.

Jim Bandura:

So you're going to be developing that whole strip center?

Dimitri Dimitropoulos:

Correct, yes.

Tom Terwall:

Jean, if this should get approved with a shortage of three parking spaces can we specify that they not shortchange the number of handicapped parking spaces. I would like to see that stay at five. But if they're going to shortchange I wouldn't want to see handicapped reduced.

Jean Werbie-Harris:

It's a State requirement that they comply with the number of handicapped accessible parking spaces. So that's one thing that they would not be able to. Whatever the State requires for handicapped accessibility that's what they would have to provide.

Tom Terwall:

Thank you. Anything further? When would you expect to open?

Dimitri Dimitropoulos:

We'd expect to break ground first thing this spring weather permitting and hopefully open by September of next year.

Tom Terwall:

Good. All low cal stuff, right?

Dimitri Dimitropoulos:

There's a lot of healthy things on there. There's over 100 [inaudible] under 600 calories.

Tom Terwall:

What's your pleasure?

Wayne Koessl:

Mr. Chairman, the only concern I have is the parking out in Prairie Ridge. And I think the next development that comes here we're going to have to look at that parking real closely because Prairie Ridge is getting to be a nightmare for parking. And here we're short in parking three spaces on this one.

Dimitri Dimitropoulos:

I'd say one thing that I would add as far as the parking goes we've got easily more than a couple under square feet that's just a drive through area which isn't restaurant seating or customer type of area. It's bigger back of the house in that sense than it is front of the house where we'd need the parking spots for customers because it is very close.

Jean Werbie-Harris:

And that is correct, we can take that into consideration when we're looking at things. We haven't counted the spaces where they're queuing all in to go to the drive through either.

Bill Stoebig:

The pizza is not going to have a drive through, though?

Dimitri Dimitropoulos:

No, it will not.

Wayne Koessl:

Mr. Chairman, I'll make the motion for Item C which is the Conceptual Plan subject to the conditions outlined by staff.

Deb Skarda:

I'll second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY DEB SKARDA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CONCEPTUAL PLAN AS OUTLINED SUBJECT TO THE TERMS AND CONDITIONS IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you. Now we need a motion to send a favorable recommendation for the CSM.

Jim Bandura:

I make the motion.

Judy Juliana:

I second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM AS INDICATED 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.

**8. ADJOURN.**

Tom Terwall:

A motion to adjourn would be in order.

Judy Juliana:

So moved.

Deb Skarda:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Thank you. We stand adjourned.

**Meeting Adjourned: 6:37 p.m.**