

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
November 28, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on November 28, 2016. Those in attendance were Thomas Terwall; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Michael Serpe was excused. Also in attendance were Michael Pollocoff, Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. 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 that you 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 wish to speak on any other kind of item 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?

- 5. NEW BUSINESS**
 - A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS AND A DIGITAL SECURITY IMAGING SYSTEM AND ASSOCIATED ACCESS EASEMENT for the request of Russell Brewer on behalf of Teltail Holdings, LLC owners of the vacant property generally located on the north side of Prairie Ridge Blvd. and west of 88th Avenue (CTH H) for the construction of a 11,836 square foot Care Animal Hospital, a veterinary hospital.**

Wayne Koessl:

Mr. Chairman, I move that we take Items A and B together but have separate motions on the approval.

Tom Terwall:

Is there a second?

Jim Bandura:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO COMBINE ITEMS A AND B FOR PRESENTATION PURPOSES BUT HAVE SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Russell Brewer on behalf of Telltail Holdings, LLC owners of the vacant property generally located on the north side of Prairie Ridge Blvd. and west of 88th Avenue (CTH H) to create a Planned Unit Development ordinance related to the specific zoning regulations for the development of the site for a 11,836 square foot Care Animal Hospital.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Items A and B on the Plan Commission agenda, first Item A, public hearing and consideration of a Conditional Use Permit including Site and Operational Plans and a digital security imaging system and associated access easement for the request of Russell Brewer on behalf of Telltail Holdings, LLC, owners of the vacant property generally located on the north side of Prairie Ridge Boulevard and west of 88th Avenue, County H, for the construction of a 11,836 square foot Care Animal Hospital, a veterinary hospital.

Item B, public hearing and consideration of a Zoning Text Amendment for the request of Russell Brewer on behalf of Telltail Holdings, LLC, owners of the vacant property generally located on the north side of Prairie Ridge Boulevard and west of 88th Avenue to create a Planned Unit Development ordinance related to the specific zoning regulations for the development of the site for a 11,836 square foot Care Animal Hospital.

As indicated by the Plan Commission, these items are related and will be discussed at the same time. However, separate action will be required.

As part of the public hearing comments and as part of the public hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described below:

Findings of Fact

1. The petitioner is requesting approval of a Conditional Use Permit including Site and Operational Plans and Digital Security Imaging System known as a DSIS and associated Access Easement for the construction of an 11,836 square foot veterinary hospital known as Care Animal Hospital to be located at 9052 Prairie Ridge Boulevard. This information is provided as Exhibit 1 in the application.
2. The subject property is known as Lot 1 of CSM 2787 and is located in a part of the Northeast One-Quarter of U.S. Public Land Survey Section 8 Township 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 91-4-122-081-0136.
3. On July 6, 2015, the Village Board had approved the Conceptual Plan to construct a veterinary clinic referred to as Care Animal Hospital, the owners of which are proposing to relocate from their existing location on the north side of Highway 50 in the Village to a new larger facility in Prairie Ridge.
4. The clinic is proposed to operate Monday through Friday from 8:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m. and also on Sundays from 10 in the morning until 3 in the afternoon. The Care Animal Hospital is proposed to be open for emergency services up to 24 hours a day only on an on-call basis.
5. The number of employees anticipated is 7 doctors and 30 employees. It is anticipated that there would be between 140 customer visits per day and one to two truck deliveries per day.
6. Pursuant to the Village Zoning Ordinance, the minimum required parking spaces for a veterinary clinic is four spaces for every doctor, plus one space for every employee, plus the required handicapped accessible parking spaces as required by the State Code. The minimum required number of parking spaces is 61 parking spaces, which includes the 3 handicapped accessible spaces. The plans provide for 60 parking spaces, therefore they do fall short by one space. The parking provided is, again, short by one space the minimum requirements. The staff recommends that this would be acceptable and would be included as part of the PUD so that there would be no issues with respect to that parking space. Cross-access easements for vehicles and/or pedestrian to allow travel between the properties to the north and west have also been dedicated by the Certified Survey Map 2787.
7. Pursuant to the application, the existing business activity will be similar to Care Animal Hospital's existing location in that the hospital treats dogs, cats and exotic pets, and offers from routine preventative care to orthopedic surgery by four doctors. The new larger facility will add additional doctors and other employees. The new location will

also include an under-roof dog exercise area that will be about 300 to 400 square feet. There will be no pet cremation on site. Animals that die will be refrigerated and picked up by a removal company.

8. The anticipated occupancy of the facility is summer 2017.
9. The project will connect to Prairie Ridge Blvd on the southwest and southeast corners of the property. The southwest entrance will also serve as an entrance for future development within the block area. And the existing CSM 2787, outlines the cross-access easement requirements. As shown on the slide you can see then their property would be in that southeast corner. And you can see the main entrance that would come off of Prairie Ridge Boulevard in the center part of that property. And then will loop over towards 91st Avenue so there will be cross-access to those two properties. Then there's a wetland to the northwest. And then northwest of that is where BMO Harris is located, the bank. And then just directly north of them is the property that's owned by Dr. Gill. So, again, there will be some cross-access amongst all of these properties. And you could get from this property north to 76th Street or to the south to Prairie Ridge Boulevard or to the west at 91st Avenue will all these cross-connections.
10. The building's water and sanitary services will be connected to existing service stubs near the proposed eastern entrance. In an effort to allow access to the public entrance, a sidewalk has been proposed on the western side of the site and will connect to the public sidewalk.
11. The proposed facility will store supplies including solid and liquid materials used during veterinarian services. Garbage and recyclables that require disposal will be disposed of by a waste management service in standard approved methods. Solid waste needing storage will be stored in dumpsters housed inside approved enclosed corrals. Pet waste will be flushed using flush sinks to allow for odor and disease control. No special wastes will be required. Some items stored onsite will include medications and medical supplies and oxygen tanks. All materials used onsite will be safely handled and stored in accordance to manufacturer and/or supplier specifications and OSHA regulations. Equipment used onsite will include a digital x-ray machine, underwater treadmill, computers and other standard equipment required to operate a veterinary hospital.
12. In order to help provide a safe and secure site, a DSIS system is required to be installed per Chapters 410 of the Village Municipal Code. And this will consist of security cameras throughout the site and building. This system is required to be connected to the Village's Police Department network via internet connection. The site will also be adequately lit per code to help provide for security onsite. Attractive landscaping will be provided and will not adversely affect the site as it relates to any security issues. In order to maintain a neat and well cared for building, the following steps will be taken: A local landscape contractor will be used for grounds maintenance including snow removal. A local cleaning service will be used for nightly cleaning of facility. A schedule of facility maintenance per builder specifications will be utilized to maintain the building.
13. Storm water management for the site is provided for in the regional Prairie Ridge Outlot retention/detention ponds located to the northwest and southwest of the intersection of

Prairie Ridge Boulevard and 88th Avenue. Storm water from the proposed building and east parking lot shall be conveyed by a new storm sewer to the northwest pond, and storm water piping from the west parking lot shall be connected up to the catch basin located about 235 feet west of the east property line.

14. The wetlands on the site were redelineated by Wetland and Waterway Consultants on September 2, 2011 and are located within a Dedicated Wetland Preservation and Protection, Access and Maintenance Easement and will remain on the property. If the veterinary clinic development construction commences within five years from date of the Army Corps of Engineers approval which would be March 29, 2017, then a new wetland staking will not be required prior to development of the property.
15. Zoning Text Amendment, and this is information provided as part of Exhibit 2 and Exhibit 3, it is proposed to allow for some dimensional modifications to the Zoning Ordinance including the following:
 - First, a 10 foot minimum setback instead of the required 20 foot parking lot back of curb setback to the side and rear property lines;
 - A 5 foot minimum setback instead of the required 25 foot wetland setback to the wetlands to the back of the curb;
 - A 10 foot minimum setback instead of the 25 foot wetland setback to the building; and
 - And to allow a minimum of 60 parking spaces including handicapped accessible parking spaces rather than the 61.

As part of the PUD, the building shall be fully equipped with fire sprinklers and shall comply and shall be in compliance with the Fire & Rescue Staff Memorandum that's dated October 18, 2016 as part of the required community benefits being provided to the Village. In addition, this development is required to install a DSIS system, and an Agreement and access easement will be provided as part of Chapter 410 of the Municipal Code. The DSIS Agreement and Access Easement are attached as part of your packets as well.

16. The current zoning of the property is B-2, Community Commercial District, and the wetlands on the property are zoned C-1, Lowland Resource Conservancy District. The entire property will be located within the PUD, Planned Unit Development Overlay District. And a veterinary hospital is allowed in the B-2 District with the approval of a Conditional Use Permit from the Plan Commission.
17. The Prairie Ridge Commercial Owners Association has submitted a letter approving the development.
18. Notices were sent to adjacent property owners via regular mail on November 3, 2016 and notices were published in the *Kenosha News* on November 14 and 21, 2016.

19. The petitioner was e-mailed a copy of this memo on November 22, 2016.
20. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented here at the public hearing this evening that the project as planned will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any Site and Operational Plan application without finding in their decision that the application, coupled with satisfaction of any conditions of approval, will comply with all Village ordinance requirements and all other federal, state and local requirements.

One thing I'd like Peggy to do is just take a step back with respect to taking also a look at the elevations. So in your packets you have some additional information, but this is one of the other - the primary elevation that was provided to us for the front main entrance. And the owners have taken great care and a great deal of time with their architect to plan a very attractive facility at this location. Again, it's just under 12,000 square feet. But it is a very attractive building, and it fits in very nicely with the architecture, the style and the design for Prairie Ridge. With that I'd like to continue the public hearing. Dr. Brewers are each here along with their consultant. So if you have any questions or if they'd like to present any additional information I'm sure they'd be happy to come up.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Need your name and address, sir.

Russ Brewer:

Russ Brewers. Address is 10990 192nd Avenue, Bristol, Wisconsin.

Rebecca Wilsey-Brewer:

I'm Rebecca Wilsey-Brewer, and my address is the same, 10990 192nd Avenue in Bristol, Wisconsin, 53104.

Russ Brewer:

I just wanted to say thank you for allowing us to bring this forward this evening. This has been a long process. We brought the original conceptual plan in front of you guys I think it was in '15, and a lot of paperwork involved. And it's been a long effort. And we really firmly feel that we have worked to put a building plan together that will, like as Jean said, fit nicely in with the community. Pleasant Prairie, we picked a prairie style Frank Lloyd Wright type of design to fit in with the Village needs. Who better than a Wisconsin architect originally to develop the prairie style that would fit in the Village.

We're excited to expand. We're outrun our facility that we're in currently, gosh, seven, eight years ago. And we've been band-aiding, gluing, making it work. This is going to allow us to do

even more, and we're looking forward to expanding our employee pool and continue our further service inside the community. If you all have any questions I'd be more than happy to answer them.

Tom Terwall:

Because it's a public hearing, I'm going to open it up to anybody else who wishes to speak. Is there anybody else? Hearing none, I'll open it to comments and questions from Commissioners.

Brock Williamson:

So you guys are across the street over by where that Educator's Credit Union is going in?

Russ Brewer:

Yes, sir.

Brock Williamson:

Okay, and you guys have been expanding that parking lot?

Russ Brewer:

The landlord who owns the building was expanding the parking lot.

Brock Williamson:

Okay, so it's not your building, you're going to start fresh with a new one?

Russ Brewer:

Correct.

Brock Williamson:

Okay. And then just by chance I was at our veterinarian clinic today, and they're having a hard time finding veterinarian medicine people. So are you guys worried at all? I know you guys said you're going to expand and stuff like that.

Russ Brewer:

Are you referring to as far as support staff?

Brock Williamson:

Both. The one veterinarian he said he can't even retire in January because they have the need. I mean he'll work part time, but.

Rebecca Wilsey-Brewer:

I do a lot of the HR stuff as far as at our practice. And one of the best things that has happened as far as in this community and this area that's just started, they're going to graduate in May of 2017 at Gateway Technical College, they have started the technical certified veterinary technician school that's there. We are an onsite classroom as far as for that college. And so we have our third people that are coming through. We have been able to luckily hire some of those back to us as far as that. We have two that are currently working for us and have, like I said, two others that we interviewed just recently as far as that. So that has been a huge plug as far as for us.

I also think that one of the things that has brought some of the veterinarians as far as to us in that we have been able is is that we're a large practice that does a lot as far as with having high quality veterinarian medicine. And a lot of your new grads are very interested in coming to that type of practice where you have a lot of associates that you can be able to talk to and to be able to bounce cases off of and that type of thing. And we haven't had any issues as far as being able to bring new veterinarians into the practice. We hired one that just last year as far as that that grew up and was in -- grew up in Bristol and was there so we were able to bring her back as far as that part goes.

Over 50 percent of our employees have been there for long than eight to ten years. And so we're doing a good job of keeping them as well. And we have wanted to do this for so many years as far as that, that has brought a lot of excitement as far as them to it. We have hired just in the last three to four months we have hired three new employees just to keep up with what is coming in our door right now. That's also one of the reasons that we opened on Sundays is we can't keep up with the 8 to 7 Monday through Friday and 8 to 2 on Saturdays. It's not enough space to take care of the clients that we have.

Brock Williamson:

Sounds great, especially you guys are going to do the 24 hour. I know there's a great need for that, too.

Rebecca Wilsey-Brewer:

We're going to be able to continue as far as we have since we've opened have seen as far -- we saw our own emergencies on an on-call basis for our clients. We now currently because we got really good at doing that we found that most of the ones that we saw as far as they were ones that needed 24 hour care so we could tell on the phone by what those patients [inaudible]. So now we do a consultation line, and we'll continue as far as with that consultation line. Whether we'll go 24 hours and being open for a full 24 hours I think that's a ways down the road if that is being something that we opt to do as far as that. But our consultation line will continue with our rotating basis with our doctors.

Brock Williamson:

It sounds good. And Jean did show me the landscape plan, and it's very impressive.

Bill Stoebig:

Do you just treat animals onsite, or do you actually go out for farm animals and stuff as well?

Rebecca Wilsey-Brewer:

We don't do anything as far as large animal, and so everything is all on site as far as treating. We do a few euthanasias that are off site, but that's the only thing that we do off.

Deb Skarda:

Two questions. So it look like a very exciting project. So first on the building is it actually a two story building, or is that just natural lighting?

Russ Brewer:

That's just a natural lighting. It's a two story foyer, I should say lobby. But it is a single room. Architects they like to make things two stories tall and put a waterfall in there.

Deb Skarda:

Yeah, I can relate. Second, can you share with us a little bit about kind of the percentage here for, say, cats versus dog versus exotic animals?

Rebecca Wilsey-Brewer:

Dogs still continue as far as to come to the veterinarian the most often, and that's a nationwide thing, and it's true in our hospital as well. Exotic-wise we see between three and four percent as far as of our total clientele. The cats are about 35 percent and dogs make up the rest.

Tom Terwall:

Anything further?

Brock Williamson:

I've got one other question for Jean. Is there an interest in the lots to the north of them right now or to the west of them, or is that still going to stay vacant for a while just out of curiosity.

Jean Werbie-Harris:

So the lot directly north was purchased by Dr. Gill, and he's interested in putting some type of medical-related facility in that area. And initially when he had purchased the property he had indicated 2017-2018 that he would have some interest. And then the land immediately to the west was recently acquired by a local developer, and they are putting together some ideas and designs for the development of that property.

Brock Williamson:

Thank you.

Tom Terwall:

Do you have room here for expansion should the need arise?

Russ Brewer:

There's a small window. The architect had an idea, but it's pretty small coming off the north side of the building and trying to stay within the easements. The only other option would be to get crazy and talk to the DNR. But having knocked on that door a couple times in the initial process when we were looking at the lot, we may be sticking with the small window that the architect had kind of sketched out for us, but it's not a lot.

Tom Terwall:

Okay, thank you. Anything further? If not, I'll entertain a motion to approve the Site and Operational Plans?

Judy Juliana:

Move to approve.

Deb Skarda:

I'll second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY DEB SKARDA TO APPROVE A SITE AND OPERATIONAL PLAN INCLUDING A DIGITAL SECURITY SYSTEM AND EASEMENT 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. Second we need a motion to send a favorable recommendation to the Village Board to approve the Zoning Text Amendment.

Jim Bandura:

So moved.

Bill Stoebig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY BILL STOEBIG 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. Welcome. Thank you.

C. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-12 FOR A COMPREHENSIVE PLAN AMENDMENT for the request of Daniel Szczap, on behalf of Bear Development to amend a portion of the Prairie Ridge Neighborhood Plan for a proposed 46 single family lot and three (3) outlot Arbor Ridge development located south of Prairie Ridge Blvd., west of 97th Court and 94th Avenue, north of CTH C (Wilmot Road) and east of the existing Prairie Ridge single family subdivision. This area is further identified as Tax Parcel Numbers 91-4-122-082-0490 and 91-4-122-082-0501 thru 91-4-122-084-0530.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item C is the consideration of Plan Commission Resolution #16-12 for a Comprehensive Plan Amendment. And this is at the request of Daniel Szczap, on behalf of Bear Development to amend a portion of the Prairie Ridge Neighborhood Plan for a proposed 46 single family lot and three outlot Arbor Ridge development located south of Prairie Ridge Blvd., west of 97th Court and 94th Avenue, north of County Trunk Highway C or Wilmot Road. And it would be east of the existing Prairie Ridge single family subdivision. This area is further identified as Tax Parcel Numbers 91-4-122-082-0490 and 91-4-122-082-0501 thru 91-4-122-084-0530.

The petitioner then is requesting an amendment to the Prairie Ridge Neighborhood Plan for the redevelopment of the Arbor Ridge Development, again, generally as I have just described. Background: This area was platted and private roadways were constructed, gravel base only on the roadways, and public sewer, water and storm sewer improvements were installed in 2006.

Due to the recession in the late 2000's this area did not develop as originally planned. The petitioner is proposing to vacate the condominium plat and replat the properties with private roadways and work with as much of the existing infrastructure as possible to create a single family lot subdivision. The Village is in the process of reviewing detailed Conceptual Plans which will then be considered by the Plan Commission at the December 12, 2016 meeting.

With respect to the Prairie Ridge Neighborhood Plan Amendment: The original plans sent out with the notice identified 46 single family lots. Upon further evaluation of the lot configuration the number of lots has now been reduced to 46. Note the 46 single family lots may be reduced even further if after the review of the Conceptual Plan and additional engineering that due to the configuration of the private roads and the infrastructure that there needs to be modification. But at this point we're looking at the neighborhood plan. And, again, what we've got shown up on the slide is the Comprehensive Plan Amendment which includes this neighborhood plan amendment. We're looking at the land uses specifically this evening.

The Prairie Ridge Neighborhood Plan that was originally adopted in 2004 indicated that this 26.7 acres of land be developed with 98 condominium units. At that time it would have been 15 two-unit buildings, 5 four-unit buildings; and 8 six-unit buildings. The amendment proposes to allow for the development of the properties with 46 single family lots. This represents a decrease of 52 residential units in this particular property area.

In accordance with the Village 2010 Comprehensive Plan, the Prairie Ridge Neighborhood is classified as an Upper-Medium Residential land use category which requires the average lot area per dwelling unit fall in a range of 6,200 square feet to 11,999 square feet per dwelling unit. This allows for some areas of the neighborhood to have larger lots while some areas have smaller lots.

The Neighborhood Plan includes the following existing 1,838 units and proposed 328 units, residential units, for a total of 2,166 total residential units within the neighborhood including the proposed Fountain Ridge development. Again, the neighborhood is pretty large because it does extend all the way from Highway 50 down to Highway C, south of C, and east of 88th Avenue and to 104th. So when we're talking about neighborhood we're talking about that whole mile, mile and a half square area.

Single Family existing 754 units and proposed 65 units for a total of 819 units, breakdown is:

- 215 single family lots in Prairie Ridge and Prairie Ridge Addition #1 Subdivisions
- 81 single family lots in Ashbury Creek Subdivision
- 43 single family lots in the Settlement at Bain Station Crossing Subdivision
- 344 single family units in Westwood Manufactured Home Park
- 71 other single family lots
- 19 single family lots in Fountain Ridge
- 46 single family lots in Arbor Ridge

Again, it's a pretty large area when we're talking about all the numbers.

Apartments existing 892 units:

- 324 apartment units at Hidden Oak Apartment Development

- 120 apartment units at Lexington Village
- 164 apartment at the Cobblestone Creek
- 224 in Fountain Ridge
- And there's also 60 in the Skyline Apartment Development.

Senior Housing there's existing of 192 units and proposed 161 units for a total of 353 units:

- 192 existing in the Prairie Ridge Senior Campus in two buildings
- 95 proposed senior housing units in Bain Station Crossing
- 66 proposed senior housing apartment units in Addison phase two.

Condominium units of the 102 that are proposed:—proposed (102 units) for a total of 102 units.

- There are units that are proposed 15 four-unit buildings and 60 apartments units to be known as Bain Station Condominiums and Bain Station Apartments
- 12 proposed condominium units that will either be 4 three-units or 3 four-unit buildings located east of 88th Avenue at Wilmot Road

The net density of the Neighborhood with the proposed amendment will decrease the overall density from 9,194 square feet per dwelling unit to 9,410 square feet. So actually, again, we're increasing the average size of the dwelling units within this entire neighborhood by reducing the density of the number of condominiums to the single family units. So the net density is in compliance with this proposed single family proposal with the Village Comprehensive Plan.

So just to give you some information on population and school age children: The current population within the entire neighborhood is 4,397 persons with 1,227 school age children or 610 public school age children. The projected population within the neighborhood 5,087 persons which includes 1,420 school age children, wherein approximately 762 are estimated to attend public schools, again, based on when this entire neighborhood is fully developed.

This is all based on single family units, based on 2.68 persons per household. With condos it's also 2.68 persons per household. For apartments 2.34 persons per household, senior apartments 1.5 persons per household. Again, 27.9 percent of that 5,807 persons with school age children would result in about 1,420 school age children or about 762 public school age children. Again, we do this analysis, we review, we keep track of all of the total units within each neighborhood, percentages of population per household. And we always do these projects and work with Kenosha Unified School District so that this information can be provided for them in advance for when they're doing their school projections for the following school years.

This neighborhood plan that is being presented this evening is really the first step after a Comprehensive Plan Amendment is the Neighborhood Plan Amendment, and it's the first step of the development process that we know of as we move towards a conceptual and preliminary and final platting of a particular development. So as part of the public hearing tonight we're going to be talking about the neighborhood plan.

The next steps would be a conceptual plan which is tentatively scheduled for December 12th at 6:00 p.m. They will need to work with the Village staff in order to work through all of the engineering, the development agreement. They'll need to work towards understanding some of

the lots will a little bit less of a lot depth, one specifically that are adjacent to 97th Court and 94th Avenue. We'll be working with them on preliminary plat, zoning map and text amendments and a final plat.

So a couple of the other things, for example, with this conceptual plan and this part of this neighborhood plan is that the public streets such as Prairie Ridge Boulevard, 97th Court, 94th Avenue, Wilmot Road, Highway C those are all existing public streets. They all have their full public improvements. And, in fact, they also have public sidewalks. They have public street lights. So those would be the public streets within this particular development.

The other streets that are shown, 98th Circle which is on the north end, as well as Ridgeway Court on the south end, again, its' been identified and was originally platted and identified to be built as a private road. It currently has a 66 foot wide easement, but it would be a 30 foot wide private road. These would not be public roads but private roads. Again, some of the space infrastructure including the utilities are underground in these particular roads. So while it was originally designed for condominiums, we are not requiring the developer to rip everything out and to start all over. It would make it very cost prohibitive. So with the existing infrastructure the lot depths and the lot areas we tried to accommodate what would be the best transition and to allow for an opportunity for single family to be developed at this particular location.

One very unique thing with this is that there is some significant grade change between the single family area and the single family to the west. So all of the lots that would be on the western perimeter of this development would definitely need to be constructed as a walkout basement and such because we would not be doing any significant grade changes out there. So the type of home style would be dictated. They wouldn't be able to fill all that in and put in a ranch style home. That just is not going to be possible. They will have to work with the existing topography on the property.

Some of the other things that the staff is recommending is that the pond and outlot area wrap around and all the way up and adjacent to Prairie Ridge Boulevard. And that some areas that are designated for Outlot 4 which is actually a pond and then the green space, that some of that area be made a little bit larger.

I think that's about it. There's a couple of other things. There's an existing sidewalk that takes you from 82nd Place between two single family lots in the Prairie Ridge Subdivision that will continue through and between two single family lots, Lots 19 and 20, then run adjacent to Lot 1 and then connect to 97th. And then you'd be able to still then take that sidewalk over to 94th Avenue and to Pleasant Prairie Elementary School.

So with that I'd like to continue the public hearing. Dan is here from Bear Development. One other thing I do want to mention that is actually part of the conceptual plan is in order to make sure that there's a good transition between what's east of 97th and west of 97th where these single family homes are, the staff is working with them to identify an easement area that will allow for some type of fencing or some type of landscaping to create a little bit more of a privacy because everyone that is abutting 97th Court and 94th Avenue that will be their backyard. Everyone will have a backyard right there. But there will be a consistent same barrier, whatever that might be, we're going to probably identify it as some type of transition of some type of decorative fencing or landscaping. But it will be and we'll probably work with Brock. We're

going to look with something that's very consistent along that whole route so that it looks very consistent from the residents' standpoint. So with that I'd like to open the public hearing. And, again, there's a representative here from Bear Development as well.

Tom Terwall:

This is a matter for public hearing. Is there anybody wishing to speak? Yes, ma'am. Please come to the microphone. Need your name and address please.

Judy Crates:

Judy Crates, 8007 100th Avenue in Prairie Ridge. And I just have a simple question, not a challenge at all. I noticed on the map we received that the pond, the retention pond is part of the red outline. And my property does abut that pond. So I was wondering what impact this change will have on that particular area since it was included or any.

Jean Werbie-Harris:

Possibly the developer would like to make a little bit of a presentation, and he can address that or I can as well.

Dan Szczap:

Thank you for your time tonight, Dan Szczap. I can answer any questions. As far as the existing stormwater basin we don't anticipate any change whatsoever on design to accommodate the development that was previously approved as a condominium development. Our engineering plans in the preliminary design there's no change whatsoever to the pond [inaudible]. It's actually -- I guess I haven't done the exact calculations, but I think it's safe to say that there's less hard surface than single family plan there than there would be [inaudible].

Jean Werbie-Harris:

And, Tom, if I can add the pond is actually split. And there's the northern quarter of that pond is actually in a separate outlot that's maintained by the Prairie Ridge Commercial Owners Association. And Outlot 4 which is the balance of that pond there's no line in the sand or no line in the water, but the balance of that pond is actually maintained by the Arbor Ridge area which is these properties south of Prairie Ridge Boulevard and west of 94th. So it includes the former 2VK properties as well as the Skyline and the Addison and this Arbor Ridge. So they have that maintenance responsibility for that pond and cleaning that outfall and so on and so forth.

Tom Terwall:

Anything you wish to add?

Dan Szczap:

No, I think Jean's covered it all. As I understand it, it's very broad, it's a land use [inaudible].

Wayne Koessl:

I have two small questions. When you come back for our next meeting you'll have those calculations for the pond all done to make sure it's not going to change impact?

Dan Szczap:

We won't have full engineering done but we'll have preliminary engineering.

Wayne Koessl:

All right. And the next item is the sidewalk between those, and this is probably to our staff, who is going to maintain that sidewalk for snow removal and so forth?

Jean Werbie-Harris:

That will be their association. And in Prairie Ridge the single family it's either the adjacent property owners or their association.

Jim Bandura:

Tom, a question to Jean. You mentioned extending that Outlot 4 up to Prairie Ridge Boulevard?

Jean Werbie-Harris:

Yes, Peggy, can you just circle that area. It's just going to be a green space area where she's circling. It's a little bit north of that. But right now it kind of just goes straight north, and it's going to continue. So it's just going to be a green open space area. It won't be -- the single family lots won't go all the way up to Prairie Ridge. That will be more of a green and common open space area.

Jim Bandura:

So it won't be dug out or anything.

Jean Werbie-Harris:

No. We're not changing the shape of the pond, no.

Tom Terwall:

Jean, if you were to put 46 single family lots would they be zoned the same as the lots that currently exist across in Prairie Ridge?

Jean Werbie-Harris:

No, probably not.

Tom Terwall:

Smaller.

Jean Werbie-Harris:

Prairie Ridge's are -- they would probably be R-4 PUD because they're a little bit smaller in size, again, just because of, again, where Ridgeway Court is not all of them will have the depth that the Prairie Ridge ones will. So the developer is actually working on some restrictive covenants that our attorney and his attorney and myself have been working on with him that talk about we still want to make sure that the floor area ratios for the lots are represented so that they don't put too big of a home on a lot. So the maximum home size might be 2,200, 2,300 square feet. We won't see any 3,000 or 4,000 square foot. We want to make sure that they meet the setbacks, and it's not just all home and no green space or lot. So we're working on that with them right now.

Bill Stoebig:

And it's going to be a separate homeowners unit?

Jean Werbie-Harris:

Association, right.

Brock Williamson:

Are you guys going to be building the houses or are you going to be selling the lots? Or how many units like styles are you going to have?

Dan Szczap:

You know it hasn't been finalized. But with only 46 homes sites we would want to -- an affiliate of Bear Homes would want to build most of those homes. And since the grading has been identified as a specific issue we'd want to control the development as much as possible [inaudible].

Brock Williamson:

Do you guys have a price range on the finished product for the home?

Dan Szczap:

No, not yet.

Brock Williamson:

Too early.

Dan Szczap:

And to be honest with you I'm a little removed from the vertical construction. I could tell you how much we think it's going to cost to build it, but the home I wouldn't [inaudible].

Brock Williamson:

Okay, thank you.

Judy Crates:

This may be out of your realm, but I know where I live we have certain covenants regarding what you can put in your backyard and what you can see from the neighbor's backyards. This will be an HOA, but will it have any type of covenants like that realizing that there are so many of the homes in Prairie Ridge are going to have direct viewing access to the backyards?

Dan Szczap:

Yes, we've had multiple preliminary discussions with planning staff, and that was identified as a significant concern is to have a declaration of covenants and restrictions that would be equal to Prairie Ridge. So we're talking no fences, no swimming pools, sheds, very strict declarations [inaudible]. We omitting pools as [inaudible].

Jean Werbie-Harris:

Due to the significant grade changes the pools it's just not going to work.

Tom Terwall:

You have one more? Go ahead.

Judy Crates:

I heard private roads in the new HOA will be private. Does that at all affect access to anyone beyond those roads? In other words, is this a gated community? When you have a private road, I'm asking you because I don't know.

Dan Szczap:

The development will be responsible for building the road, but we'll grant an easement to the Village over all the roads. The 66 foot right of way [inaudible] easement to the Village so it won't be gated. Anyone will be able to travel across the roads. However, we're responsible for construction and the maintenance of the road.

Mike Pollocoff:

That's something that the Plan Commission will be seeing more and more as residential developments start. With the impact of levy limits, the amount of funds that the Village collects

on a residential parcel typically runs in that \$800 range per year. And we're not able to increase that over time. So \$800 really does not facilitate rebuilding and repaving roads over time because it will basically eat up the cost of operations for police, fire, snow plowing and things like that. So under the current public financing system for residential properties it is not possible to maintain the kind of roads that you would see in Prairie Ridge where, again, the people in Prairie Ridge are paying between \$800 and \$1,000 just for their municipal portion. It doesn't come close to covering the cost of what it takes to maintain and rebuild roads over a period of time. So we're giving the developers a choice, either build these roads to the municipal standard per residential right now which is eight inches of stone, seven inches of concrete and an inch and a half of asphalt which is pretty similar to what's out in LakeView Corporate Park. We know with that road profile we won't have to come back and rebuild that road often. Or go back to what the old Village standard is which is four inches kind of based on the soil surveys, but four to maybe five inches of asphalt on eight inches of stone.

And for people that have lived in some of those subdivisions that were under that old standard, Prairie Ridge is a perfect example, we were back in there repaving those roads in ten years because the construction of homes just beat the roads down. And so even before we had a chance to set money aside to repave the roads we were not paving other Village roads so we could repave those roads before they got in a bad condition.

So our requirements under the new standards that have been adopted by the Board is that private roads can exist as long as the people that buy those lots understand that they're going to be totally responsible for eventual repaving or reconstruction should that happen. But they must provide access to all Village equipment and individuals. We don't want a gated community. It's too difficult to protect that. But they are going to be private roads that they're responsible for.

Tom Terwall:

Thank you. Is there anybody else wishing to speak? Anybody wishing to speak? Hearing none I'll open it to comments and questions from staff and Commissioners. Anybody else?

Brock Williamson:

The only other one would be when do you guys kind of evaluate when they do need to do repairs? Do you guys just kind of leave it up to them to kind of make that determination?

Mike Pollocoff:

No, in the ordinance we follow what's called a pacer standing which evaluates the wear and tear on the road, how much it's raveling, if it's becoming alligatored or cracked. The same way we evaluate our own roads. Once they get to a point of a certain degree it rates the roads one to ten, then a surface coating might be in order to protect it for a longer time or an overlay. But at some point you need to do those steps otherwise you end up grinding up the whole road and restarting again which is the most expensive thing you can do. That would be the standard. They would have to follow the same standards.

Jean Werbie-Harris:

And we've discussed that with them and so that could get incorporate right into their declarations of restrictions, covenants and easements.

Tom Terwall:

If there's nothing further I'll entertain a motion to send a favorable recommendation to the Village Board.

Wayne Koessl:

I will so move, Mr. Chairman, that we send a favorable recommendation to the Village Board to conditionally approve the amendment to the Comprehensive Plan, parenthesis Neighborhood Plan, subject to the comments and conditions of the November 28, 2016 Village staff report.

Tom Terwall:

Is there a second?

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CHANGES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you.

D. Consider the request of Jason Lueders of Zilber Property Group for approval of Preliminary Site and Operational Plans for the development of a 72,324 square foot speculative industrial building on the vacant property located at the northwest corner of 102nd Street and 78th Avenue in LakeView Corporate Park to be known as Zilber Industrial 1.

Jean Werbie-Harris:

Item D is to consider the request of Jason Lueders of Zilber Property Group, for approval of a Preliminary Site and Operational Plans for the development of a 72,324 square foot speculative

industrial building on the vacant property located at the northwest corner of 102nd Street and 78th Avenue in LakeView Corporate Park, and this property would be known as Zilber Industrial 1.

The petitioner is requesting to obtain Preliminary Site and Operational Plan approval for the development of a 72,324 square foot speculative industrial building and associated site improvements on the vacant property located at the northwest corner of 102nd Street and 78th Avenue in the LakeView Corporate Park to be known as Zilber Industrial 1. This Preliminary Site and Operational Plan approval would allow the petitioner to begin mass grading, footing and foundations and for underground utilities to be installed. Note Final Site and Operational Plans pursuant to the requirements of the Village Zoning Ordinance would need to be submitted for review and approval by the Plan Commission prior to issuance of the full building permit. In addition, if a single tenant occupies more than 50 percent of the building, Site and Operational Plans would be required as well.

No occupants have yet been identified for this building; however the building is designed for a warehouse, distribution and/or manufacturing tenant. The building is proposed to have six dock locations expandable to 13 on the north side of the building with two drive-in doors and a total of 71 parking spaces including four handicapped accessible parking spaces on the south side of the building.

With respect to building setbacks, the M-2, General Manufacturing District requires that the building meet the following minimum setback requirements:

- Street setback: minimum of 40 feet from the public streets of 78th Avenue and 102nd Street.
- Side and rear setback: 45 feet minimum.

Setback for parking areas which includes parking spaces, maneuvering lanes and fire lanes is measured from the back of curb and shall meet the following minimum requirements of 20 feet setback from all property lines. In addition, parking areas shall not be located within any easements unless express written approval is provided by the easement holders.

The existing shared driveway access on 102nd Street which is right at the south end of the property is shared with the property owner to the west. The 20 foot setback is not applicable when there's a cross-access between the properties or shared access. The entrance will be for both employees and visitors. On the north side of the property, again, abutting up to 78th Avenue, truck access to the site will be from a separate access as shown on the site plan.

Open space, the M-2 District requires that at a minimum, 25 percent of the site must be open space. And the site is currently providing 31 percent open space. This is not a matter for public hearing. It is for Preliminary Site and Operation Plan. Again, it's a speculative building. There is a representative here, Werner Brisske from Partners in Design if you have any questions. My understanding is that they intend to move to the next phase which would be doing some preliminary work pursuant to that plant sometime in the spring of 2017.

Tom Terwall:

Werner, anything you wanted to add? Any comments or questions?

Brock Williamson:

I've got one. Are you guys targeting any kind of use for it or just open to whatever comes along?

Werner Briske:

Werner Briske, Partners in Design Architect, 600 52nd Street, Kenosha. No, we do not have any tenants in mind at this point. This is just, again, as Zilber's buildings fill we want to keep inventory coming on line. So we're moving along fairly well so this is kind of one of the next steps.

Brock Williamson:

Thank you.

Tom Terwall:

What's your pleasure?

Wayne Koessl:

Mr. Chairman, I'll so move that we approve the Preliminary Site and Operational Plans subject to the comments and conditions of the Village staff report of August 22, 2016.

Jim Bandura:

I'll second it.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE PRELIMINARY SITE AND OPERATIONAL PLANS. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. With that a motion to adjourn would be in order. Yes, Jean?

Jean Werbie-Harris:

I just did want to mention that there is no Plan Commission meeting on December 26th. And we wish everyone a merry Christmas and a happy holiday.

Tom Terwall:

And the same to you.

Jean Werbie-Harris:

Thank you.

6. ADJOURN.

Wayne Koessl:

So moved.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? Merry Christmas.

Jean Werbie-Harris:

See you on the 12th.

Tom Terwall:

We have one more meeting, okay.

Meeting Adjourned: 6:58

