

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
April 25, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on April 25, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig and Brock Williamson (Alternate #2). John Skalbeck (Alternate # 1) was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator and Jean Werbie-Harris, Community Development Director.

**1. CALL TO ORDER.**

**2. ROLL CALL.**

Tom Terwall:

We have a quorum. Before I move ahead, Mike, you have something you were going to make comments on?

Mike Pollocoff:

I just wanted to introduce the Plan Commission to Brock Williamson. Brock and John Skalbeck had applied for the recent vacancies we had for alternate positions on the Plan Commission. And Brock comes to us from the Park Commission. He's been on that Commission before. So if you want to tell them something about yourself.

Brock Williamson:

I grew up in Lake County, Illinois, and I saw the mistakes they made down there. And so you guys have plenty of land here to do the right thing I can tell. I work in the landscape industry also in Illinois currently. I have a landscape architecture degree from the University of Illinois. So hopefully I can help in some way.

Mike Pollocoff:

[Inaudible]

Brock Williamson:

I'm on the fence. I live on the border. That's why I live so close to the border. I'm on the fence.

Tom Terwall:

Welcome aboard.

Brock Williamson:

Thank you.

**3. CONSIDER APPROVAL OF THE MARCH 14, 2016 PLAN COMMISSION MEETING MINUTES.**

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 MARCH 14, 2016 PLAN COMMISSION MEETING AS RECEIVED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**4. CORRESPONDENCE.**

**5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until that public hearing is held. Or if you want to discuss an item that is not a matter for public hearing or is not on the agenda now would be your opportunity to speak. 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. OLD BUSINESS**

Jean Werbie-Harris:

Yes, we'll be taking up Items A and B. And what I'd like to do is have both items be taken up at the same time for one presentation but separate action by the Plan Commission.

Wayne Koessl:

So moved, Chairman, we combine Items A and B for presentation but have separate votes.

Jim Bandura:

Second.

Tom Terwall:

**WE HAVE A MOTION BY WAYNE KOESSL AND A SECOND BY JIM BANDURA. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. Consider approval of two (2) Certified Survey Maps for the request of Martin Hanley, agent for the owner Prairie Place LLC to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street and create two parcels to be dedicated to the Village for park related purposes as part of the Village Green Center development.**
  
- B. TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT: for the request of Martin Hanley, agent for the owner Prairie Place LLC to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District. These two areas are proposed to be dedicated to the Village for park related purposes as part of the Village Green Center development.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item A is to consider approval of two Certified Survey Maps for the request of Martin Hanley, agent for the owner Prairie Place LLC, to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street and create two parcels to be dedicated to the Village for park-related purposes as part of the Village Green Center development.

The second item is a tabled public hearing which we are taking up this evening in consideration of a Zoning Map Amendment, and this is also for the request of Martin Hanley, agent for the

owner Prairie Place LLC, to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District, to the PR-1, Neighborhood Park-Recreation District. These two areas are proposed to be dedicated to the Village for park-related purposes as part of the Village Green Center development. These items are related and will be discussed at the same time, however separate action is required by the Plan Commission this evening.

The petitioner is requesting approval then of a two Certified Survey Maps. The first CSM is to subdivide the property, again, this is generally located at the northwest corner of 39th Avenue and Springbrook Court. It's identified with the star furthest to the right on the slide. The second property is just to the west of that and west of actually Springbrook Road north of 101st Street. Lots 1 of both CSMs are proposed to be dedicated to the Village for park-related purposes as part of the Village Green Center development. In addition, a Zoning Map Amendment to rezone both of those CSM Lot 1's into the PR-1, Neighborhood Park-Recreational District.

So as you can see, this is a map of the Village Green Center, the aerial photograph actually taken last year. And this is where our proposed Village Green Center is planned to develop over the next couple of years. As part of a development agreement that was entered into last year, one of the negotiated parts was that two parcels of land both identified as Lots 1 on the next slide on the CSMs are proposed to be transferred to us from Prairie Place LLC.

The first CSM subdivides the property located west of 39th Avenue, again, north of the former Springbrook Court into two parcels. Lot 1 is 149,037 square feet with over 350 feet of frontage on 39th Avenue. Lot 2 is 681,572 square feet with over 1,400 feet of frontage on Springbrook Road and over 600 feet on Springbrook Court. Again, Lot 2 of that first CSM is intended to be kept by the developer for development purposes. Lot 1 would be transferred to the Village of Pleasant Prairie and then placed into that PR-1 District.

As a part of this first CSM, a portion of Springbrook Court, which was just to the south, was vacated by Kenosha County through their Resolution#58 and is being incorporated into Lot 1. In addition, a triangle portion of vacant land which was owned by Kenosha County, you can almost see that triangle piece of land immediately to the west of 39th Avenue, that was owned by Kenosha County and was transferred to Pleasant Prairie through Resolution #59. That is also being incorporated as part of Lot 1. For the 2015 Storm Sewer Agreement between Prairie Place LLC and the Village, all of Lot 1 then is being dedicated to the Village for public park-related purposes. And what we tried to do is we tried to square things off based on that portion of vacation of Springbrook Court and that triangle piece of land and the portion of land that's being dedicated by Prairie Place.

The second CSM which is west of Springbrook Road and north of 101th Street is 195,713 square feet with over 300 feet of frontage on Springbrook Road. Per that 2015 Storm Sewer Agreement between Prairie Place LLC and the Village, Lot 1 of this CSM is being dedicated to the Village also for public park-related purposes. And it's also proposed to be rezoned from that A-2, General Agricultural District, into the PR-1, Neighborhood Park-Recreational District.

The staff has drafted additional language to be added to both CSMs as it relates to Dedicated Public Streets and Dedicated Stormwater Drainage, Access and Maintenance Easements. As you

can see on the first CSM, there is a stormwater easement that runs between Lot 1's western edge through Lot 2 to Springbrook Road. There's also a storm easement on the second CSM at the very corner of that Lot 1 by 101st Street and Springbrook Road.

The dedicated public street language pertains to obligations of adjacent land owner as it relates to the street right-of-ways, and the public stormwater drainage easement language is also placed on the CSM relating to ongoing obligations for storm water drainage and land maintenance obligations. Also, there is a note that's being placed on the first CSM, the one that has Lots 1 and 2, which addresses the ongoing rights by the existing utility easement holders that have existing infrastructure under the vacated Springbrook Court. So where Springbrook Court was vacated, the Village staff is not recommending at this time that there be a recorded easement just because it will probably have to be vacated in the near future when we start looking at potential land divisions in the downtown.

So at this point according to the statutes any easement holder that has an easement under that vacated street we have certain rights. So the Village has rights for our sewer, and water infrastructure and gas and electric, telephone they also have easements rights as well. And so we're just placing a note on the CSM that reflects those rights without complicating or encumbering the land with an additional easement at this time.

The owner of Prairie Place LLC, Marty Hanley, he is here this evening if you have any questions. Again, our intent is to continue to implement the illustrative master plan that we have already adopted as part of the neighborhood plan for the Village Green Center. And this Certified Survey Map and the Zoning Map Amendment are just the next in a series of steps towards the implementation of the Village Green Center. This is a public hearing because of the Zoning Map Amendment for the two Lot 1s that are proposed to go into the PR-1. And the staff would like to continue the public hearing at this time.

Tom Terwall:

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

Michael Serpe:

What's our ultimate goal from the Village's standpoint for these parcels?

Jean Werbie-Harris:

What is our ultimate goal? One of the neighborhood plans that we had done as well as the illustrative master plan identifies that a portion, for example the Lot 1, Lot 2 which is the first CSM, that they would be public park in that area. There would be stormwater management through some type of retention basin. Generally we have not planned it all out yet. That's what our next step will be to do a detailed park plan. But there could be a gazebo, and there could be some other type of park-related structures and gathering spaces and so on and so forth. So one of our next steps will be to do a detailed park plan for that Lot 1.

The second one the same thing. We've got some generalized concepts as part of the Village Green Neighborhood Plan and the illustrative master plan that shows a stormwater basin, a retention basin as well as public park areas, possibly a band shelter, different things. But, again, it's really now once the land comes under the Village's ownership it will be the Village's job then to take it to the next level and to do some very detailed park planning for those two areas and to be able to accommodate the stormwater management for that area in those park areas.

Michael Serpe:

So other than the stormwater detention we have there now we're going to put in more basins?

Jean Werbie-Harris:

Again, the basins that have been constructed to date are based on existing conditions out there as well as the modifications that were just recently made. So when and if there is additional impervious surface, new development in that area, likely at least the one on the west side, the Lot 1 west of Springbrook, that will definitely need to be enlarged and put into a more permanent type basin because you don't see a permanent retention basin there today.

Michael Serpe:

Move approval of the Certified Survey Map.

Jim Bandura:

Second.

Tom Terwall:

**ANY OTHER COMMENTS OR QUESTIONS? I HAVE A MOTION BY MICHAEL SERPE AND A SECOND BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION FROM THE VILLAGE BOARD TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Jean, do you have further comments on B, or are you just looking for a motion?

Jean Werbie-Harris:

Looking for a motion.

Michael Serpe:

Move approval of Zoning Map Amendment.

Wayne Koessl:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AMENDMENTS AS PRESENTED. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

## **7. NEW BUSINESS**

**A. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of William Bohne, P.E. of Jacob & Hefner Associates, agent for Riverview Group LLC owner of the property generally located south and east of 110th Street and 116th Avenue for the development of three (3) industrial buildings for the proposed Riverview Corporate Park (North).**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, the Item A is the public hearing and consideration of a Conceptual Plan for the request of William Bohne, P.E. of Jacob & Hefner Associates, agent for Riverview Group LLC, owner of the property generally located south and east of 110th Street and 116th Avenue for the development of three industrial buildings for the proposed Riverview Corporate Park North.

So I'd like to begin the presentation on this project with some important assumptions. The following report that I'm reading for you is a review of only the Conceptual Plan. This report assumes that the existing Development Agreement, zoning and TID #2 Project Plan remain in place as currently approved and executed. Any requested changes to these items should be formally submitted to the Village using the appropriate forms for any such applications. These staff notes do not envision any changes to the above referenced items. In the event that any of the above referenced items are amended or changed, additional requirements to those provided herein may be required.

So with respect to our Conceptual Plan previous Village approvals that impact this project:

- On June 17, 2013, the Village Board adopted Ordinance #13-24, which rezoned the developable portions of Riverview Corporate Park in addition to other parcels into the M-5 District. The M-5 Zoning District reflects an enhancement of the Village's public policy of sound and diversified economic development. While there have been and still are sufficient economic opportunities for the construction of warehouses and distribution facilities in the existing corporate parks in the Village, the Village believes that it is important to conserve land resources and economic infrastructure in order to assist in providing more employment in the Village. As such, the M-5 District serves to promote and encourage production, manufacturing, and office related employment as the primary uses in the District, with warehousing and distribution to be ancillary to the manufacturing and other permitted uses in this District.

The M-5 district encourages and promotes more intensive land uses which in turn would promote greater employment opportunities in proximity to both I-94 and State Highway 31. The M-5 District allows for manufacturing, assembly, office, and research and development uses with limited warehouse and distribution uses within an enclosed structure where no high hazard uses are allowed, and the method of manufacturing is not injurious to the point of constituting a nuisance to the occupants of adjacent properties. This District also allows for office parks or individual office buildings and ancillary uses which may or may not include space for manufacturing, assemblies, or research and development but provides direct services to the employees or customers or other uses in the area.

- The second approval for this area and project, on September 13, 2013 the Village Board conditionally approved a Master Conceptual Plan for the development of an approximate 254 acre corporate business park that was generally located east of I-94 south of 110th Street and north of 122nd Street. This included Tax Parcel Numbers 92-4-122-303-0101, -304-0200, -311-0200,-312-0305 and-312-0310 to be known as Riverview Corporate Park. This Master Conceptual Plan had provided the developer with early input from the Village and the abutting neighbors as they continued to prepare more detailed plans and to work through the Village's development review process. The Master Conceptual Plan was designed to accommodate five to seven corporate facilities for office, research and development, manufacturing, production and assembly operations. The buildings were proposed to range in size from about 87,000 square feet to 428,000 square feet and to have open space design features utilizing the prairie and wetlands to transition into the adjoining areas.

Riverview Corporate Park is intended to accommodate the business expansion of corporations from both the Chicago and Milwaukee markets. It has immediate access to the four-way interchange at State Trunk Highway 165 and I-94. It is 30 minutes from General Mitchell International Airport and 45 minutes from Chicago O'Hare International Airport. From I-94, the park has good access to the interstate highway system for servicing the entire Midwest region. The development of the Corporate Park has an ultimate estimated employment of 1,100 people at full build-out.

- Next approval, on August 18, 2014, the Village Board adopted Ordinance # 14-27 to amend the Lakeview West Neighborhood Plan 13 including a portion of the River Woods



Neighborhood Plan 24 of Appendix 9-3 and the 2015 Land Use Plan of the Village's Comprehensive Plan. And this is for the area generally located between the 9300 block of 120th Avenue which is the East Frontage Road to the Wisconsin/Illinois state line and east of I-94. The Neighborhood Plans identify potential land uses, road layouts, signal locations and access points for future industrial and commercial development along this portion east of the I-94 based on the 2013 Master Conceptual Plan.

- And then the next approval or the final approval until today, on July 21, 2014, the Village Board entered into a Development Agreement with Riverview Group, LLC which specifically outlined the timing of the Riverview Corporate Park North development; the acknowledgment of the existing M-5, Production and Manufacturing Zoning District for the referenced property; the Village's agreement and obligation regarding the expenditure of tax increment funding towards the financing of specific infrastructure improvements; the developer's requirement to present Letters of Credit and the reimbursement obligations to the Village; the developer's requirement to officially notify the Village of its notice to proceed; and other obligations as required by the Developer and the Village as detailed in the Development Agreement.

The Village has nearly completed the public infrastructure designs including sanitary sewer, water, storm sewer, roadway and curb and gutter plans for the extension of the 116th Avenue to accommodate the Riverview Corporate Park North area. Again, in looking at your slides, a good map that Tom has up is that neighborhood plan. It shows that this Riverview area is north of Highway 165 just to the south/southeast of the Premium Outlets development just south of 116th Avenue extended.

The Village has also recently completed a Traffic Impact Analysis or TIA by analyzing the existing and future traffic and transportation system requirements and roadway network to service the Riverview Corporate Park area and the land within the LakeView West Neighborhood Plan area.

The developer has completed environmental delineations on the site including the locations of the wetlands, 100-year floodplain areas, primary environmental corridors, ordinary high water marks and also has incorporated these areas into a more detailed Conceptual Plan for Riverview Corporate Park which we'll be discussion further this evening.

Conceptual Plan: At this time the petitioner is requesting approval of an updated Master Conceptual Plan for the area north of the creek, Riverview Corporate Park North identified as part of Tax Parcel Numbers 92-4-122-303-0101 and 92-4-122-304-0200. The property is proposed to be divided by Certified Survey Map into three building sites and a number of outlots. Pursuant to our Land Division and Development Control Ordinance 395-56, as long as the lots are over 1 1/2 acres in size and aren't used for residential purposes, then they can create more than four lots in any five year time frame.

The Conceptual Plan includes the following three speculative buildings each on their own lot:

- Building A which is located to the north/northwest is proposed to be 105,000 square feet and it's on 0.93 acres of a site.
- Building B which is directly south of that is proposed to be 166,090 square feet, and it would be on a 10.1 acre site.

- Building C is proposed to be 120,065 square feet with potential of a 101,000 square foot expansion, and that would be located on an 11.45 acre site.

Roadways within the Conceptual Plan: Based upon the Development Agreement, 116th Avenue, again that's the main north/south road on the west end of this development, is proposed to be extended as a public roadway by the Village with full urban improvements including municipal sewer, water and storm sewer, and it will terminate at this time in a cul-de-sac just north of the creek.

As shown on the Conceptual Plan, 111th Street does not currently meet Village standards, so it would be considered a private street that provides the required access to the proposed building sites. So, again, 111th Street is the east/west road between Building A and Building B that terminates in a cul-de-sac. The municipal sanitary sewer and water proposed in 111th Street shall be installed at the developer's cost. A separate Development Agreement will be required for these required public improvements within the private street.

The public improvements in 110th Street, and 110th is the street that would border this entire area on the north end of the property. It would be required to be constructed at a future date, unless that requirement is waived or modified by the Village Board. Actually, a portion of 110th Street does extend to the east, and actually a portion of 110th still does exist extending to the west into the Premium Outlets development. But at this time there are no public improvements in 110th Street.

Environmental Features: As noted above, all of the environmental features have been identified and three small areas of the primary environmental corridor that is exclusive of wetlands and 100-year floodplain is proposed to be removed for the installation of the required fire lanes and parking areas. These are some very small areas that are identified in the pink color. Primarily these are some just wooded areas of the site.

Stormwater: Storm water facilities are proposed to be located within outlots north and east of Building C in non-environmentally sensitive areas. They're also identified on the Conceptual Plan on A, B and C in the blue designation.

Zoning: The developable land within the proposed Riverview Corporate Park North is zoned, M-5, Production Manufacturing Zoning District. This district reflects an enhancement of the Village's public policy of sound and diversified economic development. While there have been and still are sufficient economic opportunities for the construction of warehouses and distribution facilities in the existing Corporate Parks in the Village, the Village believes that it is important to conserve land resources and economic infrastructure in order to assist in providing more employment in the Village.

And, as such, this area has been designated as M-5 which serves to promote and encourage production, manufacturing, and office related employment as the primary uses in the District. The district also allows for office parks and individual office buildings and ancillary uses which may or may not include space for manufacturing assemblies or research and development but provides direct services to employees or customers or other uses in the area. It is anticipated that these areas would be developed in an attractive corporate park-like setting with landscaping, consistent signage, and similar or compatible building materials and designed to present an

integrated image to the customers. The Riverview Corporate Park development must comply with all Village Ordinances and requirements and specifically with respect to the requirements of the M-5 District.

The district requires that each lot be a minimum of two acres in size, that they have a minimum lot frontage of 150 feet on a public street which could be reduced to 100 feet on a cul-de-sac or a curve. Their open space requirement is 25 percent minimum. Street setback 65 feet from any arterials, 40 feet from non-arterials depending on whether 110th and 111th Street if they're public or private it would still be a non-arterial or 40 foot setback. Side and rear setbacks would be 45 feet minimum. Shore yard setbacks 75 feet minimum. Wetland setback 25 feet minimum. Parking setbacks 20 feet from all property lines, 25 feet from all wetlands on the property. The shared access is a 20 foot green space between lots of Buildings B and C would be allowed. Fire lanes shall be all weather, paved surface roadways with a minimum width of 30 feet and setbacks at least the maximum height of the building adjacent to the fire lane but not to exceed 50 feet from the building unless otherwise approved by the Fire and Rescue Chief.

Other specific M-5 design criteria include that warehouse and distribution auxiliary uses which are allowed in the M-5 District uses are classified as Storage Group S in Section 311 of the 2006 IBC, that are not classified as a Group H Hazard pursuant to Section 307 of the 2006 IBC shall be auxiliary permitted uses in a building in the M-5 District, provided that all of the following limitations shall be satisfied:

- (a) Such uses are auxiliary to the permitted manufacturing or research and development uses, in that they are located in the principal building;
- (b) All warehouse and distribution auxiliary permitted uses in a principal building together shall not occupy more than 30 percent of the gross floor area of such building, except that the building occupant's storage of raw materials and finished products assembled or produced on site shall be exempt from this 30 percent requirement;
- (c) The building façade area of dock doors is limited to a total of 25 percent of the building exterior walls; and
- (d) Such uses are subject to the requirements of Article IX and all other applicable provisions of this chapter and of other Village ordinances and codes.

So next what I'd like to talk about are the zoning related approvals or also known as the next steps of what needs to be approved.

1. Zoning Map and Text Amendments: Since 111th Street is being shown as a private street, the property will be required to be developed as a Planned Unit Development or PUD to allow for the lot for Building C and outlots for the stormwater facilities to be located on a parcel without the required lot frontage on a public street. The developer shall specify in the application which dimensional variations to the ordinance that are being proposed to be amended and the community benefit to be considered by the PUD. In addition to the creation of a PUD Overlay Ordinance for this development and rezoning of the properties into the PUD, the petitioner shall also request to amend the Zoning Map to correctly identify the field delineated environmental features in the C-1, Lowland Resource Conservancy District, and the C-2, Upland Resource Conservancy District. Any non-wetland or non-woodland areas within the outlots shall be rezoned into the PR-1, Neighborhood Park-Recreational District. An illustration and legal

descriptions of all zoning districts shall be submitted as part of the Zoning Map Amendment application.

However, if 111th Street is proposed to be constructed by the developer as a public street, a separate development agreement will need to be entered into between the developer and the Village. At the developer's cost, the developer would need to design and construct 111th Street in accordance with the Village's public infrastructure specifications and regulations. Note that if 111th Street is built as a public street and dedicated to the Village, the PUD Zoning Overlay would not need to address the M-5 requirement of lot frontage on a public street.

2. Comprehensive Plan Amendment: The Village's 2035 Comprehensive Land Use Plan Map 9.9 will also need to be amended to correctly identify the location of the field delineated wetlands and primary environmental corridors as modified so that the Village's Zoning Map and the Land Use Plan Map are consistent. There's just a note, a reminder to the developer that the Plan Commission will conduct the public hearing for the Comprehensive Plan Amendment, and a 30 day public notice is required and the Plan Commission makes recommendation to the Village Board. An illustration and legal description of all land use plan amendments shall be submitted as part of the Zoning Map Amendment application.
3. Certified Survey Map/Variance/Development Agreement: A Certified Survey Map is required to be submitted for the Village's review, approval and recording to dedicate the public right-of-way; to subdivide the property; to identify Dedication and Easement Provisions, Restrictive Covenants and other developer notes and to define the developer maintenance obligations and site restrictions as required. Any public improvements that will be installed pursuant to the Development Agreement for the Riverview Corporate Park North shall be designed, constructed and installed prior to the development of any specific site, unless there is municipal water available for fire protection and adequate site access as determined acceptable by the Village for both inspection purposes and emergency services accessibility.

The existing Development Agreement sets forth the Village's obligations and the construction requirements for 116th Avenue required public improvements north of the creek within the development sites. A separate Development Agreement would be required along with the associated public infrastructure plans, specifications, permits and approvals, executed contracts, performance and payment bonds, construction related services which includes field staking, inspection contract administration, and financial security for the installation of said 111th Street improvements if it were constructed as a public road. Any new Development Agreement would need to be reviewed and approved by the Village Plan Commission and Village Board at the same time that the required CSM is considered.

Prior to consideration of a new Development Agreement for 111th Street being a public road, the Village must approve the request, review and approve the engineering plans, specifications, contract documents, etc. Upon the Village's approval of the engineering plans, specs and contract documents, the public sanitary sewer plans would require the following approvals and permits in the following order:

1. City of Kenosha Water / Wastewater Utility approval.
2. SEWRPC "208" water quality approval.
3. Wisconsin DNR approval

Upon the Village's approval of the engineering plans, specs and contract documents, the public water mains will require the following approvals and permits:

1. City of Kenosha Water / Wastewater Utility approvals.
2. Wisconsin DNR approvals.

In addition, a variance petition shall be submitted to the Village Board for an exception from Section 395-58 E of the Village's Land Division and Development Control Ordinance, which requires that public streets be constructed the full distance of the boundaries of the parcel being divided. Specifically, I'm referring here to 110th Street which is considered a boundary street for proposed Building A and no 110th public improvements are being proposed to be constructed at this time. So that is something that would need to be considered. This staff report as a reminder does not review or recommend approval of any amendments to the Development Agreement and only reviews the Conceptual Plan as submitted to the village.

4. Corporate Park Declaration and By-Laws Documents: The petitioner is requesting that Riverview Corporate Park North as shown on the Conceptual Plan and as defined in the existing Development Agreement be developed as a unified industrial/commercial development and specific declarations, restrictions and development standards be approved. Attached is a draft of the By-Laws and the Declaration of Development Standards and Protective Covenants for Riverview Corporate Park North. These documents will need to be finally reviewed by staff and then finalized and then recorded to establish the Riverview Corporate Park North regulations after the Village's review and conditional approval.
5. Preliminary Site and Operational Plan: The developer has indicated that they would like to begin mass grading of the Riverview Corporate Park North area which would include the installation of the stormwater facilities and underground public and private infrastructure to allow three building pads be created. For the Village to allow work to commence, Preliminary Site and Operational Plans which is basically our complete civil plans need to be submitted, reviewed and approved by the Village Plan Commission, prior to the issuance of the required erosion control permit or the Wisconsin DNR NOI permit or the work in the right-of-way permit.

Keep in mind the next steps, items 1 through 4 above that I just talked about, will need to be approved prior to or at the same time that the Preliminary Site and Operational Plans are being considered by the Plan Commission. Again, prior to issuance of any erosion control permit, any work, grading, removing brush, parking lots/fire lanes within 75 feet of the ordinary high water mark of a navigable waterway will require a Stipulated Shoreland Permit as well to be issued by the Village which does require a 20 day notice.

6. And, finally as part of this process to implement the Conceptual Plan, Final Site and Operational Plans: Final Site and Operational Plan approval by the Plan Commission is required for each site. Site and Operational Plans shall include a detailed written narrative that explains the proposed development specifically related to the proposed uses, use, employment, traffic, etc.; the industrial waste surveys, site surveys of existing conditions; site development plans; building construction plans; lighting, landscaping and signage plans; and all other items as required pursuant to Chapter 420 Article IX of the Village Zoning Ordinance. If a Conditional Use Permit is required, then a Conditional Use Permit shall also be applied for and shall be considered by the Plan Commission at the same time that Site and Operational Plans would be considered at a regularly scheduled meeting of the Plan Commission.

With that I would like to continue the public hearing. I'd like to introduce representative from Riverview to make an additional presentation to talk a little bit about their project. I'm not going to read through all of the staff comments at this time or conditions pertaining to the Conceptual Plan because they really have to do with the details of that Conceptual Plan. But I would like to introduce Jeff. Would you like to come up? And for the record we'll need your name and address for the record.

Jeff Raduechel:

Hi, I'm Jeff Raduechel representing Venture One. I live at 1316 40th Court in Kenosha. I'm with Venture One, and I head up development for the firm as its Senior Vice President of Development Services. We're here, and thank you, Jean, for a complete description of the project. We're here to introduce Phase 1 as you see, which is a three building scheme. Building C has been designed around a particular user, but could also become a speculative building as Jean mentioned. Our intention is to do the site work and grading for all three buildings at one time. And then it remains to be seen as to what sequence the three buildings would actually be constructed.

You might note that the Phase 1 as proposed is smaller than was originally talked about a few years ago when this project was introduced. Basically that's because upon further engineering study we learned that there are more extensive PEC areas, floodplains and wetlands. Originally we had thought that we might be able to get approval to fill some more additional wetlands. And we were also delayed, frankly, in this wetland fill approval procedure. And that took us about 16 to 18 months to get through. And the Corps of Engineers required us to submit to them the project as a whole which included Phase 1 and 2 before they would talk about any specific wetlands.

I just wanted to mention, too, I'm here tonight will Bill Bohne who is a principal with Jacob & Hefner. He's our civil engineer. And he's been working on this project right from the inception. I actually came into it about a year ago when I joined Venture One after having been with several other firms based in the Chicago area. As I mentioned I live in Kenosha, and I've been commuting to Chicago for about 25 years. So I'm here to answer any questions. Bill is here to answer any questions, too, related to this specific development. Again, we're focusing on Phase 1. And Phase 2 would follow in the future as more of those details get flushed out.

Tom Terwall:

Thank you. Jean?

Jean Werbie-Harris:

I just want to mention that there is a typo on the slide. That Building A that's an 8.93 acre site, not .93. So in the staff memo on page 3 and on the slide Building A would be a 105,000 square foot building on an 8.93 acre site.

Tom Terwall:

Thank you. This is a matter for public hearing. Is there anybody else wishing to speak? Anybody else wishing to speak? I'll open it up to comments and questions from Commissioners and staff. Go ahead, Jim.

Jim Bandura:

You mentioned that you had 18 months with the Army Corps of Engineers, and that was for the whole site. So what you have right now you're good to go on this.

Jeff Raduechel:

Yes.

Jim Bandura:

What about the Phase --

Jeff Raduechel:

We initially were thinking that we would attempt to fill some of the wetland areas in the Phase 1 area. In the course of the initial conversations with the regulators it became apparent that that wasn't going to be a feasible option. And so at that point we centered on a design that was intended to fit the buildings in and around all those various features and avoid impacts with them. Subsequently at the end of this 18 month period we were successful in obtaining a fill permit for a wetland that occurs on the Phase 2 site to the south which is south of the creek. So as it stands we're not impacting any wetlands or floodplains as part of this. But as Jean mentioned we would have some minor impacts in terms of coordinating the actual PEC delineation with the actual boundaries that exist on the site.

Michael Serpe:

You put your feelers out. Do you have a pretty good feeling for this area to be good for manufacturing?

Jeff Raduechel:

Well, yes we do. And we have a couple of lively tenants right now that we're in active discussions with. And then we're also in discussions with Capitol Partners about the other two buildings, Buildings A and B, to be able to construct those at the same time. There's an appetite to put more spec product into the marketplace. So we do feel confident about it.

Michael Serpe:

Good.

Tom Terwall:

Anybody else? Motion then to send a favorable recommendation.

Judy Juliana:

Motion to send a favorable recommendation please.

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 CONCEPTUAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item B, Jean.

Jean Werbie-Harris:

I would ask that Items B and C be taken up at the same time and separate actions.

Jim Bandura:

So moved.



Michael Serpe:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY MICHAEL SERPE TO COMBINE ITEMS B AND C FOR PRESENTATION PURPOSES BUT REQUIRE TWO SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- B. Consider the request of John Burroughs of Majestic Realty Co., for approval of Preliminary Site and Operational Plans for the mass grading, installation of underground utilities and footings and foundations for the construction of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.**
- C. Consider the request of John Burroughs of Majestic Realty Co., for approval of a Development Agreement and related plans for the off-site public improvements for the development of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item B is to consider the request of John Burroughs of Majestic Realty Company for approval of a Preliminary Site and Operational Plans for the mass grading, installation of underground utilities and footings and foundations for the construction of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about a quarter mile south of Bain Station Road.

And Item C, consider the request of John Burroughs of Majestic Realty Co., for approval of a Development Agreement and related plans for the off-site public improvements for the development of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about a quarter mile south of Bain Station Road. Again, these items are related and I'll be making one presentation, however separate action will be required.

The Village had been working with the developer for the past several years, and to date the following approvals have been obtained for the development of the Majestic site. Again, this is a site that's on the east side of 88th Avenue as shown on the slide about a quarter mile south of Bain Station Road.

1. On October 15, 2012, the Village of Pleasant Prairie Board of Trustees approved the following requests related to the development of the property generally located south of Bain Station Road on the east side of 88th Avenue. The parcel is identified as Tax Parcel Number 92-4-122-162-0301 in the Village. And the following approvals included.
  - Village Comprehensive Plan Ordinance #12-33 was approved by the Village Board on October 15, 2012 to amend the Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and to amend a portion of the Pleasant Farms Neighborhood Plan.
  - A Conceptual Plan was conditionally approved by the Village Board also on that date October 15, 2012 for the development of a proposed 1.2 million square foot warehouse/distribution facility building to be known as the Majestic Center.
  - Zoning Map Amendments Ordinance #12-34 was approved by the Village Board on October 15, 2012 to rezone a portion of the property that was zoned A-2, General Agricultural District, and it was placed into the M-2, General Manufacturing District. Portions of the property within the 100-year floodplain that were zoned FPO, Floodplain Overlay District, and the C-1, Lowland Resource Conservancy District, remained unchanged at this time. Upon completion of detailed wetland field delineation and the 100-year floodplain field survey including floodplain boundary adjustments additional amendments would be required to the 2035 Comprehensive Land Use Plan as well as the Zoning Map.
2. Floodplain Boundary Adjustment was conditionally approved by the Plan Commission on April 8, 2013 but it has not yet been considered by the Village Board since the plans need to be modified and approval from the Wisconsin DNR is still pending. The floodplain boundary adjustment proposes to remove approximately 98,173 cubic feet of floodplain and to create approximately 99,144 cubic feet of floodplain to compensate for the floodplain being filled. Note this work has now commenced and will be completed this year-2016.
3. Site and Operational Plans were conditionally approved by the Plan Commission on May 13, 2013 for the construction of a 1,180,480 square foot warehouse/distribution building on the property. The Plan Commission granted several extensions to that approval back in May of 2013. However, the petitioner has decided to be a little bit more flexible and has decided to modify the building size for a little bit smaller building and wants to commence a speculative building on the northern portion of the property.
4. Zoning Map Amendment, and this is Ordinance #13-18 and Zoning Text Amendment, PUD #13-19, these were both approved by the Village Board on May 20, 2013. The Zoning Map Amendment rezoned the property to include a PUD, Planned Unit Development Overlay District. The existing M-2, General Manufacturing District, C-1, Lowland Resource Conservancy District, and the FPO, Floodplain Overlay District, all remained unchanged. The Zoning Text Amendment is attached to your packets, and it created the specific PUD requirements for the property.

At this time, the petitioner is requesting to obtain Preliminary Site and Operational Plan approvals to begin the development of the northern portion of the property. As I mentioned, they're looking to put a 424,164 square foot building and associated on-site improvements, along with off-site County Trunk Highway H roadway improvements as specified in the draft Development Agreement. The petitioner is tentatively planning to construct a second building on the southern portion of the property in the future.

**Preliminary Site and Operational Plans:** The Preliminary Site and Operational Plans will allow the petitioner to begin mass grading, to install underground utilities and to construct footings and foundations for the construction of that 424,164 square foot speculative industrial building. The building has been designed so that it can be easily divided into as many as four tenants. The building design is a cross dock facility with trailer storage as shown on the plans. The design provides for secured truck courts in the event that future tenants require that feature.

Majestic has coordinated their efforts with the Village's Public Work's Department to provide for a 14 foot gravel access maintenance path up to and over the top of the Village's sanitary sewer main that runs diagonally through the property. And it is associated with a Dedicated Sanitary Sewer, Access and Maintenance Easement that was previously granted to the Village.

**Wetlands:** The wetlands were field delineated on the site in 2008 by Wetland and Waterway Consulting as approved by the Wisconsin DNR on December 19, 2008. The wetland areas shall be shown on the Certified Survey Map as being within a Dedicated Wetland Preservation and Protection, Access and Maintenance Easement. Legal descriptions of the Wisconsin DNR approved wetland delineations shall be shown on the CSM.

**Shorelands:** The Jerome Creek is located adjacent to the property to the east. This creek has been determined to be a navigable waterway. The location of the ordinary high water mark shall be field identified by the Wisconsin DNR and shown on the plans and the CSM. The plans shall also show the location of the 75 foot ordinary high water mark setback and the 300 foot shoreland jurisdictional area. The property owner has obtained the Village's Stipulated Shoreland Permit for the grading within 75 feet of the ordinary high water mark.

**Floodplains:** The location of the 100-year floodplain associated with the Jerome Creek were field delineated pursuant to the DFIRM Map panel 191D dated June 19, 2012 and the associated table for the Jerome Creek which identifies the 100-year floodplain elevations. As noted above, the Floodplain Boundary Adjustment was conditionally approved by the Village, the DNR and FEMA. The floodplain boundary adjustment will remove approximately 98,173 cubic feet of floodplain and to create approximately 99,144 cubic feet of floodplain to compensate for the floodplain being filled. The 100-year floodplain area after the amendment shall be shown as being located within a Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement area on the CSM. As noted above, the 100-year floodplain work will be finalized in 2016. Upon its completion, a Zoning Map and Text Amendment will be required to reflect that adjustment.

**Woodlands:** A tree survey has been completed along the north property lines, and these areas shall be protected and preserved. The woodland areas to be protected will be located in a Dedicated Woodland Preservation and Protection, Access and Maintenance Easement as shown

on the CSM. The grading and berming along the north property line east of the cemetery shall also be constructed in a manner to protect the drip line of the trees.

**Building Setbacks:** This an M-2 District, so it needs to meet the minimum setbacks. For street setback a minimum of 65 feet from County Trunk Highway H; side and rear setbacks of 45 feet minimum, shore yard setback of 75 feet minimum from the ordinary high water mark of Jerome Creek; wetland setback of 25 feet from the wetlands. There is no setback to the 100-year floodplain, however no structures shall be located within the 100-year floodplain.

Setback for parking areas, and this includes parking spaces, maneuvering lanes and fire lanes as measured from the back of curb shall meet the following minimum requirements:

- Industrial area parking setback: 90 feet minimum to the future residential lot area in the northeast corner of the site.
- A minimum of 20 feet from the front or adjacent to County Trunk Highway H.
- A minimum of 20 feet from other private roadways and drives to the side and rear lot lines with the exception to the east property line wherein a zero setback is proposed and has been approved as part of a PUD.
- A minimum of 70 feet from the north property line at the northeast end abutting future residential development.
- In addition, parking areas shall not be located within any easements unless express written approval is allowed by the easement holder.

And, again, these are all things that we had talked about previously and were included in that PUD.

**Site Access and Parking:** A Traffic Impact Analysis or a TIA has been prepared by the developer's consultant and reviewed by the Village and Kenosha County. A copy of the consultant's recommendations indicates that both deceleration/acceleration lanes and a by-pass lane shall be installed by the Majestic. Based upon the traffic study completed, Majestic's cost contribution for the future Bain Station/County Trunk Highway H intersection improvements roundabout is \$163,500.00. This amount is payable to the Village as a condition precedent to the issuance of a building permit. These funds in turn will be transferred to Kenosha County.

Employee, client, visitor vehicular and truck access to the site will be a driveway from 88th Avenue. All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The plan includes 292 automobile parking spaces including 12 handicapped accessible spaces and 111 trailer spaces. The truck court face north and south which is particularly beneficial to the Village since we won't be seeing all those trucks when driving north/south on H. They'll be facing north and south instead.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a manufacturing use requires five spaces, plus one space per employee on the largest work shift and the required number of handicapped accessible parking spaces per the State Code. The minimum on-site parking spaces for a warehouse/distribution center is based on one space for every two employees during any 12 hour period and the required number of handicapped accessible parking spaces pursuant to the State Code. At the time that the proposed building size, use and number of

employees are known, adequate on-site parking shall be re-evaluated and re-determined for approval.

The final number of required parking spaces will be determined based on the actual tenants. However, the number of parking spaces that have been provided to date for the future tenants has been approved and is shown on the site plans.

**Public Sewer and Water:** The development shall be served by municipal or public sanitary sewer and water. Municipal water is located in 88th Avenue, and public sanitary sewer is located within an easement that runs diagonally through the site. The location of the parking areas, fire lanes and maneuvering lanes may be located over the sanitary sewer easement, but it's subject to certain conditions as imposed by the Village. Also, a fourteen foot wide gravel pathways have been installed and will be reinforced over the sanitary sewer main. The Village must be able to obtain easy access to and over the sewer main on the gravel pathways for maintenance purposes.

**Open Space, Storm Water Retention and Landscaping:** The M-2 District requires that at a minimum, 25 percent of the site must be open space. Within the amount of 100-year floodplain and proposed storm water facilities there is more than 25 percent of the site that maintain itself as open space; however, verification of that area and percentage of open space, all those things will need to be shown on page one or sheet one of the plans.

**Development Agreement:** The petitioner is responsible for the required public improvements, construction of a bypass lane and acceleration/deceleration lanes, gravel shoulders, pavement markings, traffic signage and related road repairs within the 88th Avenue or County H within the right-of-way; installation of storm sewer improvements; making hydrant and valve adjustments; making sanitary manhole adjustments and installation of a new sanitary manhole; installation of public street trees and street terrace restoration as well as on-site installation of that 14 foot wide gravel sanitary sewer maintenance path. And this is all pursuant to the Village and County requirements. The developer will be responsible for providing the financial security, a one year letter of credit and insurance certificates for all required public improvements, and for costs associated with the field staking, inspection and contract administration. All contractors undertaking the required public improvements shall be pre-approved by the Village.

**Certified Survey Map:** A draft CSM has been submitted for initial review. The staff will provide comments probably this next week regarding that CSM. A final CSM will be required for the site development prior to approval of the Final Site and Operational Plans, and it will also used as an exhibit to the Development Agreement. The CSM shall identify the dedication of additional right-of-way, dedicated public street area, as required along County Trunk highway H per Kenosha County's requirements of 60 feet from the centerline and the dedication of the following easements: 1) Dedicated Storm Water Management Facilities/Retention Ponds, Access and Maintenance Easements; 2) relocation or expansion of the existing Dedicated Public Sanitary Sewer, Access and Maintenance Easement; 3) Dedicated Landscape, Berm and Plantings, Access and Maintenance Easement along County H; 4) Dedicated Wetland Preservation and Protection, Access and Maintenance Easements; 5) Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement areas; and 6) Woodland Preservation and Protection, Access and Maintenance Easement areas.

So with that I would like to introduce Adam Artz is here representing Majestic if we have any questions of concerns. Again, the two items before you this evening are the Preliminary Site and

Operational Plans. Again, that's for that mass grading, installation of utilities, footings and foundations. And also the development agreement for the public improvements to be completed in County Trunk Highway H as well as the public onsite gravel path that is on the site.

Adam Artz:

Good evening. Adam Artz, Pinnacle Engineering Group, 15850 West Bluemound Road, Brookfield, Wisconsin. This project has been a long time coming. We've seen the latest iteration. This one is actually going full speed ahead. There's contracts being awarded predicated on approvals. And you'll see that they're moving out there very quick. I'm here to answer any technical questions you may have. I'll open it up to you guys.

Tom Terwall:

Thank you. Comments or questions?

Michael Serpe:

I have a question. I think you better come up. We're glad to see this is moving forward, and it's been a while. Just a couple things I haven't heard in the presentation. Highway H is a very open area and very dark. Wintertime it can be an iced over road. The road itself even though it's controlled by a certain speed limit sometimes people have a tendency to go and exceed that limit. I don't see any mention here about any type of street lighting or any type of warning. Semis coming and going could cause a serious, serious traffic problem accident-wise. Is there any plans that you know of to address this.

Adam Artz:

Absolutely. If you look at the site plan right now this is actually a different concept that was previously approved. If you look on the south side of the building this development is going to have one access point. It's actually moved off the blind top of the hill by the cemetery. Previously it was approved for those trucks to come up and actually go up about 23 feet vertically on a hillside and come out at the top. This is now the south end of the site. So if you're coming over the hill you'll actually have the better line of sight than previously.

There are lights being proposed at the entrance not in the right of way. They're private lights at this time. There are no public street lights out there. So the entrance is proposed to be lit per the Village standards at the time. This has been sent to the County for their review, and to this date we don't have our access permit, that's usually the last thing we get. The County wants all the technical details established. But we envision that it will be approved by the County as well.

Michael Serpe:

That's okay. But if you're only talking lights at the entryway, if trucks are going to be coming and going at all hours of the night I don't know how much -- I just would like to see some consideration for these solar powered warning lights. You don't have to hook them up to a telephone pole. It might be expensive, \$1,500 or \$2,000 to put in but they're done. You just let it run. And it gives some warning for the traffic on H that there's trucks entering and leaving the

site. I just fear that we might have some serious accidents in that road and in that area if we're not careful.

Adam Artz:

Well, I can say that tonight we're here for Preliminary Site and Operational, and I unfortunately can't make that decision. I'm just their technical agent on this one. But I'd be glad to take that back to Majestic and then incorporate that into the next meeting that comes before you for final operations.

Michael Serpe:

Jean's got something to say.

Jean Werbie-Harris:

I will definitely have a conversation with Gary Sipsma. We did talk about it briefly. He's been out of town for the last week and a half, so I will visit with him again. And we've talked about this as a staff as to whether or not there should be some public street lights in this vicinity because it is a very dark stretch. So we will have that discussion further. Again, we're at the preliminary stage because we're just doing mass grading, and they'd still need to submit their fully detailed site and operational. But as part of the development agreement I will have that conversation with the staff and with Gary Sipsma.

Michael Serpe:

Appreciate that, thank you.

Jim Bandura:

So there's no plans as of now for maybe widening H.

Mike Pollocoff:

No.

Adam Artz:

If you don't mind we are widening it at our intersection. There will be bypass lanes for the traffic that is intended to go around any stopped or queued vehicles in the development, and that's about 360 feet long.

Mike Pollocoff:

That's a little bit different than widening it, though. We'd require that anyway, but that intersection works pretty good. Right now you look at Kenosha County's -- County H is still a two lane road. It's been a two lane since the park started in 1989. And it should be widened out

to probably a more normal standard, and it should have a truck foundation to it, concrete and asphalt.

Jim Bandura:

And I just came down that road, and there was traffic backed up from Bain Station all the way down to Terwall Terrace and 95th. It was.

Jane Romanowski:

There was an accident tonight.

Jim Bandura:

There was?

Judy Juliana:

Yeah, a semi rolled over on 165.

Adam Artz:

I will say as part of the traffic impact analysis that was done under the guidance of Kenosha County the impacts of this development at full build out were analyzed, and that's why when Jean mentioned a financial contribution instead of having Majestic make the improvements themselves, a [inaudible] if you will at the intersection of Bain Station and H, they're contributing to a larger project that the County is getting funding for.

Wayne Koessl:

I have the same concerns as Mike about the traffic on that road. Because the times I go through there especially at the end of the day they start backing up to the south because it's a north exit out of LakeView Corporate Park. And with the increase in truck traffic and with the school to the south I think we should pursue it with the County, and I'm glad Jean is going to do that. Because anything we can do to enhance the quality of the warning and the lighting there to help the people would be beneficial. H is not really geared for a truck highway.

Bill Stoebig:

I'm assuming all the truck traffic is going to head south to 165. It can't go routed north out of that site?

Adam Artz:

The intention is yes. Although the traffic impact analysis, again, prepared under the guise of the County assumed some going north. It's something you can't just restrict. But, again, the improvements on Bain Station and H are assuming that some traffic is coming out of LakeView Corporate Park and this development going north. It's not a preferred truck route by any means.



Deb Skarda:

Just a quick question with regard to the land improvements and protection of the cemetery. Is there any special plans. It looks like the setback -- 45 feet is pretty standard, Jean?

Jean Werbie-Harris:

It is pretty standard. Why don't you tell --

Adam Artz:

So there's two things with the cemetery. One the tree preservation easement that Jean discussed that's actually the south like, if you will, the hedgerow on the south side of that those are all being preserved. There are some very nice trees there. So the setback has been increased there. But there's also a fence being installed along that property line to ensure that there's no interaction between the two. Realistically there probably won't be any interaction simply because if you go out to the site today and you look from south to the north the vantage point will show you that right at the north property line by the cemetery it goes way up in elevation. So you can imagine a 425,000 square foot plateau or ten acres of perfectly flat, it's going to be lower than that elevation just for the overall [inaudible].

Jean Werbie-Harris:

So there's actually going to be a retaining wall that's pretty significant between the two. And the possibly some type of decorative fence on top of that retaining wall that separates that northern area to the cemetery as well. And then there will be a flat green space that's still mowable in that area as well.

Adam Artz:

One more point on that. This site was the former site of the Badger Generating Station, they were going to build a power plant on it. As part of their due diligence on that site they did a very extensive archeological package on this. They actually had two dig sites on this site where they thought there could be some remains of the cemetery or even Indian burial grounds. The site was cleared for all archeological. It's contained within the cemetery limits. That was their finding of the report.

Deb Skarda:

Okay, thank you.

Tom Terwall:

If nothing further -- yes, Jean?

Jean Werbie-Harris:

Just to clarify. So, Adam, it looks like there's still going to be a connection to the north in the photograph that you had sent us. That is not accurate.

Adam Artz:

That is not accurate.

Jean Werbie-Harris:

Just so that everyone understands. Go back to the other slide, the previous slide. So the one that's circled in red that is accurate because you're just having one connection.

Adam Artz:

We'll actually have two but one is an emergency services access only. You can kind of picture on the south driveway access there's a bottom of the gray area there's actually going to be another road that projects down. There's an existing farm drive right there, there's an existing construction entrance. They're going to pave that for a secondary emergency access entrance into the development. We worked with the Chief on that. It will be gated.

Jean Werbie-Harris:

So there won't be a northerly entrance right south of the cemetery?

Adam Artz:

Correct.

Jean Werbie-Harris:

So that's a little confusing. They kind of gave us an old drawing on that one. So just so you know that that won't be at that location. So it will be a greater separation.

Adam Artz:

And with the assumption we get approved tonight you'll actually see drawings tomorrow reflecting all the --

Jean Werbie-Harris:

Correction.

Adam Artz:

-- evolution of the project since we started interacting with the Village.

Tom Terwall:

With that a motion to approve the Site and Operational Plan is in order.

Jim Bandura:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Jean, anything further you want to add?

Jean Werbie-Harris:

I just want to say one of the things to the staff report I'm adding some comments regarding the questioning for a need for public street lights or some type of warning system for traffic on Highway H. And I will discuss that with Kenosha County.

Tom Terwall:

With that we need to send a favorable recommendation to the Village Board for the development agreement.

Jim Bandura:

So moved.

Michael Serpe:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY MICHAEL SERPE THEN TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE DEVELOPMENT AGREEMENT AND RELATED PLANS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**D. Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for the owners of Westwood Estates Manufactured Home Park for approval to complete the private improvements for the previously approved expansion of the Manufactured Home Park located at 7801 88th Avenue.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for the Owners of Westwood Estates Manufactured Home Park for approval to complete the private improvements for the previously approved expansion of the Manufactured Home Park located at 7801 88th Avenue.

The Village had been working with the owners of the Westwood Estates for several years related to the phased construction of public and private improvements for the Westwood Estates Manufactured Home Park addition. The following is a brief history of the project and what items remain unfinished. And, again, just to remind everyone, Westwood Mobile Home Park is located on the east side of County Highway H. It's just south of Highway 50. It's just kind of north/northeast of the roundabout where H and C intersect. So north of 85th Street.

Nielsen Madsen and Barber originally worked with the owners and the Village on the approval of the engineering and platting documents for the 85 lot park expansion in 1997/1998 and the initial phase of construction which took place in 1999. That initial phase included mass grading of the site, construction of the two required storm water detention basins and the installation of the sanitary sewer metering manhole.

Since that time, four additional phases of construction have taken place at the site expanding the private roadways and utilities which has allowed 67 of the 85 lots to be considered buildable. The remaining 18 lots for which the private infrastructure needs to be completed to become buildable are Lots 285 through 291 and 316 through 329 as shown on the Westwood Estates Infrastructure Completion Exhibit. As noted on the exhibit, the following private improvements have yet to be constructed:

- Pavements and Water main on Pine Street, Oak Street to Evergreen Drive and Evergreen Drive Lot 284 to 85th Avenue.
- Storm Sewer on Evergreen Drive Lot 284 to 85th Avenue and the intersection of Evergreen Drive and Pine Street.
- Water Services and Risers for Lots 285 to 291 and 316 to 329.
- Public Utilities, gas, electric, phone and cable for a majority of the aforementioned 18 lots.

Since the original design documents are 15 plus years old and Nielsen Madsen and Barber no longer utilizes the software in which they were designed, modifications using phase lines had to be added to the drawings via Adobe. These modifications are shown in red on the 2016 Infrastructure Completion drawings. As far as the design is concerned, nothing has changed and Westwood Estates Owners are planning on completing the work per the original design documents.

In order to move forward with the construction, the following permits as listed below which have since expired need to be updated, resubmitted and reapproved by the various public agencies. In addition, a pre-construction meeting will need to be held at the Village offices after permits are obtained and prior to the start of the project. Permits required:

1. Wisconsin DSPS General Plumbing Permit for the private onsite water mains and storm sewers. A new WI DSPS will be issued upon submittal of application to the State.
2. Village of Pleasant Prairie Erosion Control Permit. A new permit will be issued upon submittal of application.
3. Village Work in the Right-of Way Permit for the minor work at the Evergreen Drive / 85th Avenue intersection. A new permit will be issued upon submittal of application.
4. Village Exterior Plumbing Permit for the private water and private storm sewer main. Inspections by the Village's Plumbing Inspector are required. A new Village exterior plumbing permit will be issued upon submittal of the application.

Since the mass grading is complete at the site and all roadways were originally constructed to sub-grade and then covered with topsoil, the limits of disturbance will be just below the one acre limit, eliminating the need for a Wisconsin DNR NOI permit.

In addition to completing the park build-out, it is the owner's intention if funding allows to do some minor asphalt base patching on the previously constructed private pavements in the expansion area and install the final lift of asphalt on all of the roadways giving the site a uniform finished appearance. This is not a matter for public hearing, and the staff recommends approval of the previously approved expansion subject to all the comments and conditions as outlined in the staff memorandum.

Tom Terwall:

What's your pleasure?

Michael Serpe:

So moved.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE IMPROVEMENTS 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.**

Judy Juliana:

So moved.

Jim Bandura:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned. Thank you.

**Meeting Adjourned: 7:17 p.m.**