

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
December 9, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on December 9, 2019. Those in attendance were Michael Serpe; Wayne Koessler; Deb Skarda (Alternative #1); Judy Juliana; Bill Stoebig; John Skalbeck; Brock Williamson; Michelle Burnett (Alternative #2); and Terry Rice (Alternate #3). Mike Pollocoff was excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel; Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Michael Serpe:

If there's anybody wishing to speak now is your opportunity. All we ask is that you give us your name and address for the record. Anybody wishing to speak? Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments.

- 5. NEW BUSINESS:**
 - A. Consider the request of Jeff Smith, agent for Verde 88th Avenue, LLC owners of the property located at 11589 88th Avenue in the LakeView Corporate Park for approval of Final Site and Operational Plans for an 86,808 square foot warehouse distribution addition for Volkswagen Group of America, LLC.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is the request of Jeff Smith, agent for Verde 88th Avenue, LLC, owners of the property located at 11589 88th Avenue in the LakeView Corporate Park. And this is for the approval of Final Site and Operational Plans for an 86,808 square foot warehouse distribution addition for the Volkswagen Group of America, LLC.

Volkswagen has occupied the existing 250,366 square foot building located at 11589 88th Avenue in the LakeView Corporate Park since 2003, and they use the facility for warehouse and parts distribution. At this time they are requesting approval of a Final Site and Operational Plan for an 86,808 square foot warehouse distribution addition for auto parts for Volkswagen Group of

America, LLC. As you can see, it's an extension to the south, and it's right on that corner of Highway H and 116th Street.

There are 40 full-time employees working one shift at the facility. No new employees are anticipated with the expansion. Upon completion of the addition there will be 133 parking spaces, including seven handicapped accessible parking spaces with nine new truck dock doors for a total of 37 truck dock doors. It is estimated that there will be an average of 40 daily automobile trips and an average of 20 day truck trips to and from the site.

As you will recall, on August 12, 2019, the Plan Commission had conditionally approved Preliminary Site and Operational Plans to begin site grading and to install underground utilities and footing and foundation for the expansion for the additional warehouse distribution space. To date no work has commenced, but is intended to commence by the spring of 2020, and is anticipated to be completed in the fall of 2020. We do have representatives here if you have any questions or if they have any additional comments that they would like to make.

Michael Serpe:

Does the petitioner have anything to add? Comments or questions from the Commission?

Wayne Koessl:

I have none, Chairman. I would move approval of the addition.

Michael Serpe:

Is there a second?

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE FINAL SITE AND OPERATIONAL PLAN. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you, Jeff. We all love Volkswagens. We all look forward to your expansion. Keep up the good work. Thank you.

B. Consider the required of Mark Eberle, P.E. with Nielsen, Madsen, and Barber S.C. for Site and Operational Plans approval for a parking lot expansion for Good Foods Group, LLC located south of their facility at 10100 88th Avenue in LakeView Corporate Park.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and audience, this is the request of Mark Eberle, P.E. with Nielsen, Madsen, and Barber S.C. for Site and Operational Plans. And this is for the approval for a parking lot expansion for Good Foods Group, LLC located south of their existing facility located at 10100 88th Avenue in LakeView Corporate Park. Good Foods Group is requesting approval of a parking lot expansion, and this is to accommodate 156 additional parking spaces on their property south of their existing 93,430 square foot facility. Again, that's located at 10100 88th Avenue as shown on the slide. The current site has 193 onsite parking spaces.

Good Foods has occupied their original building since 2013. In 2014, they constructed an addition and anticipated that the existing site could accommodate parking for 150 employees. Good Foods has now grown to employ 245 people, and since parking on site is not adequate they are currently shuttling employees from an offsite parking area. The addition of the 156 parking spaces will provide for a total of 349 parking spaces for their employees. The new parking lot provides a marked pedestrian access to the building.

Again, this is on the far east end of the existing vacant property to the south so it abuts up to 102nd Street on the south and Highway H on the east. And there will be one primary entrance off of 102nd Street that aligns with the driveway to the south. And they will have paved parking, curb and gutter, lighting, landscaping. And then they'll have a walk and series of steps to get you from the north end of the parking lot to their driveway, and then eventually it will head north to their main facility, the front door of their main facility. With that there are representatives here from Good Foods including their engineer. If you have any questions I'm sure they'd be happy to answer. I'm not sure if Ed or someone from their team would like to come up and let us know how well Good Foods is doing in the park.

[Inaudible]

Ed Holle:

Moved up from Illinois. The company itself --

Michael Serpe:

Name and address for the record. Name and address for the record.

Ed Holle:

Ed Holle, address is [inaudible]. The company is ten years old. It moved up in 2013 as Jean just indicated from Illinois. At the time it was moved into a 70,000 square foot facility. We had 50 employees. I joined the company about a year and a half ago. Since that time we opened another

production facility in Mexico for the guacamole products that we do. That facility employs over 600 employees. We're also looking at a second [inaudible] down in Mexico at this same time. Our HPP machines which is kind of the core of our business is what allows us to produce healthy foods without additives, preservatives, chemicals. I could go into that further. But basically it uses high pressure processing to eliminate E. coli, listeria and salmonella. We can then ship our guacamole all across the United States.

Our entrepreneur founder, CEO, Kurt Penn, was KABA's 2015 entrepreneur of the year. We won KABA's 2018 business of the year. We have had a growth of 12 to 18 percent on the top line revenue each of the last four years, and it was much higher the years before that. So we're growing fast. Right now we have a shuttle as Jean indicated that our temp employees which are approximately [inaudible] percent of our manufacturing workforce park by the RecPlex, we have a shuttle that runs them over to the manufacturing facility. The Good Food employees are allowed to park in our parking lots. We have made more of an effort to hire on good temp employees. We have outgrown our current parking situation. The founder owns the lot just to the south of Good Food's current site. So we will need to retitle that property. But we would expand in that direction and basically double the parking capabilities of the company.

Michael Serpe:

Wow, that's impressive. Are you still the largest processor of guacamole in the world?

Ed Holle:

No, Holy has the largest title, we're the best. We have the chunky. We're not the whipped guacamole. We have the chunks of tomato and avocado in there.

Michael Serpe:

Good. Very much a success story for your company, and we're glad to have you in Pleasant Prairie so thank you. Any comments or questions from the --

Judy Juliana:

No comments from me.

Michael Serpe:

Okay, what's your pleasure?

Judy Juliana:

Move to approve the Conditional Site and Operational Plans subject to the comments and conditions in the report.

Bill Stoebig

Second.

Michael Serpe:

Motion made by Judy Juliana and seconded by Bill Stoebig for approval of the Site and Operational Plan. Those in favor say aye.

Voices:

Aye.

Michael Serpe:

Thanks, keep it going.

Wayne Koessl:

And, again, we enjoy your growth in Pleasant Prairie.

C. Consider the request of Matthew Larson, owner of the property located at 10636 39th Avenue for approval of a Certified Survey Map to subdivide the property into two parcels.

Peggy Herrick:

This is the request of Matthew Larson, owner of the property located at 10636 39th Avenue requesting approval of a Certified Survey Map to subdivide the property into two parcels. The property is currently zoned R-4 (UHO), which is an Urban Single Family Residential with an Urban Landholding Overlay District. The R-4 District requires lots to have a minimum frontage of 90 feet on a public road and a minimum lot area of 15,000 square feet per lot.

Lot 1 is proposed to be 7.67 acres with 123.99 feet of frontage on 39th Avenue. Lot 1 has an existing home and a detached shed on the property. This lot could be further subdivided in the future with the extension of 41st Avenue and 43rd Avenue's public infrastructure at the cost of the property owner from the existing development south of Lot 1. In addition, further environmental evaluation would need to be done to determine the exact location of wetlands on the western portion of Lot 1 by the property owner to determine the feasibility and further subdivision of Lot 1.

Lot 2 is proposed to be 23,811 square feet with 100.07 feet of frontage on 39th Avenue. This would be a vacant lot where a new home could be built. Also, the CSM is dedicating additional right-of-way on 39th Avenue for a total of 50 feet from the center for a future right-of-way expansion or improvements in 39th Avenue. Public municipal sanitary sewer and municipal water are available on 39th Avenue, and the new home on Lot 2 will be required to connect to those public improvements. 39th Avenue is a county highway, County Trunk Highway EZ, and a new driveway for Lot 2 would be required to obtain a permit from Kenosha County.

The proposed land division conforms with the minimum regulations of the R-4 Zoning District requirements related to lot area and lot frontage and all the requirements of the Village Land Division and Development Control Ordinance.

Michael Serpe:

Comments or questions?

Judy Juliana:

No comments.

Michael Serpe:

How many lots have we required right-of-ways on 39th Avenue for the expansion besides this one, any?

Peggy Herrick:

Sure, as we do Certified Survey Maps and as subdivisions have been approved in the past like Mission Hills, Foxmoor, there's been a number of CSMs right across the street, so as we have land divisions occur there is right of way being dedicated for a total of 100 feet along 39th Avenue.

Michael Serpe:

Okay, what's your pleasure?

Judy Juliana:

Move to approve the CSM subject to the above comments and the conditions in the report.

Wayne Koessl

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE CSM. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

D. Consider the request of Julie Ogren, agent for Larry Day, owner of the property located at 4016 93rd Street for approval of a Certified Survey Map to subdivide the property into two parcels.

Aaron Kramer:

Plan Commissioners, the next item is to consider the request of Julie Ogren, agent for Larry Day, owner of the property located at 4016 93rd Street for the approval of a Certified Survey Map to subdivide the property into two parcels. The petitioners are requesting to subdivide the property located at 4016 93rd Street, further identified as Tax Parcel Number 92-4-122-144-0127, into two parcels. The property is currently zoned R-4, Urban Single Family Residential, which requires lots to have a minimum frontage of 90 feet of frontage on the public road and for the lot area in total to be no smaller than 15,000 square feet each new lot.

Lot B-1 is proposed to be 36,492 square feet having the bulk of this property with approximately 109 feet of frontage on 93rd Street. The Lot identified as B-2 is 41,061 square feet with 122.65 feet of frontage on 93rd. Lot B-2 has the existing home for the property. And in addition to the additional right-of-way that is being dedicated a total of 50 feet from the center line of the road for the future right-of-way expansion or improvements of 93rd Street. The public municipal sanitary sewer and water are available off of 93rd Street, and a new home for Lot B-1 would be required to connect to those public improvements.

The proposed land division conforms with the minimum regulations of the R-4 Zoning District requirements related to the lot area and lot frontage, those being the 15,000 square foot minimum as well as the 90 feet of frontage on a public street and the requirements of the Land Division and Development Control Ordinance. At this time the Village staff does recommend the approval of the Certified Survey Map subject to the comments and conditions in this report.

Michael Serpe:

Are the new proposed homeowners in the audience with us? Good. Are you residents of Pleasant Prairie now?

[Inaudible]

Michael Serpe:

You are. Okay, good. Good luck. Any questions on this? Nothing? What's your pleasure.

Wayne Koessl:

Move approval of the Certified Survey Map subject to the conditions outlined by the staff on their memo.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECOND BY JUDY JULIANA FOR APPROVAL OF THE CERTIFIED SURVEY MAP. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Before we adjourn I have a couple things I want to say. Bill Stoebig is leaving us, is resigning from the Plan Commission effective tonight. I guess Bill wants to do something a little bit less exciting than what the Plan Commission has to offer. Bill has been with us for quite some time. His input has always been welcomed. He's been an excellent Plan Commission member and will be truly missed. Bill we wish you well. If you wish to say something.

Bill Stoebig:

I just want to say thanks for the opportunity. It's been a lot of fun. And it's been interesting to see all the developments going. So keep up the good, everyone.

Michael Serpe:

You were a part of it. And with Bill's leaving that leaves a position on the Plan Commission available, and Brock Williamson will be appointed to that seat. So, Brock, welcome to the higher ups. Also, this is our last meeting for the Plan Commission for 2019. And when we come back in 2020 we will start our meetings at five o'clock. So the first meeting of the Plan Commission in 2020 will be at five o'clock.

6. ADJOURN.

Judy Juliana:

Move to adjourn.

Bill Stoebig

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY BILL STOEBIG TO ADJOURN. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you. Bill, good luck.