

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
June 10, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on June 10, 2019. Those in attendance were Michael Serpe; Wayne Koessl; Jim Bandura; July Juliana; John Skalbeck (Alternative #1) and Brock Williamson (Alternate #2). Mike Pollocoff, Deb Skarda and Bill Stoebig were excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Aaron Kramer, Deputy Planner and Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE APRIL 29 AND MAY 13, 2019 PLAN COMMISSION MEETING MINUTES.**

Judy Juliana:

Move to approve.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF THE APRIL 29TH AND MAY 13TH MINUTES. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Michael Serpe:

We have six items that are public hearings tonight. We'll be hearing four of them. So if there's a comment you wish to make on a public hearing that's scheduled you could hold that comment until that item is called. If there's anything else you'd like to address this Commission on now would be your time to do it. Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments.

6. NEW BUSINESS:

A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Mark Goode, agent on behalf of Riverview LLC owners of the property located at the northeast corner of 120th Avenue (East Frontage Road) and 122nd Street (CTH ML) for the proposed wholesale distribution of merchandise stored within a proposed 590,525 square foot building to be constructed for Fresenius Kabi, a global healthcare company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications. (AT THE PETITIONER'S REQUEST; THIS ITEM WILL BE TABLED UNTIL THE JUNE 24, 2019 MEETING.)

Jean Werbie-Harris:

The first item on the agenda is Item A, public hearing and consideration of a Conditional Use Permit, and this is at the request of Mark Goode, agent on behalf of Riverview LLC owners of the property located at the northeast corner of 120th Avenue and 122nd Street. And this is for the proposed wholesale distribution of merchandise stored within the proposed 590,525 square foot building for the project to be known as Fresenius Kabi, a global healthcare company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications. We've received a request from the applicant this evening that this item be tabled until the June 24th Plan Commission meeting, and we recommend that the Plan Commission accept this request.

Michael Serpe:

Is there a motion for that?

Wayne Koessl:

So moved.

Jim Bandura:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO TABLE THE ITEM A UNTIL THE 24TH OF JUNE. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Items B and C and will be taken together, separate action on both. They're both public hearings.

- B. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-07 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to correctly identify the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.**

- C. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to rezone the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the C-1, Lowland Resource Conservancy District.**

Jean Werbie-Harris:

Mr. Chairman, the first item is consideration of Plan Commission Resolution #19-07 for amendments to the Village's Comprehensive Plan, and this is at the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road and 88th Avenue to correctly identify the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin DNR to be exempt, and placing them into the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation. And this is for on our Village 2035 Land Use Plan Map 9.9; and then also to update Appendix 10-3 of the Pleasant Prairie 2035 Comprehensive Plan to reflect the above noted changes on the Land Use Plan Map 9.9.

The second item related to this is the consideration of the Zoning Map Amendment also at the request of Kevin Risch, P.E. of Clark Dietz. And this is for the exact same property, and this is to rezone the field delineated wetlands accepting the wetlands that have been determined by the Wisconsin DNR to be exempt and placing the wetlands that would remain into the C-1, Lowland Resource Conservancy District. As mentioned, these items are related and will be discussed at the same time. However, separate actions are required.

On February 4, 2019, the Board conditionally approved a Master Conceptual Plan for the development of three limited use industrial related buildings and associated site improvements on the vacant 17.6 acres of land located east of 9201 Wilmot as shown on the slide. On March 18, 2019, the Board conditionally approved a Certified Survey Map, Easement Vacation documents and an Addendum to the Memorandum of Understanding including Site and Operational Plans to create three properties, to grade the properties and to install private improvements to service the new lots. The CSM #2893 has since been recorded and work has commenced.

Conditions of the approvals required that upon obtaining the Wisconsin DNR and Corps of Engineers approvals the wetlands on Lots 1 and 3 of CSM 2893 would be placed in the Village's wetland classifications on the Land Use Plan Map and the Zoning Map would be updated. The DNR has determined that wetland areas A, B, C and I on Lot 3 to be artificial wetlands pursuant to the attached August 2, 2018 letter, and furthermore the Army Corps of Engineers would not be taking jurisdiction pursuant to the attached letter dated March 4, 2019 on the same wetlands. Therefore, Wetlands H and J will remain as shown on CSM 2893, and these wetland areas are included in the following amendments.

Again, there are two amendments to be made for your consideration and recommendation to the Village Board. Comprehensive Plan Amendments to correctly identify the field delineated wetlands H and J on CSM 2893 and placing it into the Park, Recreational and Other Opens Space lands, as well as to update Appendix 10-3 of the 2035 Comprehensive Plan and to reflect those changes on the Land Use Plan Map 9.9. And then next the Zoning Map Amendments to rezone the field delineated wetlands H and J into the C-1, Lowland Resource Conservancy District. These are public hearings so we can take the hearings at this time.

Michael Serpe:

Before I open it up, Jean, could you explain what an artificial wetland is? This is the drawing or something?

Jean Werbie-Harris:

No, an artificial wetland is one that was, basically I don't want to use the same word, but artificially created. It was created due to possibly the way the land was graded, or it was a wetland that was developed and it was created later. It was not something that was indicative from the very beginning. And sometimes these wetlands basically come about just because of poor grading or drainage.

Michael Serpe:

I never heard that statement before. This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing and open it up to comments and questions from the Commission.

Jean Werbie-Harris:

The petitioner is here if there's any questions.

Michael Serpe:

Comments or questions from the Commission? What's your pleasure?

Jim Bandura:

Move for approval.

Wayne Koessl:

Second.

Jim Bandura:

On Item B.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE RESOLUTION 19-07. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item C what's your pleasure?

Judy Juliana:

Move to approve Item C.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF THE ZONING MAP AMENDMENT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Scott Pomerich on behalf of RS Capital who intends to purchase the property located at 8500 Green Bay Road from Alpha Media LLC and lease 360 square feet of office space to Parkside Lending, a mortgage company. The remainder of the building will temporally remain occupied by WIIL Rock and the existing radio tower on the property owned by Alpha Media LLC will remain.

Jean Werbie-Harris:

This next item is also a public hearing. Consideration of a Conditional Use Permit including Site and Operational Plan. And this is the request of Scott Pomerich on behalf of RS Capital who intends to purchase the property located at 8500 Green Bay Road from Alpha Media LLC and to lease 360 square feet of office space to Parkside Lending, a mortgage company. The remainder of the building will temporally remain occupied by WIIL Rock, and the existing radio tower on the property owned by Alpha Media LLC will remain.

As a part of the public hearing and the public hearing record, the following comments, findings, exhibits and conclusions regarding the petitioner's request are being described and presented.

Findings of Fact

1. The petitioner is requesting approval of a Conditional Use Permit including Site and Operational Plans related to the property located at 8500 Green Bay Road. Specifically, RS Capital intends to purchase the property from Alpha Media LLC and lease 360 square feet of office space to Parkside Lending, a mortgage company. The remainder of the building, approximately 5,500 square feet, will remain occupied by WIIL Rock for the next six to nine months until their new space in Gurnee Mills is complete. In addition, the existing radio tower on the property which is located to the west that's owned by Alpha Media LLC will remain on the property. See Exhibit 1 has the application and related materials.

2. The property is located in U.S. Public Land Survey Section 10, Township 1 North, Range 22 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin. The property is further identified as Tax Parcel Number 91-4-122-103-0141.
3. The current zoning of the property is I-1, Institutional District. There is an area that is wetlands on the property so there's some C-1, Lowland Resource Conservancy District. There's some floodplain in the back so there's FPO, Floodplain Overlay District. The office space is a permitted use in the I-1 District, and a radio station including the radio tower is allowed with approval of a Conditional Use Permit and that is in the I-1 District.
4. There were a number of previous approvals as this site has been occupied for a number of years.
 - a. In August of 1983, Kenosha County approved a zoning map amendment to rezone the property from the Agricultural District to the Commercial District for the construction of a 3,000 square foot radio broadcasting studio building with a transmission tower and a 150 square foot building to house the transmitter. In 1992, the Village approved Site and Operational Plans for a building expansion prior to the widening of Highway 31.
 - b. As a result of the widening of State Highway 31, the building no longer met the required setbacks to the property line adjacent to 31, but is now considered a legal but non-conforming structure. Please note that a legal non-conforming structure is allowed to continue, however any addition is required to conform to the current zoning requirements.
 - c. On August 17, 1994, the Village Zoning Board of Appeals approved a variance, Variance Grant Document #94-10, to allow for the primary monument sign to be located five feet from the property line adjacent to Highway 31.
 - d. On May 6, 2002, the property was rezoned from the B-3, Highway Business District, into the I-1, Institutional District through Ordinance 02-27. As part of a Village wide rezoning when the Business Districts were re-written and television and radio stations were no longer allowed within the Business Districts, they were allowed in the I-1, District as a Conditional Use Permit. Therefore, the uses on the site became legal but non-conforming uses.

And, again, the reason why we're going through all this just to clarify is that there is not a current conditional use permit on the property. So this evening as part of reading all this information into the record and going through this process then there will be as a Conditional Use Permit legal, conforming uses with that conditional use.

- e. On February 9, 2009, the Plan Commission approved a Conditional Use Permit, Grant No. 09-01, for the co-location of one antenna on the existing 411 foot high guy-wired tower to construct an associated 10 foot by 12 foot equipment shelter and to install other associated improvements at the tower base within a leased area on property.

5. As a result of the proposed land sale and changes in use with the short-term plan for the radio station to remain in the building and the long-term plan for the radio tower to remain on the site, the Village staff recommended that the new owners apply for a Conditional Use Permit so that all uses on the property would be considered legal conforming uses.
6. When the radio station vacates the building, either Parkside Lending will occupy the entire building or they may lease part of the building to another user. If the new user requires a Conditional Use Permit then another application would need to be applied for at that time. However, if the new use is a permitted use then just permits would need to be obtained from the Village prior to doing any remodeling to accommodate that new use.
7. Parkside Lending is proposed to be open from 9:00 am to 6:00 pm with 5 full-time employees, and WLIP is proposed to be open from 8:00 am to 5:00 pm with 15 full-time employees. The 411 foot high tower and associated onsite easement area that includes access through the parking lot to the tower will remain on site and will be sued by Alpha Media.
8. The site provides for 46 parking spaces including two handicapped accessible parking spaces. According to the Zoning Ordinance, office related uses require one space for every 250 square feet of floor area plus the required handicapped accessible spaces. So the parking spaces provided on the site meet and exceed what is required for the uses.
9. Notices were sent to the adjacent property owners via regular mail on May 16, 2019, and notices were published in the *Kenosha News* on May 27 and June 3, 2019.
10. The petitioner was provided a copy of this memo on June 7, 2019.
11. According to the 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 the information presented at the public hearing this evening that the project as planned will not violate the intent and purpose of the Ordinance, and it meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any Site and Operational Plan unless they conclude those same findings that in the decision with the application and the satisfaction of any conditions of approval that all of the Village Zoning Ordinance conditions will be met along with all other federal, state and local requirements related to the land use, buildings, development control, land division, environmental protection, sewer, water and storm service, streets, highways and fire protection.

So this is a matter for public hearing, and I'll turn it over and continue the public hearing at this time.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing and open it up to comments and questions from the Commission. Jean, I have a question for you. On that radio tower that's presently on the site, are there any other uses such as cell towers on that tower?

Jean Werbie-Harris:

Not at this time.

Michael Serpe:

And after the radio station completely moves into Gurnee, Illinois is that tower going to be used for transmission?

Jean Werbie-Harris:

For the radio station that's correct. They will continue to use it for that purpose to send the signal, relay the signal.

Brock Williamson:

Is Alpha Media going to own that tower, or is it the new owners and they're going to lease it to Alpha Media?

Jean Werbie-Harris:

My understanding is that Alpha Media will continue to own that tower. They will have an easement on the property to gain access to it. But the new owners will not own or lease any space from that tower or the equipment.

Brock Williamson:

Okay. And then seeing the footprint of that whole site it has to stay vacant because of the risk of the tower? Like it can't be further developed around it, right?

Jean Werbie-Harris:

No, actually there could be a further expansion kind of directly north of that parking lot.

Brock Williamson:

Kind of where it swings in?

Jean Werbie-Harris:

So he's circled on the site, that area in particular there could be some type of smaller building placed at that site. Typically what they're going to need to do is they want to do any expansions whatsoever is they'll have to look at that tower, we'll have to see any fall zone or collapse zone for that tower. And then they would have to do any wetland delineations on the property. But there is at least one area that could be expanded on.

Brock Williamson:

Okay. And then lastly about Parkside Mortgage are they relocating from somewhere else or are they a startup?

Jean Werbie-Harris:

Is there a representative here?

Michael Serpe:

Name and address for the record please.

Scott Pomerich:

Scott Pomerich, 751 Moffett Road, Lake Bluff, Illinois. So Parkside Lending has been around since 2004 so this is just a new location for them.

Michael Serpe:

Thank you. Any other comments or questions? What's your pleasure?

Jim Bandura:

Move for approval.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE CONDITIONAL USE PERMIT AND SITE AND OPERATIONAL PLAN. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

E. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Mother Melanie Makrigiannis, agent on behalf of St John Chrysostomos Monastery owners of the property located at 4600 93RD Street for a 18,380 square foot building addition to serve as additional living quarters, workshop and storage space for the Monastery. (AT THE PETITIONER'S REQUEST; THIS ITEM WILL BE TABLED. NEW NOTICES SHALL BE SENT OUT BEFORE FUTURE CONSIDERATION.)

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and audience, Item E, the public hearing and consideration of a Conditional Use Permit including Site and Operational Plans, this is a request from Mother Melanie on behalf of the St John Chrysostomos Monastery, owners of the property located at 4600 93rd Street. And this is for an 18,380 square foot building addition to serve as additional living quarters, workshop and storage space for the Monastery. At this time they weren't quite ready for the formal presentation, so they have requested that their item be tabled at this time. And further notices will be sent out specifically to all the abutting and adjacent neighbors within 300 feet at such time that they're ready to continue to move forward with their project.

Michael Serpe:

Tabled to a date to be determined, right?

Jean Werbie-Harris:

To be determined. I don't have an exact date at this time.

Michael Serpe:

Do we have a motion on that?

Jim Bandura:

So moved.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY BROCK WILLIAMSON TO TABLE ITEM E. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- F. Consider the request of John O'Connell on behalf of Bio Fab Technologies for approval of Site and Operational Plans to construct a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant property located at the 11100 block of 88th Avenue in LakeView Corporate Park.**

Jean Werbie-Harris:

Trustee Serpe and members of the Commission and the audience. This is a request of John O'Connell on behalf of Bio Fab Technologies. And this is for the approval of Site and Operational Plans to construct a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant property located at the 11100 block of 88th Avenue in LakeView Corporate Park. We haven't assigned and address yet.

The petitioner is requesting approval of Site and Operational Plans and, again, this is for the construction of a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant 5.6 acre property located at the 11100 block of 88th Avenue or Highway H, and this is immediately just to the west of Niagara Bottling as identified with the red star.

Bio Fab Technologies is a provider of stainless steel equipment and components for the pharmaceutical, biotechnology, semi-conductor, architectural and food and beverage industries in the region. The company will be relocating from the Business Park of Kenosha and expanding their business. The site will also allow for a future building expansion of 22,890 square feet.

Bio Fab Technology, Inc., owned by Mark Schnuck and John O'Connell, was started in March of 2006 making custom stainless steel equipment and components for the pharmaceutical, bio technology, semiconductor and the food and beverage industries. Distinguishing characteristics of their company include custom fabrication, ASME vessels, process systems and engineering. The company currently has 39 full-time employees with plans to hire up to five new employees upon the completion of the new facility in Pleasant Prairie.

The hours open to the public will be 7:00 am to 5:00 pm with deliveries from 7:00 am to 3:30 pm. The facility will employ 44 full-time employees during two shifts, 32 first shift and 12 on second shift. It is anticipated that there will be 88 daily automobile trips and four daily truck trips to and

from the site. A total of 66 parking spaces including the three handicapped accessible parking spaces will be provided on the site with one dock door with the potential to add three additional dock doors on the south side of the property. The facility is proposed to be under construction in June, 2019 and completed and operational in about February of 2020.

I'd like to introduce Chelsea from Zilber to talk a little bit about and introduce the gentlemen from Bio Fab Technologies.

Michael Serpe:

Welcome.

Chelsea Couette:

Good evening, everybody. My name is Chelsea Couette. Address is 9560 58th Place, Kenosha. We, Zilber, was contacted by Mark and John at Bio Fab to provide developer services for their new consolidated operations in LakeView Corporate Park. It's not our standard typical where we will be owning and Bio Fab will be leasing. Bio Fab will be owning the building, and we are providing developer services to construct and complete with our project partners. If there's any additional questions I'm happy to answer as needed. Otherwise I will let Mark and John from Bio Fab tell you a little bit more about their operations.

Michael Serpe:

Just name and address before we start.

John O'Connell:

John O'Connell, 4910 83rd Street in Pleasant Prairie.

Mark Schnuck:

Mark Schnuck, 5208 86th Place, Pleasant Prairie.

John O'Connell:

Actually you guys told everything about our business. So we're just excited to expand and stay in Pleasant Prairie. But everything you said is true. We were a startup 13 years ago. Basically [inaudible] spent a lot of time there starting out [inaudible]. But we have a lot of good employees and we're growing [inaudible].

Michael Serpe:

I want to congratulate you for expanding and picking Pleasant Prairie. We're happy to see that. And this is a fabrication facility, you're not going to melt any steel or anything?

John O'Connell:

We buy raw material and we fabricate it. We laser cut, we form, we roll, we [inaudible] polish and assemble [inaudible].

Jim Bandura:

How are you going to get the message out to the public what you do? Do you have like a catalog or some kind of advertising?

John O'Connell:

We don't. Actually it's 13 years, and from Mark and I to 40 employees word of mouth. We are going to have to modify that as little bit as we go along. But right now it's the work that we do and the people we know.

Jim Bandura:

Interesting.

Mark Schnuck:

We kind of grew up in this industry and we have quite a few people that we know.

Jim Bandura:

Connections, good.

Mark Schnuck:

We do a few on the west coast, east coast, all over.

Michael Serpe:

The proposed building looks good. Your company we like to see that coming into the Village. Manufacturing is good. We're happy to have you.

John O'Connell:

We're excited as well.

Michael Serpe:

I don't want to announce that too quick before we vote on it, but I'm sure. What's your pleasure?

Wayne Koessler:

Mr. Chairman, I'd move that the Plan Commission recommend the Site and Operational Plan approval subject to the comments and conditions of the Village staff report of June 10, 2019.

John Skalbeck:

Second.

Michael Serpe:

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

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Welcome, guys. Looking forward to it.

G. Consider the request of Richard Pipek with In Studio Architects for approval of Site and Operational Plans including the Digital Security Imaging System (DSIS) Agreement and DSIS Easement to construct a 127,156 square foot Extra Space Storage facility and associated site improvements on property located east of 9201 Wilmot Road.

Jean Werbie-Harris:

Trustee Serpe, this is a request of Richard Pipek with In Studio Architects for approval of Site and Operational Plans including the Digital Security Imaging System or the DSIS Agreement and DSIS Easement. And this is to construct a 127,156 square foot Extra Space Storage facility and associated site improvements on property located east of 9201 Wilmot Road. The petitioner is requesting this evening approval of Site and Operational Plans for the construction of a 127,156 square foot Extra Space Storage facility and associated site improvements on a 6.2 acre property located east of 9201 Wilmot Road.

Previous Approvals include on February 4, 2019, the Village Board conditionally approved of a Master Conceptual Plan for the development of three limited use industrial related buildings and associated site improvements, and that was on the entire property which is 17.6 acres of land at the southwest corner of Highway H and Highway C, and this was for a limited manufacturing development. Again, they were Lot 2 or the second lot for this development.

On March 18, 2019, the Board conditionally approved of a Certified Survey Map, Easement Vacation documents and an Addendum to the Memorandum of Understanding including Site Development Plans for Prairie Holdings LLC, the owner of the vacant property east of 9201 Wilmot Road, again, to create these properties pursuant to a Master Conceptual Plan, also to

grade the properties and to install the private improvements which includes the private road, street lights, mass grading of the sites and construction of two storm water basins in order to service these three new lots being created. The CSM has been recorded, the MOU was executed and work is commencing on the properties to install the required improvements. All these improvements shall be completed, inspected and approved by the Village prior to occupancy of this new Extra Space Storage building.

Now, Extra Space Storage referred to as Bruno's Self Storage 3, operating as Extra Space Storage will be a 127,156 square feet. Within the building will be 1,000 square foot of office area and climate controlled storage units which range in size from five foot by five foot to the largest which is 30 foot by 10 feet. All storage units are located inside the climate controlled building. All persons and businesses that rent a storage unit would access the building in their vehicle through an overhead door at the north side of the building. Upon entering, the overhead garage door will close. The customer then would drive through to the large center aisle to the appropriate storage aisle to unload or retrieve items from their units and exit the building on the south.

There is no access to the storage units from outside of the building. The building and site is monitored with camera systems, and the exterior of the site will be monitored through the Village Security Ordinance through their private onsite DSIS or Digital Security Imaging System. The pre-cast panel building will provide for windows and a metal entry feature at the main office entry areas and the required exterior man door fire exits from the building.

The lot will not have direct driveway access to County Trunk Highway C, but will have access through a private roadway south of the property that connects to Highway C and Highway H with a private driveway that then connects the building. So as you can see this is a property that is adjacent, kitty corner from the fire station. And on that slide you can see how there's a connecting private roadway from Highway C or Wilmot Road, and then it connects all the way to 88th Avenue which is Highway C. And that is their private road getting access for Lots 1, 2, and 3. The fire department with Station 2 will also access. And then there's also a private driveway between Lots 2 and 3 as well. The building will be connected to municipal water and sewer and all associated storm water will drain into the shared stormwater basin on the adjacent lot which is Lot 1. Approximately 37.6 percent of the site will remain as open space.

The office hours will be 9:00 am to 6:30 pm, and the self-service storage access will be 7:00 am to 9:00 pm. The facility will employ two full-time employees and would expect about six trips from their customers daily. A total of 12 parking spaces including one handicapped accessible space will be provided adjacent to the office area of the building. And, again, that parking area is just parallel to Highway C. The building construction is proposed to start this summer with the facility anticipated to be open before the end of the year in December of 2019.

I'd like to introduce representatives, Bruno and others from Extra Space Storage if they want to add and provide any additional information. Also, since the previous meetings before the Plan Commission and the Board and the development plans, they have revised their building elevations and some of their colors and tweaked some things as per our recommendations, and you've seen those this evening.

Richard Pipek:

Richard Pipek, 4423 North Morris Boulevard, Shorewood, Wisconsin. Thank you first of all to the team. I appreciate all the information that you've laid out here. I think this is a nice thorough summary of the project. I think it's come a long ways and I think helped out a lot by a lot of your comments so I appreciate that. We did make some revisions in the past few months in terms of materials. That big green piece before now that's all become actually a burnished block that's going to be stacked and staggered.

I think [inaudible] floating around down there, too, so that bottom element is actually part of that block. The rest of the building is essentially precast with a few steel and glass elements as well. Thanks. So I have a variety of this block size, and the black area you're seeing is [inaudible] four inch tall and eight inch tall staggered. And the pink colors, we do still have the green but its minimal now. It's more kind of accent pieces and not [inaudible]. The rest of the building will be a mix of whites and grays [inaudible]. I don't know if there's anything you want to add to that.

Bruno Haney:

Hello, I'm Bruno Haney the owner and developer, 12138 North River Road, Mequon, Wisconsin, 53092.

Michael Serpe:

Thank you. Any questions for the developers?

Wayne Koessl:

The only comment I have, Mr. Chairman, is a very nice concept of a storage facility. Thank you.

Michael Serpe:

Your revision of the colors is very, very nice and thanks for that.

--:

That was Jean's recommendation actually.

Michael Serpe:

What's your recommendation on this?

Wayne Koessl:

I'd move approval, Chairman.

Judy Juliana:

Second.

John Steinbrink:

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

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you, welcome. You're starting this when?

[Inaudible]

Jean Werbie-Harris:

Welcome to the Village.

Michael Serpe:

Items H and I will be taken together, separate action on both.

- H. Consider the request of Melissa Roman with CenterPoint Properties, owner of the properties generally located on the northwest corner of 109th Street and 80th Avenue for approval of the Certified Survey Map for the creation of two properties.**
- I. Consider the request of Melissa Roman with CenterPoint Properties, agent on behalf of Ta Chen International Inc, for approval of the Site and Operational Plans for a 265,298 square foot addition for the building located at 8500 109th street in Lakeview Corporate Park.**

Jean Werbie-Harris:

So the next two items in the agenda are at the request of Melissa Roman with CenterPoint Properties, owner of the properties generally located on the northwest corner of 109th Street and 80th Avenue. And this first one is for the approval of the Certified Survey Map for the creation of the two properties. And then secondly consider the request of Melissa Roman with CenterPoint Properties, agent on behalf of Ta Chen International Inc, for the approval of the Site and Operational Plans for a 265,298 square foot addition for the building located at 8500 109th street in Lakeview Corporate Park. Again, these items are related and will be discussed at the same time, however separate actions are required.

Ta Chen International intends to expand the building and site improvements on the property located at 8500 109th Avenue by working with CenterPoint for a 265,298 square foot addition. Ta Chen International, Inc., TCI or the Company, is a leading master distributor of stainless, aluminum and nickel alloy coils, sheets, plates, long products, tubes and PVFs. TCI is an industry leader in inventory depth, breadth and availability and efficiently serves over 3,000 customers nationwide through eight strategically located warehouses.

Founded by Mr. Robert Shieh in 1989, TCI entered the U.S. market as a newcomer to the stainless steel distribution business. Within 10 years, the company has grown from a small operation in Los Angeles to become the largest and most recognized name in stainless master distribution in the United States. Ta Chen moved into its current 471,000 square foot facility at 8500 109th Street about five years ago in 2014. The Ta Chen facility was developed by a joint venture of the Milwaukee-based WisPark, LLC and Oak Brook, Illinois-based company of CenterPoint Properties.

In recent years, Ta Chen has acquired companies such as other aluminum distributors, a domestic stainless pipe and tubing manufacturer and an aluminum mill, which was purchased earlier this year. The acquisitions have added product lines for Ta Chen which has prompted the expansion of the Pleasant Prairie facility from its current 471,645 square foot facility to a 736,943 square foot facility. Ta Chen currently employs approximately 65 office and warehouse employees at its Pleasant Prairie location. Ta Chen currently has no definite plans to hire additional employees at this facility.

The new expansion would facilitate greater warehousing and shipping operations from their Pleasant Prairie facility. The area currently exists as five separate parcels. The certified survey map would redivide the 48.6 acres of land into two parcels. This project will include an expansion to the existing building to the east along with additional dock areas. The six existing driveway access points on the site will remain with one new proposed access driveway to 80th Avenue. The site will be expanded to provide 116 total parking spaces, including five total handicapped accessible spaces, and six new dock doors on the north and south sides of the building for a total of 14 dock spaces for the site overall.

A total of 43 additional future truck parking spaces are initially proposed to be constructed abutting 109th street. But my understanding is I think that they're abandoning that concept. I would have to talk to the owner. Significant berming and screening not currently reflected on the plans would need to be added to the site plan if they are looking to do that addition trailer parking abutting to the public street. A total of 26.38 percent of the site will remain open space. Storm water for the development is accommodated through an onsite drainage system which drains to the regional retention facilities within the LakeView Corporate Park to the north of the site.

It is anticipated that the construction on the addition would begin in summer of 2019 and would be completed by the spring of 2020. CenterPoint Properties will continue to be the landowner with Ta Chen International occupying the existing building along with the new addition to the site.

With respect to the Certified Survey Map, Ta Chen's current site and adjacent vacant land, 48.6 acres total, is proposed to be re-divided into two parcels for additional industrial development pursuant to the existing M-2, General Manufacturing District requirements. Lot 1 is proposed to

be 36 acres which is the proposed Ta Chen expanded -- with their entire expansion of their facility. And Lot 2 is proposed to be 12.6 acres.

The Site and Operational Plans will be in compliance with the Zoning Ordinances which includes site plans, drainage and grading plans, building plans, landscape, signage and all other plans as documents as part of the Site and Operational Plan approval process for the Village. I would like to now introduce a representative for the company and from CenterPoint Properties, Melissa Roman, to add any additional comments or answer any questions that you may have for the project.

Melissa Roman:

Hello, Melissa Roman, 2216 West Homer Street, Chicago, Illinois, 60647. I'd like to say thank you to Jean and her team for working with CenterPoint and Ta Chen to expand the building. And we look forward to working with the Village of Pleasant Prairie on this and any future projects. If you have any questions?

Michael Serpe:

Just one if I may. Where is the manufacturing facility located?

Melissa Roman:

Texarkana, the new facility that was referred to in Jean's description, but Texarkana.

Michael Serpe:

It will be manufactured there, shipped up here for distribution purposes?

Melissa Roman:

Correct, yes, and to their other distribution facilities.

Michael Serpe:

Any plans at all in the company's future that this could happen in Pleasant Prairie, manufacturing?

Melissa Roman:

Not that I'm aware of. What they did in Texarkana was they took over an existing abandoned mill, so I don't know that they would actually start manufacturing here in Wisconsin.

Michael Serpe:

Okay, any questions? Thank you. If we think of anything else we'll call you back up.

Melissa Roman:

Right, thank you so much.

Michael Serpe:

Comments or questions?

Jim Bandura:

I have none. I'll move for approval.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED 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. Item I.

Judy Juliana:

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

Wayne Koessler:

Second.

Michael Serpe:

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

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you and welcome.

J. Consider approval of a Lot Line Adjustment between the properties located at 9154 30th Avenue owned by Kari Schmitz and 9145 32nd Avenue owned by Anthony Gucciarodo.

Jean Werbie-Harris:

Mr. Chairman, Trustee Serpe, this is consider the approval of a Lot Line Adjustment between the properties located at 9154 30th Avenue owned by Kari Schmitz and 9145 32nd Avenue owned by Anthony Gucciarodo.

The owners of the properties are requesting approval of a lot line adjustment between the two properties. A portion of the property which is 50 feet by 125 feet located at 9145 32nd Avenue is identified as Tax Parcel Number 91-4-122-133-0500 is proposed to be sold and attached to the property located at 9154 30th Avenue, Tax Parcel Number 91-4-122-133-0555. The properties are both zoned R-4, Urban Single Family Residential District, which zoning requires a minimum lot frontage of 90 feet of frontage on a public street with lot area of 15,000 square feet. The property at 9145 32nd Avenue meets and exceeds these requirements.

The lot at 9154 30th Avenue is only 50 feet wide abutting on 30th Avenue with a lot area of 10,200 square feet. It is unlikely that 30th Avenue would be extended ever to the north without significant improvements to the existing 30th Avenue which is a narrow roadway adjacent to the County Bike Trail. This lot is considered a legal non-conforming lot. In addition the house is less than 10 feet from the side property line and less than 30 feet from the street property line thus making this a legal non-conforming structure. The additional 50 feet or just over 6,250 square feet of land area being added to the north side of the lot will make it now a lot that is conforming as it relates to lot area. The house setback to the side property line will be conforming as well.

The staff recommends that the Village Plan Commission and the Board approve the Lot Line Adjustment subject to the petitioners recording the proper transfer deeds. Again, the Plan Commission will make recommendation and the Board will take the final action.

Michael Serpe:

Comments or questions? What's your pleasure?

Jim Bandura:

Recommend approval for a Lot Line Adjustment.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE LOT LINE ADJUSTMENT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

K. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to amend Sections 420-148 B (119 and (120) related specific conditional use permit standards for utility substations in the Village.

Jean Werbie-Harris:

So the next item is consideration of a Zoning Text Amendment to amend Sections 420-148 B (119) and (120) related specific conditional use permit standards for utility substations in the Village.

On April 15, 2019, the Village Board approved Resolution #19-11 to initiate zoning text amendment related to the specific conditional use permit requirements related to setbacks for utility substations.

The staff has evaluated the CUP requirements for substations so that both sections 420-148 B (119) and (120) requirements are consistent and for reduced setbacks for these small buildings to property lines rather than the required larger building setbacks in the underlying district, therefore allowing the buildings not to occupy more land than is needed but allow for appropriate setbacks to the adjacent properties due to their building size.

The amendments include:

420-148 B (119), utility substations or electric power or gas-metering substations listed as a conditional use in any Zoning District.

- (a) All utility substations shall be securely fenced, landscaped, screened and marked with appropriate warning signs.
- (b) The minimum lot size shall be a lot large enough to accommodate the applicable principal building and to reduce the setbacks required in the underlying district to all property lines and wetlands to not less than 10 feet as approved by the Plan Commission to allow for proper landscaping and screening.
- (c) The minimum lot frontage on a public street shall be 50 feet.
- (d) The minimum gross floor area requirement shall not be applicable.

And then the second which is:

420-148 B (120), utility substation building only as a principal use on its own lot listed as a conditional use in any Zoning District.

- (a) The minimum lot size shall be a lot large enough to accommodate the applicable principal building and to reduce the setbacks required in the underlying district to all property lines and wetlands to not less than 10 feet as approved by the Plan Commission.
- (b) The minimum lot frontage on a public street shall be 50 feet.
- (c) The minimum gross floor area requirement shall not be applicable.
- (d) All utility substations shall be securely fenced, landscaped, screened and marked with appropriate warning signs.

The staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Zoning Text Amendment as presented. If there's any comments, concerns, questions, we'd be happy to answer them.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing and open it up to comments and questions. Jean, was there any consideration of any security cameras for these places?

Matt Fineour:

I think in general if it's like a Village structure like a lift station or something like that we usually leave it up to public works, and a lot of times they do have a camera. If it's a We Energy or some other utility substation my recommendation is to leave it up to the utility whether they want a camera or not.

Michael Serpe:

The reason I ask is if somebody wanted to cause some havoc in a community they could do so. It's just nice to have the evidence at all possible. Any other comments or questions? What's your pleasure?

Judy Juliana:

I move that the Village Plan Commission send a favorable recommendation to the Village Board to approve the Zoning Text Amendments as presented.

John Skalbeck:

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY JOHN SKALBECK FOR APPROVAL OF THE ZONING TEXT AMENDMENT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

L. Consider a street name change of 120th Avenue (West Frontage Road) to 122nd Avenue within the Village.

Jean Werbie-Harris:

Commission and Trustee Serpe, this is a request to consider a street name change of 120th Avenue or the West Frontage Road west of the interstate to 122nd Avenue within the Village. The recent business activity in the State Line 94 Corporate Park has brought the Village's attention to a naming conflict that both Frontage Roads on either side of I-94/41 in the Village of Pleasant Prairie share the same name, 120th Avenue. The Village staff recommends that changing the name of the West Frontage Road is the optimal way to correct the matter and reduce confusion for future addressing.

The impacts to renaming the West Frontage Road from 120th Avenue to 122nd Avenue involve the removal and replacement of street name signs, which will be handled by the Public Works Department. No official addresses will be affected by this change. On May 6, 2019, the Board adopted a Resolution #19-12 to initiate the change and referred the change to the Plan Commission for review and recommendation. In addition, the Board set a public hearing to consider the change. Their public hearing will be on June 17th, today is the 10th. It will be at the next Board meeting to consider that change.

Brock Williamson:

This is kind of a silly question, but how does this work with GPS? Do you guys have to put a notice out there and eventually Google will update so people aren't finding both roads?

Jean Werbie-Harris:

So we can do that. If you noticed up and down the interstate they aren't consistently named all the way up and down the interstate. Some communities have changed the names back and forth. And we can certainly notify Google for that change. It's not really a problem yet because we've not assigned any addresses to the new 122nd. But as you can see this frontage roads are bowing out there's options or opportunities for uses to be located on either side of the frontage road which would cause a problem. Do you want to add something, Aaron?

Aaron Kramer:

The City of Kenosha is the only other municipality that has jurisdiction on both frontage roads. There was a redesign, and during that reconstruction it was also renamed 122nd Avenue.

Brock Williamson:

Thank you.

Michael Serpe:

What's your pleasure?

Jim Bandura:

Recommend approval.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE NAME CHANGE OF 120TH AVENUE TO 122ND AVENUE. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. ADJOURN.

Judy Juliana:

Move to adjourn.

Wayne Koessl:

Second.

Michael Serpe:

Motion made and seconded for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:52