

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
September 22, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on September 22, 2014. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Jim Bandura; John Braig; and Bill Stoebig (Alternate #1). Judy Juliana and Deb Skarda (Alternate #2) were excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

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

Tom Terwall:

If you're here tonight for a public hearing we would ask that you hold your comments until the public hearing is held. However, if you're here for any other item or item that's not on the agenda now would be your opportunity to speak. We'd ask that you come to the microphone and begin by giving us your name and address. Is there anyone wishing to speak under citizens' comments?

5. **NEW BUSINESS**

A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #14-14 for the request of Mark Eberle of Nielsen Madsen and Barber, agent for the following amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan related to The Addison of Pleasant Prairie, a proposed senior living facility with 96 units on the vacant 9 acre property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and audience, this is a public hearing and consideration of Plan Commission Resolution 14-14 for the request of Mark Eberle of Nielsen Madsen and Barber, agent, for the following amendments to the Village of Pleasant Prairie 2035

Comprehensive Plan related to The Addison of Pleasant Prairie, a proposed senior living facility with 96 units proposed on the vacant 9 acre property generally located south of Prairie Ridge Boulevard and east of 97th Court within the Prairie Ridge development: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

On September 8, 2014, the Plan Commission conditionally approved the development plans for the vacant property located at the southeast corner of Prairie Ridge Boulevard and 97th Court in the Prairie Ridge area including a Zoning Map and Text Amendment for the development of The Addison of Pleasant Prairie. In order for the Zoning Map and the Comprehensive Land Use Plan to be consistent with the 2035 Land Use Plan, Map 9.9 is proposed to be amended to remove the urban reserve land use designation from the property.

Therefore, as outlined in Plan Commission Resolution #14-14 the following amendments are being proposed:

1. To amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the vacant property. It's identified as Tax Parcel Number 91-4-122-082-0412.
2. To update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

This is a matter for a public hearing. I'd like to continue the public hearing. Again, all of the matters relating to this particular project have been already before the Village Plan Commission and the Village Board for approval. This is one item that was missed, and it should have been on that last agenda. But due to notice requirements it's on this agenda instead and will go to the Village Board on October 6th.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak on this matter? Yes, ma'am?

Nancy Cutter:

Hi, I'm Nancy Cutter. I'm Vice President of Development and Construction with Senior Lifestyle Corporation. And I just wanted to express to you how excited we are about this project and becoming part of your community and expanding the services for senior citizens and we hope you'll support this.

Tom Terwall:

Thank you. We're excited to have you by the way. Anybody else wishing to speak? Anybody else? Hearing none I'll open it up to comments and questions from Commissioners and staff.

Don Hackbarth:

Mr. Chairman, I move we approve.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO APPROVE RESOLUTION 14-14 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. Thank you.

B. Consider the request of Mark Milliman on behalf of Quest Products, Inc. for approval of Site and Operational Plans for Quest Products to occupy the building located at 8201 104th Street in LakeView Corporate Park for their headquarters, warehousing, distribution and some assembly and packaging of consumer products.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this the request of Mark Milliman on behalf of Quest Products, Inc. for approval of Site and Operational Plans for Quest Products to occupy the building located at 8201 104th Street in LakeView Corporate Park for their headquarters, warehousing, distribution and some assembly and packaging of consumer products.

The petitioner is requesting to occupy the entire 44,398 square foot building located at 8201 104th Street for general office/headquarters, warehousing, distribution and some assembly and packaging of consumer products. No raw material manufacturing will occur at this facility. Distribution and warehousing consists of receiving, storing and shipping finished consumer products. Products that will be stored will be in corrugated master cartons on pallets in metal wire based racking.

Quest Products, Inc. is a diverse consumer packaged goods company with expertise in owning, launching and building profitable consumer product brands. Quest Products provides turn-key solutions to CPG companies looking to development their product's distribution and sales to all classes of trade. Quest works with varying sizes of CPG companies, from inventors or entrepreneurs beginning start-up brands, to large industry leading CPG manufacturers looking to

expand their reach. Quest's unique core competencies allow them to create a turn-key solution and drive new and incremental opportunities in sales for their client partners.

The property is zoned M-2, General Manufacturing District, and no exterior site modifications other than a change in the monument sign are being proposed. Pursuant to the application the warehouse and distribution area is classified as Occupancy Type Storage Group S-2 low hazard pursuant of the Chapter 3 of the 2006 International Commercial Code. Therefore this use is a permitted use in the M-2 District.

A total of 28 full time employees will be employed on site between the hours of 7:30 am and 6:30 p.m., Monday through Friday. The site has 107 existing parking spaces including handicapped accessible spaces which will provide adequate parking for their employees. It is anticipated that there will be 20 truck trips to and from the site daily.

With that, I would like to introduce the representative from Quest Products. And I would ask if Mark you could just give a little bit of information about the background about Quest Products and a little bit of your history and what brings you to Pleasant Prairie.

Tom Terwall:

Give us your name and address, sir.

Mark Milliman:

Yes, Mark Milliman, 455 Hunter Lane, Lake Forest, Illinois. We will be hoping to begin occupancy at the 8201 104th Street on October 3rd which is a week from this Friday. So hopefully all this falls into place. A little bit about Quest Products. We started the company, myself and my brother-in-law who should be here shortly. I apologize for being late. I'm glad I got to the point where I could actually just walk up and do this. But we started the company back in 2001, and we've been growing very rapidly to the point where we've actually moved our business now, this is the fourth time in the last seven years. So we're looking for a permanent home hopefully at the site that we just purchased which is roughly five times larger than the current facility that we're in, and it also has some land on the side there that we'd like to expand eventually down the road. Nothing in the immediate plans, but the current space there should be perfect for us moving forward.

I'm not sure how much more. I think you gave a pretty good synopsis of what we do. We are a consumer products distributor. And we OEM manufacture some of our own products and some of our own brands. But we primarily distribute for other peoples' product. We distribute not only to major retail shelves, but we also do e-commercial distribution for all of we call [inaudible] to click. So we sell to the Wal-Mart shelf, but we also ship to the Wal-Mart consumer where they'll go on walmart.com, they'll order something, and there's a good chance it comes from Quest Products.

All of that product will be stored in the building, and that's what we refer to as our pick and pack or drop ship distribution model. That business is really what's driven the purchase of the new building. It is, again, all consumer products. We sell everything from baby bottles to car accessories. You name it, anything you can find online there's a chance that we carry something

similar to it. We have over 6,000 skus, 6,000 items, and that is growing almost daily. So we talk to a lot of new folks every week as far as new vendors and new customers.

Tom Terwall:

Do you have a catalog of your own?

Mark Milliman:

We don't actually do -- we do not have a catalog. We don't necessarily sell directly to the consumer. That said, if you wanted to look at a website that does offer some of the products that we sell it would be myqueststore which is spelled with a Q, Q-U-E-S-T, so myqueststore.com. That will give you a little bit of an idea of what some of the products are. But we don't actually produce a catalog or anything of that nature.

Tom Terwall:

You ship via UPS and FedEx and those people?

Mark Milliman:

That is correct. Primarily we do about 65 percent of our drop shipments with FedEx. UPS is getting a lot more aggressive. As a matter of fact we met the FedEx folks up at the building last week, so they're excited to have us up here.

Tom Terwall:

So are we.

Mark Milliman:

Okay, there you go, perfect. We also do not so much truckload shipments, but we do less than truckload LTL shipments on pallets where we'll ship directly to the Walgreen's warehouse. Or we'll certainly be doing a lot of business with the new Amazon facility that's coming into play. We also do a lot of business with Meyer. So there's a lot of homegrown folks in the neighborhood if you like.

Michael Serpe:

Don't we have a rule that if we approve the headquarters that the owners have to live here as well?

Tom Terwall:

The next thing you've got to do is become Packer fans.

Mark Milliman:

Well, I will tell you even in Illinois we are about 50 percent Packer fans but not me personally. But I would say at least half the office is Packer fans.

Tom Terwall:

After yesterday I wouldn't wish that on anybody.

Mark Milliman:

We'll see what happens tonight.

Don Hackbarth:

You said you've moved how many times?

Mark Milliman:

This is our fourth time in seven years.

Don Hackbarth:

I hope you don't have that in your plan anymore?

John Braig:

Is there room for building expansion on this site?

Mark Milliman:

There is. I'm not exactly sure -- we can put I believe somewhere between 30,000 and 35,000 additional square feet in the warehouse.

John Braig:

You'll be back.

Mark Milliman:

Yes, we'll be back to see if we can get those plans put through at the time. Hopefully that's sooner than later.

Tom Terwall:

Anybody else? If not, what's your pleasure?

Michael Serpe:

I'd move approval.

Wayne Koessl:

Second, Chairman, subject to the comments and the conditions outlined by staff.

Tom Terwall:

IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE SITE AND OPERATIONAL PLANS FOR QUEST PRODUCTS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome aboard.

Mark Milliman:

Thank you very much. We appreciate all the help, too. You guys have been great. Thank you.

C. Consider the request of Travis Morton, agent for Costco Wholesale Corporation for approval of Site and Operational Plans including the Digital Security Imaging System and Access Easement for the proposed Costco and associated gasoline facility on the property generally located at the southeast corner of 76th Street and 94th Avenue in the Prairie Ridge development.

Jean Werbie-Harris:

Mr. Chairman, members of the Plan Commission and audience, this is the request of Travis Morton, agent for Costco Wholesale Corporation, for approval of Site and Operational Plans including the Digital Security Imaging System Agreement and Access Easement for the proposed Costco and associated gasoline facility on the property generally located at the southeast corner of 76th Street and 94th Avenue in the Prairie Ridge development.

On July 28, 2014, the Plan Commission held a public hearing and conditionally approved a Conditional Use Permit and Preliminary Site and Operational Plans for the petitioner to develop an approximate 17.5 acre site for the construction of a Costco Wholesale Warehouse and gasoline facility. The proposed warehouse will be located between 91st and 94th Avenues and between 76th Street and Prairie Ridge Boulevard in the Prairie Ridge development. The fueling facility will be located at the southwest corner of 94th Avenue and 76th Street.

The property is zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. The existing signage that's on the property is associated with the commercial land within Prairie Ridge that would allow for nonresidential development identification signs to be located within the dedicated entry monument easement and to include the names of commercial businesses on those signs. Costco at this time has not requested to be on any of those entry signs right at Highway 50. On August 4, 2014, the Village Board Zoning Text Amendment Ordinance 14-23 to create the specific PUD ordinance for the Costco development.

In addition, on August 14, 2014, the Board conditionally approved a Certified Survey Map which shows all existing and additional easements on the property, along with Dedication and Easement Provisions. Also on the CSM the additional right-of-way that is going to be needed for future widening of improvements for 94th Avenue at 76th Street is also shown. They completed a traffic study which indicates that not only additional right-of-way to be dedicated but also some additional work with respect to signage and pavement markings. The finalized CSM was just sent to the staff, but I have not had a chance to review that today. But I trust that all those changes have been made, and we'll need to verify that before permitting. At this time the petitioner is requesting approval of the final Site and Operational Plans including the DSIS Agreement and Access Easement for the warehouse and gasoline facility.

Costco operates an international chain of membership warehouses, mainly under the Costco Wholesale name that carry quality, brand name merchandise at substantially lower prices than are typically found at a conventional wholesale or retail source. The warehouses are designed to help small to medium sized businesses reduce costs in purchasing for resale and for everyday business use. Individuals may also purchase for their personal needs. The staff comments go on and list all the different types of products that Costco has as I had indicated in previous presentations made for the Costco property.

The project will consist of the construction of a 149,365 square foot warehouse retail building that includes an accessory tire center, food service center, employee break room, locker area, fire pump room and an enclosed 4,234 square foot entrance canopy, all totaling 153,955 square foot in area for the building. In addition, a freestanding three island gasoline fueling facility with 12 pumping positions with an option of expanding it to a fourth island in the future is being proposed for passenger vehicles.

The hours of operation proposed by Costco when the public is allowed to enter or remain on site for business purposes include: Warehouse: Monday - Friday 10:00 a.m. to 8:30 p.m.; Saturday 9:30 a.m. to 6:00 p.m.; Sunday 10:00 a.m. to 6:00 p.m.. Gas Station: 6:30 a.m. to 10:00 p.m. These pumps are not allowed to be operating 24 hours and not to be operating when unattended.

During holiday times Costco may adjust their hours slightly when they are open to the public. They had indicated to me that possibly during the holiday time, the day after Thanksgiving or right before Christmas they might open another hour or two earlier or stay open an hour later. And, again, those hours would fall still within the guidelines of the acceptable B-2 hours when the business is allowed to be open to the public.

Pursuant to the B-2 requirements deliveries and shipments or any other activities outside of the principal building or accessory building which is the fueling station that might cause a

disturbance to the neighboring residential areas or hotel such as, outside loading or unloading, the arrival of deliveries, idling of delivery trucks, and back-up beeping of delivery or garbage pickup trucks, except for snow removal, is allowed only during the hours of 6:00 a.m. to 10:00 p.m.

Pursuant to the B-2 District and liquor license requirements, the business is allowed to be open until midnight; however, Class A Beer and Class A Intoxicated Liquor is only allowed to be sold during their hours of operation. So obviously when their store is closed they can't be selling alcohol. A liquor license will need to be requested and obtained from the Village Board.

The owner shall obtain and maintain all permits and licenses required to operate their business. Those permits and licenses allow for the sale of petroleum products, alcohol, tobacco, food, and related items sold in its business. These licenses are issued by various government agencies, and they'll need to contact our Village Clerk for the licenses to be issued by the Village. Kenosha County would be contacted for the Health Department to be able to issue any permits to them related to the food items.

A total of 150 employees, 50 percent full time and 50 percent part time, will be employed at this facility. Employees come in at random times throughout operational hours; therefore, there are no specifically defined shifts. The peak number of employees at one time in the warehouse will be about 75.

The ordinance requires a minimum of on-site parking for retail stores. The amount of parking that they have identified is 650. Our ordinance requires that they have at least 575 so they not only meet but the exceed the minimum requirements for parking for this site. Pursuant to the Traffic Study Report, the facility is expected to generate new automobile trips as outlined in the staff memorandum. In addition, eight to ten trucks per day, Monday through Saturday for deliveries are expected. And then I list some of the information with respect to the vehicle trips. What we did determine from the traffic study is that as a result of the increased traffic four way stop signs will be needed at the intersections of 91st Avenue and 76th Street and 94th Avenue and 76th Street. In addition, there will be some additional pavement markings that will be required. At such time that Highway 50 is widened and the improvements are made at 94th Avenue there will be some additional improvements that will be needed down 94th Avenue and widenings and turn lanes. And that will be completed by the State DOT.

As part of the PUD, the site shall be equipped with fully functioning and operational security cameras outside of the building covering each building entrance and exit, all public areas including the fueling dispenser area, the parking lots and the driveway entrances to the site. The DSIS will need to be completed in accordance with the requirements of Chapter 410 of the Municipal Code. Included in your information are drafts of the DSIS agreement as well as the access easement which will need to be finalized.

As discussed at the Plan Commission meeting in of July 2014, the design of Costco represents a unique contextual response to the Village and Prairie Ridge development. The materials of the building reflect various rich textures in earth tones including textured panels. I left the materials board. Could I have one of you get that? It's in the CD conference room. The materials board came today that identifies all of the different materials and the stone and the brick and the colors that they'll be using at this Costco facility. Each Costco is a little bit different with respect to the

colors and the materials that they use. And the ones that have been chosen for this site I think fit in best with Pleasant Prairie as well as the Prairie ridge commercial area.

The staff comments then go into all of the details that we've talked about at previous meetings where we talk about Costco maintaining very sustainable practices for their design approach to their building. And it goes into all the innovations that they have done with respect to building design, the pre-engineered architectural panels that they use, and how they are able to reduce energy costs and the different things that they do in order to make this site very efficient and sustainable.

With that, we do have a representative here from TJ Design that can answer any questions that you might have. Since this was a very detailed I think close to 150 to 200 pages of site plans that we reviewed for this final site and operational plan set there were some conditions of approval and some modifications which they have been diligently working on since they received our comments last week and are working on those as we speak.

Maybe if you'd like to come and introduce yourself, and maybe we can get a little more about the timing of Costco moving forward on this project.

Jeri Krieg:

Okay, my name is Jeri Krieg, 2311 West 22nd Street, Oakbrook, Illinois. Timing, as far as I know they're trying to get a closing here within the next few weeks if I'm not mistaken. So then they're finalizing plans. So they're hoping to possibly do some site work before the wonderful winter weather before it comes upon us. And then April we'll break ground to finish up. And they should be open within five to six months at the most. So it will go relatively quickly. They've got it down really well.

Tom Terwall:

Does Costco require that you be a member in order to purchase gasoline there?

Jeri Krieg:

Yes, sir.

Don Hackbarth:

Do you have a plan for the truck flow because that's kind of deep into that area. Is it going to be coming from Highway 50 south or what?

Jeri Krieg:

I believe the majority of it will all be coming from Highway 50 just because they try to stay on the main routes.

Don Hackbarth:

Because I'd hate to see trucks meandering in that area past the church.

Jean Werbie-Harris:

Don, I'm not sure if you can see it, but there's arrows on here. The intent is that truck traffic will be coming from Highway 50 up here and then coming south on 91st Avenue. I don't know if you can see the arrows. They're going to be coming in from here and then coming in and backing in right here, and then coming out right here and then exiting and going north towards Highway 50. Costco has agreed to it, and there will be no truck traffic on Prairie Ridge Boulevard.

Don Hackbarth:

Like I say, the concern is that we've got the school there, we've got the church there.

Jean Werbie-Harris:

That's why we've eliminated and we've told them that there will be no truck traffic allowed on Prairie Ridge Boulevard. So that's why they'll be coming north/south. The only time that that would be different is when Highway 50 is under construction. When Highway 50 is under construction then I would assume that Prairie Ridge Boulevard will be the route, the east/west route.

Don Hackbarth:

Off of Highway C or what?

Jean Werbie-Harris:

Probably off of Highway H because we don't have any choice I mean if Highway 50 is closed. Or they might be coming up 165 to H. I guess we haven't even talked about three to five years from now when Highway 50 is under construction as to what the truck routes are going to be at that point.

Tom Terwall:

Anything further? Then what's your pleasure?

Wayne Koessler:

Chairman, I'd move approval subject to the conditions outlined by staff.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG TO APPROVE THE SITE AND OPERATIONAL PLANS INCLUDING THE DSIS SUBJECT

**TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF REFERENDUM.
ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed. So ordered. Welcome.

6. ADJOURN.

John Braig:

So moved.

Jim Bandura:

Second.

Tom Terwall:

Moved and seconded to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Adjourned: 6:30 p.m.