

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
June 13, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on June 13, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE MAY 23, 2016 PLAN COMMISSION MEETING MINUTES.**

Jim Bandura:

Mr. Chairman, I move for approval.

Wayne Koessler:

I'll second, Chairman.

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY WAYNE KOESSL TO APPROVE THE MINUTES OF THE MAY 23, 2016 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? Motion carries.

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until that public hearing is held so we can include your comments as a part of the official record. However, if you want to raise an issue that is not a matter of public hearing now would be your opportunity to do so. We'd ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments? Anybody wishing to speak?

6. NEW BUSINESS.

A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #16-08 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN for the request of Harold Brown, the owner of the vacant property generally located on 93rd Street east of 11th Avenue within Carol Beach Estates Unit #6 Subdivision (Lot 3 of CSM 1877) and further identified as Tax Parcel Number 93-4-123-191-0137 to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations to the Low-Medium Density Residential land use designation and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.

Jean Werbie-Harris:

Mr. Chairman, I'd ask that Items A and B be taken up at the same time by the Plan Commission. I'll make one presentation but separate action will be required.

Tom Terwall:

We need a motion to that effect.

Michael Serpe:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO COMBINE ITEMS A AND B FOR PRESENTATION PURPOSES WITH TWO SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Harold Brown, the owner of the vacant property generally located on 93rd Street east of 11th Avenue within Carol Beach Estates Unit #6 Subdivision (Lot 3 of CSM 1877) and further identified as Tax Parcel Number 93-4-123-191-0137 to rezone the portion of the zoned C-1, Lowland Resource Conservancy District to the R-6, Urban Single Family Residential District so that the entire property is within the R-6 District as a result of the Wisconsin Department of Natural Resources confirmation that there are no wetlands on the property.

Jean Werbie-Harris:

So the first item is Item A, public hearing and consideration of Plan Commission Resolution #16-08 for an amendment to the Village Comprehensive Plan for the request of Harold Brown, the owner of the vacant property generally located on 93rd Street east of 11th Avenue within Carol Beach Estates Unit #6 Subdivision and further identified as Tax Parcel Number 93-4-123-191-0137 to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designation to the Low-Medium Density Residential land use designation and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.

The next item, Item B, is also a public hearing. This is for consideration of a Zoning Map Amendment for the request of Harold Brown, the owner of the vacant property generally located on 93rd Street east of 11th Avenue within Carol Beach Estates Unit #6 Subdivision, Lot 3 of CSM 1877. It's identified as Tax Parcel Number 93-4-123-191-0137, and this is to rezone the portion of the zoned C-1, Lowland Resource Conservancy District to the R-6, Urban Single Family Residential District, so that the entire property is within the R-6 District. This is as a result of the Wisconsin Department of Natural Resources' confirmation that there are no wetlands on the property.

The property owner had hired DK Environmental Services Inc., to complete a wetland delineation on the vacant property identified as Tax Parcel Number 93-4-123-191-0137. The wetland staking was completed on October 24, 2015, and the required wetland report was filed with the Wisconsin DNR on April 20, 2016. The DNR had sent the attached letter as provided in your packets indicating that upon their field visit on April 13, 2016, as concurred with the biologist with DK Environmental Services, that there were no wetlands found on the site.

In accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon completion of a wetland delineation the 2035 Land Use Plan Map 9.9 would need to be amended to reflect the results of that wetland staking. Therefore, the Village of Pleasant Prairie 2035 Comprehensive

Land Use Plan Map 9.9 is proposed to be corrected to reflect the change that the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designation should be modified to the Low-Medium Density Residential land use designation, and Appendix 10-3 of the Plan is proposed to be updated to reflect that change.

Furthermore, in accordance with the Village Zoning Ordinance, upon completion of a staking the Zoning Map shall be corrected to reflect the results of the staking. And, again, since the DNR has determined that there are no wetlands on the property the portion of the property that was zoned C-1, Lowland Resource Conservancy District, is proposed to be rezoned into the R-6, Urban Single Family Residential District, so that the entire property is within the R-6 District.

This is a matter for public hearing. We've got two of them this evening, and I would like to continue the hearing at this time.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak on this matter? Anybody wishing to speak? Anybody wishing to speak? Seeing none I'll open it to comments and questions from staff.

Michael Serpe:

Move approval of 16-08.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE RESOLUTION 16-08 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.

Michael Serpe:

Move approval of the Zoning Map Amendment.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JUDY JULIANA TO APPROVE THE ZONING MAP AMENDMENT AS INDICATED SUBJECT TO THE TERMS AND CONDITIONS IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

C. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS to consider the request of BJ Korman for EMCO Chemical Distributors, Inc to construct a 62,160 square foot warehouse addition and associated site improvements at their facility located at 8601 95th Street LakeView Corporate Park.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is Item C, it's the consideration and public hearing of a Conditional Use Permit including Site and Operational Plans, and this is to consider the request of BJ Korman for EMCO Chemical Distributors, Inc., to construct a 62,160 square foot warehouse addition and associated site improvements at their facility located at 8601 95th Street LakeView Corporate Park.

As a part of the hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request, and I'll present them now for you.

Findings of Fact

1. The petitioner is requesting approval of a Conditional Use Permit including Site and Operational Plans to construct a 62,160 square foot warehouse addition and associated site improvements at their facility that's located at 8601 95th Street in the LakeView Corporate Park. This information is contained in Exhibit 1. And, again, this is south of 95th Street and east of 88th Avenue or Highway H.
2. The subject property is known as Parcel 14 of CSM #1361 and is located in a part of the Northwest One-Quarter of U.S. Public Land Survey Section 21, Township 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of

Pleasant Prairie, Kenosha County, Wisconsin. The property is further identified as Tax Parcel Number 92-4-122-212-0354.

3. EMCO purchased the facility and re-opened the Pleasant Prairie facility on July 13, 2011. The owner has continued to grow its operations since moving to Pleasant Prairie. The proposed 62,160 square foot addition is on the north side of the current building facility. The addition will be strictly for warehousing products. New docks will be added to allow for less traffic on site. Truck traffic and deliveries to the site will not be increased by this addition.

The project will also include a freestanding guard shack on the exterior of the fence line. The guard shack is critical for meeting security requirements set forth by the Department of Homeland Security. It also will allow EMCO to inspect and register deliveries prior to entering the perimeter fences. Along with this project, EMCO will loop water for the incoming fire system and install additional fire hydrants. Additionally, a small service road will be added on the North side of the building.

4. Previous approvals:
 - a. Conditional Use Grant #09-08 was approved by Plan Commission on December 14, 2009 for EMCO to operate the site for their industrial chemical distribution facility. This is provided as Exhibit 2.
 - b. Conditional Use Permit #11-02 was approved by Plan Commission on March 14, 2011 for the following improvements: 1) to provide the infrastructure to move products from the existing unloading/loading areas to the new tank farm. This phase included installation of piping, the piping structure, storage tanks, pumps and other miscellaneous equipment; 2) the construction of the truck shop to be used for general maintenance and repair of all EMCO owned vehicles; 3) construction of an exterior tanker cleaning area and an exterior unloading/loading area on the south side of the existing facility as well as a water treatment area; 4) construction of a production area used to fill product into its saleable package with walls to separate the different production areas, ventilation systems and fire protection added as needed or required; and 5) addition of exterior trailer parking lot, tanker parking area and diesel fuel station and nitrogen unit. And this was provided as Exhibit 3. Up on the screen right now is a good aerial photo of that existing site that they own as well as their parking lot area and their stormwater facility to the north.
5. At this time EMCO is proposing to expand its current facility with a gross floor area of 259,580 square feet by 62,160 square feet for warehousing products. It will not include any manufacturing in this addition area. The new addition will house the same type of materials as the existing warehouses with similar operations such as storing and loading.
6. EMCO anticipates operating approximately 24 hours a day, Monday through Friday, with a majority of the operations taking place from 6 am to 6 pm. The anticipated maximum number of employees on site at any time of the day is 115 employees. There will be two production shifts with approximately 20 employees each and three shipping and receiving

shifts with approximately eight employees each. Office personnel will work 8 am to 5:30 pm with approximately 45 employees.

There are over 225 parking spaces currently available at EMCO with four handicapped accessible parking spaces. EMCO does not plan on expanding the parking lot for the vehicles, new employee vehicles. The anticipated average of automobile trips to and from the site is 250, approximately 100 employees making 2.5 trips per day. The anticipated average of truck trips to and from the site is 50 to 60 per day.

7. The current zoning of the property is M-2, Heavy Manufacturing District, and the distribution of chemicals as proposed are allowed within the district with approval of a Conditional Use Permit.
8. Notices were sent to adjacent property owners via regular mail on May 19, 2016 and notices were published in the *Kenosha News* on May 30 and June 6, 2016.
9. The petitioner was e-mailed a copy of this memo on June 10, 2016.
10. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and the related materials as well as the information presented here at the hearing this evening, that the project as planned, will not violate the intent or purpose of all Village Ordinances and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, according to Article IX of the Village Zoning Ordinance, the Plan Commission shall not approve any Site and Operational Plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval as outlined in the staff memorandum, will comply with all applicable Village ordinance requirements and all other applicable federal, state or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer and water service, stormwater management, streets and highways and fire protection.

With that I'd like to continue the public hearing. We do have representatives from EMCO and for EMCO here in the audience. And they may want to come up now as part of the public hearing and make any further presentation.

B.J. Korman:

I'm B.J. Korman with EMCO Chemical. I'm Vice President of Engineering.

John Schmidbauer:

John Schmidbauer from Kueney Architects, 10505 Corporate Drive. Jean did a great job I think in summarizing the project. So we're here to answer other questions if there are any. Maybe one other thing I'll point out. We've been working with precast which is what the building would be made of. The supplier finally got a sample that we like. We're going to be submitting that. We're going to match the tone of the building that's there or sandblast panel which is a little more

typical these days of what you see. We saw the renderings which will kind of match the existing building. And then we'd match the stripe that's existing out there.

Jean Werbie-Harris:

So I have just one quick question. The addition is going to be housing the same types of materials that are stored in the other parts of the building?

B.J. Korman

Yeah, they're all finished [inaudible].

Jean Werbie-Harris:

Okay, so can you tell me what some of those products are?

B.J. Korman

[Inaudible] sorry. We have probably 10,000 different types of products, but that's based on container size, too. So acetone, for example, is probably one of our worst chemicals, most flammable. We may have that in five gallons or 55 gallons. We also have a lot of soaps, so we could be storing something as benign as glycerin soap. We do a lot of salts. So it's a big range of industrial chemicals from solvents to surfactants to powders. The sprinkler system is sprinkled to the max density with foam. As part of this we are going to be doing some major work that the Chief wanted to loop our fire hydrant system so that we'll be adding hydrants, and you also could turn on and off our hydrant from 95th Street on both sides, something we do not have right now. The hydrants do not currently go all the way around the building, and they're not looped either so it's only fed from one side.

Tom Terwall:

Thank you. Anybody wishing to speak? Is there anybody wishing to speak? Please, name and address.

Jeff Lauer:

Jeff Lauer, 8770 83rd Place, Pleasant Prairie. Excuse me, Jean, I might have to get caught up here. I've been out of town for a while and was going through my mail and saw this. This is the property going on to the west of Highway H?

Jean Werbie-Harris:

I think he's referring to maybe the next item on the agenda. You're talking about Fountain Ridge?

Jeff Lauer:

The next item, sorry about that.

Tom Terwall:

Anybody else? Yes, Mike?

Michael Serpe:

With the increase in the expansion is there anticipated any more train traffic coming in there?

B.J. Korman

None. We're just trying to expand product lines. So really most of the stuff that we're going to be getting is already pre-packaged and just make our site traffic a lot less. There's only 12 docks currently. We're going to add 12 so we'll have 24 so we don't have to move the trucks around so much at night with spotters.

Michael Serpe:

Just another question. We welcome the expansion. I think it's great for the company and the Village. How much room is left for the next expansion? Are you running out of space?

B.J. Korman

We'll have to look for more. Unfortunately this will be it.

Michael Serpe:

Okay, start producing, Jean.

Tom Terwall:

Anybody else?

Wayne Koessl:

Mr. Chairman, if there aren't any more questions, I'm happy to see a local industry expanding in our park, and I would move approval of the Conditional Use Permit including the Site and Operational Plan subject to the conditions and comments of the Village staff report of June 13, 2016.

Michael Serpe:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE THEN TO APPROVE THE CONDITIONAL USE PERMIT INCLUDING SITE AND

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

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome.

Michael Serpe:

I move to bring D and E together.

Wayne Koessl:

Second.

Michael Serpe:

Separate votes, of course.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO COMBINE
ITEMS D AND E FOR PRESENTATION PURPOSES BUT SEPARATE VOTES. ALL IN
FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**D. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION
RESOLUTION #16-09 FOR AN AMENDMENT TO THE VILLAGE
COMPREHENSIVE PLAN for the request of Jeff Marlow, of Lexington Homes for
the residential development of 3-49 unit apartment buildings, 10-8 unit apartment
buildings and 19 single family lots on the vacant properties generally located west
and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain
Ridge. The amendments include: 1) to amend a portion of the Prairie Ridge
Neighborhood Plan for the proposed development; 2) to amend the Village of
Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to remove the urban
reserve designation from the property and to change the area field identified as
wetlands into the Park, Recreational and Other Open Space Lands with an**

Interpolated Wetlands land use designations from the Upper Medium Residential land use designation; and 3) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan reference said changes to the Land Use Plan Map 9.9.

E. Consider approval of a Conceptual Plan for the request of Jeff Marlow, of Lexington Homes for the residential development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item D is the consideration of Plan Commission Resolution #16-9 for an Amendment to the Village Comprehensive Plan for the request of Jeff Marlow of Lexington Homes for the residential development of three 49-unit apartment buildings, ten 8- unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and County Trunk Highway H or 88th Avenue to be known as Fountain Ridge. The amendments include: 1) to amend a portion of the Prairie Ridge Neighborhood Plan for the proposed development; 2) to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to remove the urban reserve designation from the property and to change the area field identified as wetlands into the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands land use designations from the Upper Medium Residential land use designation; and 3) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reference said changes to the Land Use Plan Map 9.9.

The second item that is related to this project is Item, E, consider approval of a Conceptual Plan for the request of Jeff Marlow of Lexington Homes for the residential development of three 49-unit apartment buildings, ten 8- unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and County Trunk Highway H or 88th Avenue for a project to be referred to as Fountain Ridge. As mentioned, these items are related and will be discussed at the same time but separate action would be required.

The petitioner is requesting several approvals to develop the vacant properties generally located west and north of Bain Station Road and 88th Avenue to be known as Fountain Ridge. The items being considered for approval include an amendment to the Comprehensive Plan which includes Prairie Ridge Neighborhood Plan and to amend the Land Use Plan and a Conceptual Plan.

The first item is the Comprehensive Plan Amendments which is Plan Commission Resolution 16-09, and the following amendments are being considered:

An amendment to the Neighborhood Plan: The petitioner is requesting an amendment of a portion of the Prairie Ridge Neighborhood Plan in Appendix 9-3 as a result of the proposed development of the vacant properties generally located west and north of Bain Station Road and west of 88th Avenue. The entire Prairie Ridge Neighborhood is bounded by Highway 50 or 75th Street on the north, Union Pacific Rail on the east, Bain Station Road on the south and County Trunk Highway C on the south and 104th Avenue on the west. It's comprised of about a mile and

a half square area. This amendment is only for a portion of the south central portion of the neighborhood.

Neighborhood Plans, as you know, are a component of the Village's Comprehensive Plan. They're intended to provide the community with a means of reviewing the patterns of existing and probable future development in and around an area proposed for land development, evaluating access to the land development and the feasibility of developing certain land uses and lot layouts, roadways and parkways, open green spaces and preservation areas, schools, municipal facilities and municipal services to serve the neighborhood. The Neighborhood Plan sets forth a guide for future development when a willing landowner wishes to develop or sell his land.

The Prairie Ridge Neighborhood Plan that was originally adopted in 2004 indicated that this 34.5 acres of land be developed with approximately 96 residential units which included 3-unit buildings, 2-unit buildings and 1-unit buildings. The amendment proposes to allow for the development of the properties with 246 total units. As proposed and shown on the slide three 49-unit buildings, ten 8-unit buildings and 19 single family lots. This represents an increase of about 150 residential units. The amendment to the Neighborhood Plan alters the 472 net residential acres within the neighborhood to 468 net residential acres removing 4.09 acres for the proposed public streets and field delineated wetlands that are in that Fountain Ridge Development.

In accordance with the Village 2010 Comprehensive Plan, the Prairie Ridge neighborhood is classified as upper-medium residential land use category which requires the average lot area per dwelling unit fall within a range of 6,200 square feet and 11,999 square feet per dwelling unit. It's more on the higher end of our density in the Village in this particular area. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. Since the adoption of the 2004 Neighborhood Plan including the 2005 and 2006 amendments, the existing number of dwelling units within this neighborhood has changed.

The Neighborhood Plan includes the following existing 1,643 units and proposed 574 units or residential units for a total of 2,217 total residential units within the Neighborhood including the Fountain Ridge development:

Single family there's a total of 754 plus a total of 19 single family units within the entire neighborhood for a total of 773 units. The breakdown just so you recall in this particular area of the Village, there's approximately 215 single family lots in Prairie Ridge and Prairie Ridge Addition #1 Subdivisions; 81 single family lots in Ashbury Creek Subdivision; 43 single family lots in the Settlement at Bain Station Crossing Subdivision; 344 single family units in Westwood Manufactured Home Park; 71 other single family lots with the neighborhood; 19 proposed single family lots in the Fountain Ridge development.

With respect to apartments there's 668 units that are existing and 224 that are proposed or a total of 892 within the entire neighborhood. Within this neighborhood we have 324 apartment units at Hidden Oak development which has nine 36-unit buildings; there are 120 apartment units at Lexington Village which includes nine 12-unit buildings and two 6-unit buildings; and 164 units at the Cobblestone Creek development, one 36-unit building, one 40-unit building and two 44-unit buildings; there are 224 proposed apartment units at the Fountain Ridge development, three

49-unit buildings and 10 condo style unit apartments. So there's eight, but there's ten units in each.

Senior Housing within that neighborhood there's 191 units and a proposal of 161 units for a total of 352 units; 191 existing senior housing apartment units are in the Prairie Ridge Senior Campus, there's two buildings at 94th Avenue and Prairie Ridge Boulevard; there's 95 proposed senior housing apartment units in the Bain Station Crossing development; and 66 proposed senior housing apartment units in the Addison in their phase 2 of that development.

With respect to condominium units there's 30 that are existing and proposed 170 for a total of 200 units; 98 proposed condo units are in the Prairie Ridge area at 97th Court between Prairie Ridge Boulevard and 94th Avenue know as Arbor Ridge. Specifically that was originally identified for 15 2-unit buildings, five 4-unit buildings and eight 6-unit buildings; 90 proposed condominiums units which includes three 8-unit buildings, one 6-unit building and 15 4-unit buildings and 60 apartments units which includes five 12-unit buildings. And this was all planned for the Bain Station Condominiums and Bain Station Apartments. Again, that's north of Bain Station and east of Highway H. And 12 proposed condominium units at either four 3-unit buildings or three 4-unit buildings located east of 88th Avenue at Wilmot Road.

The net density of the neighborhood with the proposed amendment will be increased to approximately 9,194 square feet per dwelling unit. This density is still well within compliance of the Village Comprehensive Plan for this particular neighborhood.

So for population and school age children, that's something we always look at whenever there's a new residential development proposed, for current population within the neighborhood there is 3,951 persons with 1,023 school age children with 610 public school age children. And just so you can see some type of breakdown, we have a breakdown that's in the staff comments for single family, for the condo, for the apartments, the senior apartments, the total school age children and the number of public school age children. So we break this down by development, and we work with Kenosha Unified School District to make sure that they know exactly how many students that we could anticipate and how many public school age children we could anticipate for each development.

With respect to projected population within the development, the neighborhood is 5,233 persons which includes 1,310 school age children wherein 784 are estimated to attend public schools. Again, this would be at full development of all of the proposed projects that I have just talked about. And there is, again, a corresponding breakdown based on single family which nets the highest number of school age children are all existing. Single family is the highest, then condos, then apartment units that are market rate, then senior apartments. As you can see, the number of persons per household and the number of children goes down for those other types, the other developments, the market rate as well as the senior apartments. So projected population, projected number would be 1,310 school age children or 784 public school age children.

The second amendment to the Comprehensive Plan includes the removal of two things. Primarily to remove the urban reserve designation from the properties and then to change the area that's field identified as wetlands into the Park, Recreational and Other Open Space Lands with the Interpolated Wetlands land use designations from the Upper Medium Residential land use designation. There's a long linear, as you can see in the slide, a long linear area that's been

designated as wetlands. And that area will not be developed and will have to be preserved as a wetland designation. The second amendment to the Comp Plan is to update the Appendix 10-3 of the Village of Pleasant Prairie 2035 Comprehensive Plan to reference the changes to the Land Use Plan Map 9.9.

The conceptual plan for this project, the petitioner is requesting approval of the Conceptual Plan for these vacant properties west of 88th Avenue and north of Bain Station Road. The reason why I keep mentioning properties, there's actually two properties here. There's actually an existing outlot that runs parallel to Bain Station Road that's about 100 feet in depth, and then there's a second parcel which is the balance of the property. They would need to be combined as part of this development.

The proposed development is proposed to include 19 single family lots which would be immediately adjacent to the Ashbury Creek development as shown on the slide, and five lots for the development of three 49-unit building, ten 8-unit condo style apartment buildings all on that 34.5 acre property. Again, the wetlands were delineated in October of 2015 by James Havel, a Wisconsin Department of Natural Resources Assured Wetland Delineator, and then these wetlands will remain unchanged on the property.

With respect to the single family residential which is on the far west side of this development, the western portion of this site is proposed to be platted as a single family residential with 19 single family lots that meet the minimum requirements of the R-4.5 Urban Single Family Residential District. That's the same zoning designation as the Ashbury Creek Subdivision. The single family lots range in size from 12,500 square feet to 36,443 square feet per lot, the average lot size being 15,899 square feet. The R-4.5 district requires that each lot be a minimum of 12,500 square feet with a minimum of 80 feet of frontage. All lots need to have a minimum depth of at least 125 feet.

84th Place which is already dedicated in Ashbury Creek between Lots 2 and 3 is proposed to be constructed and continued to the east. That's that short roadway identified as Street A. 94th Avenue is the north/south road in Ashbury. And, again, the road I'm just referring to now is Street A that would go east/west from that 94th Avenue. Public roads are proposed to be extended both north and south and terminate in a cul-de-sac in the proposed single family subdivision area. Outlot 1 in the proposed single family area which abuts Outlot 3 in the Ashbury Creek Subdivision which will be at that north end of the site, north/northwest, will be used for storm water management facilities for that 19 lots. The new public streets will be required to be constructed with the Village's new construction specifications which will require public concrete sidewalks on both sides of the public roadways.

It's recommended that the south 75 feet of the single family lot areas in Lots 8 and 9 be a part of Lot 2 of the multifamily area and be included in a dedicated landscape, access and maintenance easement area. Our feeling is that if this area is placed into the easement it will ensure some consistency along the entire southern portion of this development. Then Lots 8 and 9 won't start cutting down the trees or putting place wings and sheds and other things along that area. But we can create a very similar look as well as a good nice buffered area between Bain Station Road and the development to the north.

With respect to the apartment development, the developer is proposing to develop the remainder of the site with three 49-unit, two story market rate apartment buildings. And, again, that's at the very north end of the site. And it's kind of identified as our site 1 area. There's three buildings at that location. And then south of that are ten 8-unit, and the reason why we refer to them as condo style market rate apartments is that these individual apartments all have individual entries and then individual -- they have garages attached. So you can enter through your entryway or you can go through your garage unit to get into your unit. So they look like, they feel like, they will appear more like condominium units even though they're rental. In addition, the other structure on the site is the building identified as the CH, it's the clubhouse, and that's located just south of the northern pond on the site. And that will service the apartment area as well as service management leasing office for the owner.

Each 49 unit building will provide 60 underground parking spaces. Some residents will have two. Additional 60 surface parking spaces are available for each building for a total of 120 parking spaces for the 49 unit buildings. Storage lockers are available internally and in the underground parking area as well as on the floors. The lighting of the parking areas will be done by a pole system with LED fixtures. This will be similar to the Cobblestone development that's in Prairie Ridge. Additionally, the parking lots will be monitored via an exterior camera monitoring system, and this is pursuant to the Village's Digital Security Imaging System or DSIS requirements and this is all contained within Chapter 410 of the Village Municipal Code.

The 49 unit buildings will offer an array of floor plans ranging from an efficiency style to a luxurious 1400 square foot plus unit with 2 bedrooms and 2.5 baths. The building apartment unit types will breakdown as follows. And this has worked very successfully for them. We have a lot of very low vacancy in the other units that they have built just because there's such variety at various price points for people to move into these units. So in these buildings, the 49 unit buildings, they'll have:

- 5 2-bedroom units with 2.5 bathrooms that range in size from 1,200-1,370 sq. ft.
- 5 2-bedrooms units with 2 bathrooms that range in size from 1,132-1,260 sq. ft.
- 1 luxury 1 bedroom unit with 1.5 bathrooms that is 1,173 sq. ft.
- 8 1-bedroom units with 1 bathroom that range in size from 820-980 sq. ft.
- 4 efficiency units with 1 bathroom that are 617 sq. ft.

On the second floor they have a little bit more variety because of the height:

- 6 2-bedroom lofts with 2.5 bathrooms that range in size from 1,370-1,400 sq. ft.
- 4 2-bedrooms units with 2.5 bathrooms that range in size from 1,200-1,218 sq. ft.
- 2 2-bedroom units with 2 bathrooms that range in size from 1,132-1,260 sq. ft.
- 6 1-bedroom loft with 2.5 bathrooms that are 1,000 sq. ft.
- 1 luxury 1 bedroom loft with 1.5 bathrooms that are 980 sq. ft.
- 5 lofts with 1.5 bathrooms that are 1,032 sq. ft.
- 1 efficiency unit with 1 bathroom that are 617 sq. ft.

In each 8-unit building each residence will have an attached individual private garage with remote, six of the units in each building will have double garages, and two of the units in each building will have single stalls with an additional 16 surface parking spaces for each building.

The lighting of the parking areas will be done by, again, the pole system with LED fixtures. Additionally, the parking lots will be monitored via the DSIS system.

All units are condo style in that they'll have that private individual entrance from the outside of the building and through their attached garage. In addition all units will have individual high efficiency top load washers and dryers, built in microwaves, smooth top ranges and refrigerators. What they've been doing is kind of listening to some of the tenants that are in some of their other developments including Cobblestone to see where they can continue to see upgrades to see what residents would like to see.

Each 8 - unit building will breakdown as follows:

- 2 2-story 2 bedroom units with 2.5 bathrooms
- 2 1-bedroom units with 1.5 bathrooms on the first floor
 - 2 2-bedroom units with 2 bathrooms on second floor
 - 2 2- bedroom units with den with 2.5 bathrooms on second floor

The units range in size from just under 1,000 or 937 square feet to 1,594 square feet.

With respect to population, based upon the current projections of 2.34 persons per household in Pleasant Prairie, a maximum total of 532 persons are intended to live at this apartment development. The developer anticipates less than 10 percent of the occupants will be children or less than 5 percent will be school age children.

Site Access: The apartment development will not have any public or private roadway connections to the single family homes lying to the west. In the multifamily area, new public roadways will be constructed that will connect both to Bain Station Road on the south and 88th Avenue on the east. In addition, private parking areas, fire lanes and access will connect to the new public roads within the development. No direct driveway access will be provided to Bain Station Road and 88th Avenue. Again, both of those roads, one is County, one is a Village, but both serve as arterials so there's no direct access to either of those.

Based upon a recent Traffic Impact Analysis which evaluated other Village developments approved in the area, existing traffic count information for the nearby intersection and proposed traffic from this development, Kenosha County is proposing to reconstruct the intersection of Bain Station Road and County Trunk Highway H in 2017. A roundabout has been approved by the County and is in the design phase for this intersection. In anticipation of the new highway improvements, the developer is required to dedicate additional land for the widening of the Bain Station Road and County Trunk Highway H adjacent to where these improvements are going to take place, and that dedication will be required to be 50 feet from center line. Continued coordination and additional information from the developer will be required between the Village, County and the developer as we continue to move forward with this project.

Site Amenities: The site provides for over 45 percent green space and includes a clubhouse, which will be centrally located next to the middle 49 unit buildings. The clubhouse will house the staff for the property management team from Lexington Management, which is the management arm of Lexington Homes. The clubhouse will have security monitoring via cameras

and an access key system. In addition, the clubhouse will provide a gathering and patio area for residents to rent out for events.

Construction Practices: Lexington Homes, Inc. prides itself on creating communities built of high quality and intricate architectural design. They've highlighted some of the construction practices that they'll implement into these buildings.

- Buildings will have an internal fire sprinkler system for fire safety
- 2x6 construction on the external walls of the buildings
- High performance vinyl windows and patio doors with low E glass and argon gas
- Partial stone façade blended with maintenance free products
- Aluminum frame and full glass front entry doors for security and aesthetics
- Complete intercom system for entry
- Custom plastered interior walls (this is not a drywall board system)
- Individual sound walls divide each unit
- Sound insulation between the floors
- Three fourth inch gypcrete poured on all floors for additional sound barriers and for fire prevention
- Individual unit entry doors have a deadbolt and peephole
- Postal service is accommodated inside the buildings for convenience for the residents
- 30 year dimensional shingle roofs

Property Management/Maintenance: Lexington Management understands that the real success to their communities lies within the long-term management and maintenance of the site. They operate under very structured processes. They have included a copy of their management forms pertaining to these areas. And we've reviewed these previously.

But just to highlight some of their leasing information as prepared by Lexington, every potential resident that tours the site is required to fill out a Welcome to the Community form. This ensures the safety of the staff before each tour occurs. This form requires that they see valid IDs and gives them current living arrangements or information. When the tour results in someone wanting to reside within the community they are given the Rental Process form along with their Standard Application for Occupancy. The rental process form clearly highlights what the qualifications are to reside on the property. The application is a more detailed document that allows Lexington to further qualify every potential resident.

With the receipt of the application, the security deposit and a signed rental process form, the potential tenant can start a detailed approval process which also includes a credit check, requires a score of 600 or higher, it includes their gross monthly income shall be 2.5 times the amount of the monthly rent and criminal background checks are run. Lexington Management, as a standard allows only two people per bedroom and two vehicles per unit. There are variables to the process, but this is basically outlined in their rental process form.

Residents are required to sign one year leases with variable terms after that one year period depending on their situation. It is their goal to try to secure one year leases continually with a built in parameter that does not allow anyone to move out between October and April which is the winter months. In addition there won't be any dogs permitted at these units.

Management Structure: As one of the principal owners of Lexington Homes, Michelle Stimpson has a genuine focus on the day-to-day operations of the entire management division. She oversees over 1,700 units. She believes in treating every resident as she would like to be treated. She physically reviews every resident file and signs every resident lease that occurs for the entire company. With 20 years of experience in this industry and having both a real estate and broker's license, she knows that the management side of things is the difference, and the difference is in the details.

Weekly she meets with her district staff to review every property they oversee. In these meetings they have site suggestions along with marketing and maintenance are discussed in great detail with respect to implementation plans that are carried out and reported each week. The district staff is required to be at each property working with the site management. Monthly reports are clearly documented and provided to ensure the continued success of each site. The management operates on the principal that it is someone's home. They focus on the presentation not only to their prospective and current residents but to their guests. Additionally, they will have property staff which will include a property manager, assistant manager, cleaning staff and maintenance. Their goal is always to have as many of their staff physically living at the property so that someone is always available to the residents.

They are very centered on routine inspections. Monthly they do inspection reports along with exterior and interior building inspection reports. Yearly they inspect the interior of every single apartment and complete a full report as to the interior condition of that unit. At that time an individual property review is also completed to help plan for upcoming projects.

Rents: The anticipated market rate rents based on a thorough market study. They range for the efficiency units at \$700 up to in excess of \$1,600 for the 2 bedroom two and a half bath units. The residents will be responsible for also their utilities, heat and water. The billing of the water will be accomplished by the building having one main water meter master meter that will be billed to the property owner and paid. The water bill will then be split up and billed by the owner to the tenants.

Site Construction Schedule: The developer would like to begin the site and excavation work for the apartment portion of the project in early fall of 2016. If work begins that fall then anticipated completion time frame would be fall of 2018. The 19 residential single family homes would be built in the last phase and offer a dozen plans for home buyers to choose from.

With respect to public improvements for the development, all public and private improvements will be made by the developer at the developer's expense. The entire development shall be provided with and serviced by municipal roadways, sanitary sewer, water and storm sewer. Public concrete sidewalks will be required adjacent to the public streets.

Certified survey map approval and zoning text and map amendments would be some of the next steps if approved. The creation of Lots 1 through 6, the dedications of the public road rights-of-way and granted easements for the apartment development will be shown on a proposed CSM. All of the dedication and easement provisions as well as the restrictive covenant language as prepared by the Village staff would also need to be added on the Certified Survey Map. Let me also state that the single family portion would require a subdivision plat, much more detailed than even just a Certified Survey Map.

The developer shall request the rezoning of Lots 2 through 6 at the time the Certified Survey Map is submitted. Per the Conceptual Plan, Lots 2 to 6 shall be rezoned from the A-2, General Agricultural District, into the R-11, Multi-Family Residential District with a (PUD) Planned Unit Development Overlay District. The wetlands on Lot 3 would need to be rezoned into the C-1, Lowland Resource Conservancy District. The Zoning Map and Text Amendment application would need to include detailed development plans including all site civil, landscaping, building construction, architectural, lighting and signage plans for the 49-unit buildings, the 8-unit buildings and the clubhouse. All the development plans will be exhibits to the Planned Unit Development.

Developing the apartment sites as a PUD would allow some flexibility with some the requirements of the Village Zoning Ordinances but provided there is a defined benefit to the community. The following modifications of the ordinance are being proposed by them.

- To increase the net density from 9.6 dwelling units per net acre to 10.1 dwelling units per net acre.
- To increase the number of apartment units allowed per building from 24 per building to 49 per building, and this as a breakdown would be three 49s and eight 10s. They would not be proposing any three bedroom units.
- To increase the building height of the larger apartment buildings to increase from 35 feet to a maximum height of 40 feet.
- To allow for efficiency units to be reduced from a minimum of 700 square feet to 617 square feet.

In consideration of these minor PUD modifications to the Village Ordinance, the following community benefits are being recommended by the developer:

- A minimum one parking space per unit shall be provided in an enclosed garage attached to the building for the condo style apartment buildings.
- Three bedroom units for any apartment buildings will be prohibited.
- All of the units will be offered at market rate rents.
- Additional secured storage spaces for each unit will be provided in the underground parking area of the 49 unit buildings, approximately 20 square feet per unit is proposed.
- The side yard setback to the west abutting the proposed single family development will be increased from 30 feet to 75 feet minimum abutting the 8 units and from 30 feet to 100 feet minimum abutting the 49-unit buildings.
- The exterior building materials and design of the apartment building will be a combination of stone and cement board and 30 year architectural shingles.
- The site will provide a minimum of 45 percent open space instead of the required 25 percent.
- All apartment buildings will be fully sprinklered and will comply with the requirements set forth in the Fire & Rescue Department memorandums.
- The landscaping and exterior turf will be irrigated.
- The height of the Multifamily Residential Development Identification Sign will be a six feet instead of eight feet.
- The developer will install an on-site DSIS in accordance with the Village ordinance.
- The developer will not allow any dogs to occupy the multi-family development.

- Additional landscaping/berming will be installed pursuant to the staff direction, and we do have some additional information with respect to some additional sizing on some of the street trees and some of the landscaping.

And finally just to confirm, and I mentioned this previously, preliminary and final plats and a zoning map amendment would be needed of the single family portion of this development. And that would done at the time that Lot 1 is requested to be further subdivided into the 19 single family lots and one outlot. A separate development agreement along with associated obligations for the public roads and related infrastructure within the single family subdivision would be required. Lot 1 would be rezoned at the time of the preliminary plat. The single family lots would be rezoned from the A-2, General Agricultural District, into the R-4.5 District. And Outlot 1 would need to be rezoned into the PR-1, Park and Recreational District.

And if I wasn't clear, both developments if they do them in two phases or two stages both would require detailed development agreements as well as posting a letter of credit and the financial security as needed for the public improvements. With that I'd like to continue the public hearing. Representatives of the owner are here. I'm not sure if they'd like to add some additional information before we get into some of the other questions that you may have.

Tom Terwall:

Do you have anything?

Jeff Marlow:

Jeff Marlow, Lexington Homes, 1300 North Kimps Court. Jean, that was very detailed. I appreciate the hard work and effort you put into that. I could say this about the site, a couple things. I just wanted to make sure, one, we did hold a meeting that was approximately last week, and we had an opportunity to meet with the neighbors that did come out. Actually one was a proxy, it was his father-in-law that lived at the site. We met with another gentleman that lived around the corner of the site. We did have some talks. So we did want to make sure to let you know that we did have a meeting with the neighbors at that time. Hopefully there's a few more people that maybe would want to speak just to make sure we're all set.

We laid out the single family application with some of the guidance from the staff where we would actually match the actual same zoning application of Ashbury. And when I was at that meeting and when we talked with two people that were there at the time I mentioned I like that to be like an extension. I'd like to be able to hopefully follow their rules and covenants so that it would just be an extension of a phase of Ashbury that would be there with the residential. So that would be our ultimate thought process with that residential application of it that would just be an extension that would come in off of there.

And if you notice, too, we purposely did not have -- originally there were some talks originally in the design phase of wanting that road to go all the way through and connect through the neighborhood. And I said, uh-huh, we don't want to do that. We want to make sure that we can take and disburse our people out different directions. Which with the site layout some obviously will go to H, some of them are going to go over to Bain Station Road. But we wanted to make

sure that we're not going to bring any people through that residential development. That's the reason we laid it out the way we did.

There's some really extensive berming. There's so much to try to cover. But the berming, too, on the back side of our future new residential neighborhood that would be there, some of those berms would be between six to seven feet tall, trees between six to eight feet tall. It will be quite an expensive project of berming that will be done on the property. But I think when it gets all said and done it will truly give a very unique mix.

Another point I'd like to touch upon which Jean had mentioned dealing with the parking, with this building, too, we originally were looking at -- because we were obviously here last week for the 60-unit building next to our project by Cobblestone that we built which is a three story building. And we said let's bring this building down. That two story building at 40 feet, it's 39.6 feet. So what we did we just stretched out the building a little bit, but we got away from the height factor. Because we want to make sure with this layout and design not only for the general neighborhood of where the residential would be but for the people that were going to be living across the street in our town home projects that we have here or the condo style unit as you call it. Because those are actually 8-unit buildings. There's ten of them that are there.

But when you take a look at it, when you see it from the street, and we'll definitely bring pictures in once we get more to those details, they actually look like individual units. So it's really a great street type of scape. We've built the projects before in other locations throughout Wisconsin. We've had great success with them due to the fact, too, as she mentioned six of the eight units have two stall garages. Usually the biggest issue that happens is always parking. One thing I will tell you, if you take a look at the sites that I've presented, we will be well above what's required because it's important because we manage it. So what we've built we have to deal with. So parking is really a big thought process.

And also with the ponds, too. There's one, two, three, we have three reflection ponds that we want to have on the site for the aesthetics, the beauty. If you drive past our Cobblestone property that we have right over here close by and you take a look at it, you'll see where the clubhouse is and the ponds and the fountains. I mean people love to see that. We've also tied in different walking applications, too, so there's accessibility for people to be able to walk on the roads and so forth.

But, I'll tell you what, we are very excited. We love to be able to bring another phase, another type of living to your community which I think truly could be highly, highly successful. And what you said we've been listening to what the people have been coming in and asking us, what are you looking for? Is there something else we're not providing? And that was really big with those eights and tens. People like the idea of being able to have that variety. But yet we still like our 49 unit building because it really gives that diversity of 17 different floor plans. So we'd be more than happy to answer any questions.

Tom Terwall:

Thank you. Is there anybody else wishing to speak? This is a matter for public hearing. Anybody else wishing to speak? Yes, sir?

Jeff Lauer:

Hello. My name is Jeff Lauer, 8770 83rd Place. I apologize for getting up earlier. I do have some questions. And, Jean, I'm sure you probably have some of the answers. My main concern is the apartments. But hearing, Jeff, what you just said, how they look different and the slides I saw up there they do look different than I thought they would look like. But before I get to that part I know there's going to be an access to Highway H which is a busy road. And, Jean, or does somebody know like if you're going south on H like coming from Highway 50 is there going to be like a right turn lane into it, or is it just going to go right off the road into the subdivision area? I know that's a busy road and a lot of people speed on that.

Jean Werbie-Harris:

So there's an east/west road identified as Road B. They will have an accel lane and a decel lane. I don't know if you can see that white bump out area. So as someone is coming in to turn into this development there will be a decel lane, and then there will be an accel lane coming out. And then there's going to be a bump out across on the east side of Highway H. So that if someone is traveling north on H that they can go into that bump out lane and then go north so it doesn't back up traffic. Part of that work is still under design and study at this point just because I don't have the final design from Kenosha County. And Kenosha County is working with their engineers as well because we need to make sure that however they design these two intersections that they have to be designed appropriately for the roundabouts. I don't know if that's going to be a dual lane or a single lane roundabout.

Mike Pollocoff:

The traffic study indicated that even with this level of development that a single roundabout would perform well enough. It would be similar to the one at C and H.

Jeff Lauer:

That's a good idea.

Jean Werbie-Harris:

And that same thing will be on Bain Station Road as well as you can see. We'll have to figure out, but the traffic study will figure out whether or not there needs to be an accel or decel or any time of bump out to get traffic around so it doesn't back up traffic either towards 88th or towards 94th.

Jeff Lauer:

Okay, thanks. As far as the digital cameras that will be on the buildings, and just a side note, the reason I'm concerned about apartments is because just north of Bain Station Crossing where I live ever since it was deemed to accept different funding there it appears ever since then more problems in our neighborhood. So I want to make sure if apartments are going here that there's pretty good guidelines on how it's all going to work. I prefer to see less apartments. I don't care if there's more town houses, family homes or anything of that nature. But the apartments is what

know some of my neighbors have got nervous as well, but I'm the one here speaking about it. Regarding the digital cameras, let's say there's an incident. Is that something that the police can see instantaneously or is after the fact when something happen, okay, let's go back and look at the video and find out what happens?

Jean Werbie-Harris:

So it's both. The way the DSIS system is set up there are cameras that are focused in on all the entrances and exits to the apartment units themselves as well as to the entrances to the public streets. And so the PD is not monitoring all of these cameras because there's so many cameras in the Village. But if there's an incident going on they can pull up the camera views while an incident is happening if someone contacts them. And then they can relay that information to the officers. So, again, we're not monitoring them on a 24 hour basis, but there's archival video for up to 30 days as well as live look if it needs to be.

Jeff Lauer:

Okay, good, thank you. Are any of the proposed apartments, I didn't hear it, but heard there was senior living, are any of the apartments for seniors or is that a different --

Jean Werbie-Harris:

Jeff, you might want to come up and talk about -- I mean that's up to you. They're not designated as 55 or over, but if you want to talk about a little bit about your demographics.

Jeff Lauer:

Okay, like I say, my concern is I think there's too many apartment buildings, though I do admit I like the slides I saw. So it looks like a good design. If it's possible, I don't know if I go through Jeff or through Jean, I like what you were saying about how the contract is going to work as far as the questions, the background checks and things of that nature. So I'm assuming if they're truthful on there they will be taken care of. I think that's all I have. Again, my main concern was the apartments. I wasn't a true fan of it. I've been out of town for a while, and I just got home not too long ago and saw this, and that was my first concern. Because I've been around apartments before and I've seen the likes of what happens sometimes in apartment buildings. But, again, it looks very good from what I've seen so far. Thanks.

Tom Terwall:

Thank you.

Jean Werbie-Harris:

So could I have Jeff come up and could you address two different things. Number one, overall management. Maybe you can get into a little bit more of the management of your units as well as maybe demographics a little bit.

Jeff Marlow:

Jeff Marlow, 1300 North Kimps Court, Green Bay. Pertaining to the senior application or age-wise, our units basically are open for a broad range of people. But what ends up happening is we hit certain price points. And with those price points we have certain units, for instance, which we get into with the two bedrooms, the two and a half baths that are 1,300, 1,400 square feet and are \$1,400 to \$1,500. So we do have the opportunities and they're sized right to give people of all ages opportunity. And we're getting a good mix of people. But, no, we don't designate strictly just for seniors. That's not our philosophy. Not that it doesn't work, that's just not our marketing style the way that we like to be able to run the actual property itself. But it does allow a good mix of people.

From the management standpoint of view and talking about it there's no doubt about it. I mean Michelle and I when we started this company it's been 25 years that I've been doing this, Michelle has been with me for 20 years of it. And for managing it we're pretty steadfast in our management rules. And the reason why that is because we deal with it. This is my personal funding of money that we put up. It's our investment. It's our 401Ks you could say when have the apartments. So it's real important that we want to make sure we do things right and we have to do things right. And if you do that you have good quality apartments.

Because that's not the first time I've heard the comment made. I don't think you meant anything terribly derogatory about apartments, but there can be some issues sometimes. That's how you take care of it. It's doing the things properly, talking about credit scores, talking about making sure that you do background checks on people. Now, nothing is ever perfect, but I will tell you it's a strong vetting process that we go through, we really do. It's very, very important, but we have to be fair to everyone. It's extremely important and we do, and it's the same rules for everybody across the board. And it's hard sometimes for me because years ago when I had the person call up and they go, geez, you know, I'm 75 and I wish I could get this place and my credit score was off by ten points. Come on, Jeff, can you help me. I'd say yes years ago, okay, let's do it. I can't do that today. So we have to follow the guidelines that are there. But I will tell you no different I think if there's any issues or concerns about what we've done. I know Jean had mentioned in past meetings pertaining to the amount of police calls that we potentially have are very low, very nominal from that part. I think it's a matter of just making sure that we do things the right way and listen to the people.

Tom Terwall:

Thank you. Anybody else? Anybody else? Hearing none I'll open it to comments and questions.

Michael Serpe:

Jeff, don't sit down too quick here. With reference to the apartments I've witness Cobblestone, I have seen the application process. I know how you monitor that and I think that's great. I have not seen that in any other apartment complexes since I've been on this Board in 27 years. Tell us a little bit about the single family homes. What kind of -- do you have anything on paper yet as far as price range, what they're going to look like, similar to Ashbury?

Jeff Marlow:

I would say from looking at the market data from what we've seen that's here I would anticipate that the homes would be price ranged potentially somewhere between \$275,000 to \$350,000. Obviously housing costs are just skyrocketing. So as they continue to go up they might even reach a little bit more. But size wise ranches would be roughly about 1,700 to 1,800. I would follow the guidelines of what Ashbury would have is what I'd like to do. Because it should just be a transition off of that neighborhood. Because when I drive through the neighborhood and I see the types of homes and the sizes of homes that's what I would anticipate that would go on the back side.

Originally we had talked about maybe doing condos, and I had drawn up 26 lots, and we were going to do smaller condo homes that would be there. And at the time some recommendations, Jean and Peggy said, you know, why don't you just extend the neighborhood? I think it would be good, I think it would be a good extension. I said we've got six less lots but I think it's a smart move. And the more I thought about it does make sense because it just brings that natural profession that's in off of what the existing neighborhood would be at. So you would see ranches, two story, story and half from 1,800 to let's say 2,800 square feet.

And I know I did have one neighbor when we were talking his concern was, gee, what happens if once those go up you're never going to be able to build them. And, you know what, it's a legitimate question. But I will tell you this. If you go online and you take a look through Lexington Homes and look at our communities, we've done a lot of mixed use community developments like this up in the Hobart area, to the north and the south, by Little Chute area which is just south of us in Green Bay where we have actually mixed in with combinations that's there.

Plus, really by the time you have the berming and what's really there on the sides there's a lot of space. And also which I really appreciate, Jean says, hey, you've got to make sure make that space wider, don't just go right up to the lot line. I know this is our first conceptual but we've been working on this a long time before we brought it to you to make sure that we really try to think up these things ahead of time of spacing and so forth. So that's what I would anticipate residential wise.

Michael Serpe:

You're going to be the contractor for the homes, though, right?

Jeff Marlow:

I potentially could be. If someone wanted to buy the project locally and wanted to go ahead and be able to start in right away I would have no objection to that. Put it to you this way, our main purpose and start is we want to make sure like anyone else that people see what we're building. Normally where we've been the most successful is we've went in, we built the multifamily, and we came back to the residential first. Because that way there's no questions. Everyone knows this is what we built, it's all here, you all saw it, and there was no questions. Sometimes when they don't see what's built right away then they get into it can be a little bit more dicey.

But with the berming and what we're doing it's literally going to be like two different neighborhoods that you're really dealing with especially because it's coming off the existing neighborhood. No one needs to drive into them. Some of them we would have to drive within the same neighborhoods, and then you would have the residential on one side and then you'd have the multifamily directly on the opposite side of the street where this is nowhere near the case. You'll have very defined and a lot of space between the two physical properties. All those berms and that will be in place right away so that will be done while we will go in.

So we want to build the public street first to come in, be able to start up top on the top section up by County H, and then work our way through the site and work our way down and out. But toward the end of the phase at the time being no one else has come along with interest I absolutely would. I've made a commitment to stay here. I have my project manager that's living here. I have another project manager that's coming down to live in the community. So we want to be here for a long time to come and to continue to build in your community.

Michael Serpe:

Thanks, Jeff. Thank you.

Jim Bandura:

Jeff, you're going to be following the other subdivision's architectural also?

Jeff Marlow:

Sure. I have no problems whatsoever looking at what Ashbury has as far as for the rules, the regs, and their covenants. And I stress that, too, that those covenants would be in place. Because normally in our own subdivisions back home if you want a fence you have to have it approved, it has to be final or otherwise you need spear wrought iron, there's no accessory buildings we don't allow, there's no wood that can be stored outside. Put it this way, if you think we're tough multifamily we're pretty tough residentially, too. But in the long run we're trying to protect neighborhoods is really what we're trying to do. One person thinks a shed is beautiful, the next person doesn't, you know? One person wants to cut a little firewood, the next person is out cutting cords of wood. So that way we don't want to deal with that. So we put that into the covenants and they're written. Like I said, I have no problems whatsoever taking a look at Ashbury's covenants [inaudible]. I think it should be another addition of that subdivision.

Jim Bandura:

And a question to staff. Jean, we'll be seeing the residential portion of this, again, the Plan Commission?

Jean Werbie-Harris:

When you say the residential you mean the single family?

Jim Bandura:

Single family.

Jean Werbie-Harris:

Oh, absolutely, absolutely. There's multiple steps.

Tom Terwall:

Anything further?

Deb Skarda:

I've got a couple. So one thing you mentioned, it's kind of a trivial thing, but you said reflecting ponds. But the name is Fountain Ridge. Will your reflecting ponds have fountains?

Jeff Marlow:

Yes.

Deb Skarda:

Jean, you talked of the traffic pattern as far as the roundabout going in in H. Does that include improvements to Bain Station all the way through, or is there just going to be improvements at the roundabout? Because it's challenging sometimes on Bain Station especially if you want to get into that turn north into where those apartments are.

Jean Werbie-Harris:

And that's one of the details we have to work out as to how far that the improvements need to go from the roundabout west to at least that street like where the north/south street would go, and the roundabout going north, again, to that Street B. Those are some of the details that we have to work out to find out what needs to be done in order to address those improvements. I don't envision that the County is looking to widen H to four lanes at this time. That's not in their plans. So it will snake back down. But we do need to make sure that we address the accel/decel lane and the bump out or bypass lane on both H and on Bain Station Road. So we are working -- since it's still a conceptual plan at this point we have probably about 15 pages of comments, plus I have a couple more of people that brought me comments this week already so I would like to add those to them. But as they work through their process they need to get all those pieces together. Their engineer [inaudible] is working very closely with Kenosha County and with Matt Fineour of our Village staff. And you'll see those details again along with any improvements that are needed.

The other thing I just wanted to mention, and I'm not sure if you picked up on this, is that in addition the Village is requiring public sidewalks throughout our developments now, and there's actual public sidewalks adjacent to their east/west roads, their north/south roads and along that north/south road north of Bain Station Road to 94th Avenue. So I'm not sure if you caught some of the things that we are starting to implement now with the new developments.

Michael Serpe:

Jean, if you mentioned it I didn't hear it. Is there a street light district in this development?

Jean Werbie-Harris:

There will be a street lighting district no different than any of our other single family developments or our industrial developments. So they will be responsible for the installation of public street lights as well as the maintenance and the electrical facility charges for those street lights.

Michael Serpe:

Street lights I mean is this going to be only at the intersections, or is it going to be throughout the entire subdivision?

Jean Werbie-Harris:

I guess that's something that we have to talk about. I mean primarily in the single family subdivisions they've been at the entrances and every single intersection and at the ends where the cul-de-sacs are. So that's something that we would have to look at. At each entrance they're going to have some type of lighting so they've got a series of entrances. There's already four series of entrances so they'll have those four plus the entrances at the public streets. And, again, I'm not sure the full length of where the improvements are going but, again, that's a public street lighting plan as something we look at.

Michael Serpe:

Does Ashbury have post lamp requirements?

Jean Werbie-Harris:

They've got them at the entrances --

Michael Serpe:

No, the post lamps.

Jean Werbie-Harris:

Postal?

Michael Serpe:

Post lamps in front of each property. Prairie Ridge has that.

Jean Werbie-Harris:

I'm not sure. I don't think they do. Each subdivision kind of treats that a little bit differently. Not all of them in the Village have that. I don't know if they do.

Tom Terwall:

Anything further? If not I'll entertain a motion to send a favorable recommendation to the Village Board.

Jim Bandura:

So moved.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA WITH A SECOND BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE AMENDMENTS TO THE COMPREHENSIVE PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Now we need a motion --

Michael Serpe:

For the conceptual plan.

Tom Terwall:

Right.

Michael Serpe:

I'll move that approval.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE AMENDMENTS TO THE COMPREHENSIVE PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you.

F. Consider approval of an Affidavit of Correction to CSM 2520 for the request of Bruce Johnson with Liberty Builders, agent for Robert and Dorothy Rufli owners of the vacant property generally located east of 39th Avenue at 114th Place related to relocation of access to Lot 2.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this Item F is to consider the request of Bruce Johnson with Liberty Builders on behalf of Robert and Dorothy Rufli for approval of an Affidavit of Correction to CSM 2520 for the relocation of an access to Lot 2. It's a vacant property generally located east of 39th Avenue at 114th Place.

The petitioner is requesting approval of an Affidavit of Correction to CSM 2520 for the relocation of the 30 foot wide limited driveway access related to the access restriction on the vacant property generally located east of 114th Place. This is at the east end of the Creekside Hill CSM development. The current access point would require the removal of several trees and a significant amount of material that would need to be added to bring the property to grade. Relocating the driveway access location will allow for less invasive access to the site and will minimize tree removal. Any buildings or structures and parking and maneuvering lanes on the site will be required to meet the Village Zoning requirements.

So primarily what they're trying to do is they're trying to make an adjustment. Originally when we platted this CSM a number of years ago we gave our best estimate with the owner at that time that identified where she thought that that 30 foot wide driveway would come into the site. Again, this is a pretty wooded piece of property. And these property owners find that if they shift that driveway to the north it would minimize tree removal. Keep in mind that this is a very long property. It's a very long property that goes all the way to the bike trail. And as such it's zoned Ag in the back but they can't get to it. And so by moving this driveway further to the north they

can actually get to their properties in the front to build a home, but also get around and get all the way to the back of the property in order to work the land or to put a structure or to do something in the back. So this really minimizes the disturbance on the property. The staff recommends approval of the Affidavit of Correction to CSM 2520 as presented.

Tom Terwall:

What's your pleasure?

Wayne Koessl:

If the Commission doesn't have any questions, Chairman, I would move approval of the Affidavit of Correction to CSM 2520 and send a favorable recommendation to the Village Board to approve it subject to the conditions outlined in the staff memo of June 13, 2016.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE AFFIDAVIT OF CORRECTION FOR CSM 2520 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.

Michael Serpe:

Tom, before we adjourn, we have two relatively new alternates. You're more than welcome to join in on the discussion, and I think they can vote, too, as well, right? They can join in on the discussion. So feel free.

[Inaudible]

7. ADJOURN.

Michael Serpe:

Now I move to adjourn.

Jim Bandura:

Second.

Tom Terwall:

It's been moved and seconded to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Meeting Adjourned: 7:23 p.m.