

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
November 12, 2018**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on November 12, 2018. Those in attendance were Michael Serpe, Chairman; Wayne Koessl; Jim Bandura; Bill Stoebig; John Skalbeck (Alternate #1); and Michael Pollocoff. Deb Skarda, Judy Juliana and Brock Williamson (Alternate #2) were excused. Also in attendance were Jean Werbie-Harris, Community Development Director; Tom Shircel, Assistant Village Administrator; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE OCTOBER 8 AND 22, 2018 PLAN COMMISSION MEETING MINUTES.**

Jim Bandura:

So moved.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY WAYNE KOESSL FOR APPROVAL. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- 4. CORRESPONDENCE.**
- 5. CITIZEN COMMENTS.**

Michael Serpe:

We have one public hearing, it's Item A. And the second Item B is not a public hearing. So if there's something you have to say on the item that's going to be called, Item A, you can hold your comment until that item is called. And if there's anything else you wish to address this Commission on now is your time to speak. Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments.

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #97-01 INCLUDING SITE AND OPERATIONAL PLANS for the request of Bjorn Berg on behalf of Kwik Trip store #975 for the reconstruction of a 1,949 square foot car wash on the property located at 8800 75th Street.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, Item A is public hearing and consideration of an amendment to Conditional Use Permit #97-01 including Site and Operational Plans for the request of Bjorn Berg on behalf of Kwik Trip store #975 for the reconstruction of a 1,949 square foot car wash on the property located at 8800 75th Street.

As a part of the public hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's requests as presented and described below:

Findings:

1. In 2017, Kwik Trip purchased the existing PDQ gasoline, convenience store and car wash at 8800 75th Street and have remodeled the interior of the building and updated the exterior signage in compliance with Conditional Use Permit #97-01 which is provided as Exhibit 1. At this time Kwik Trip is proposing to remove the existing car wash and reconstruct a new 1,949 square foot single lane car wash facility at the same location and that's provided as Exhibit 2.
2. The property is currently zoned B-2, Community Business District. The B-2 District allows for the operation of a gasoline facility with a convenience store and a car wash with the approval of a Conditional Use Permit.
3. In 1997, when the previous PDQ gas, convenience store and car wash facility was constructed, the facility was allowed to be open 24 hours, and has continued to be open for 24 hours since. While the current B-2 District does not allow for 24 hour gas stations, this pre-existing facility is allowed to continue to be open for 24 hours as a legal non-conforming use. If the facility ceases to operate 24 hours per day for more than 12 consecutive months, then the facility would lose the right to remain open for 24 hours.
4. Since the facility is allowed to remain open 24 hours, compliance with the following is required:

- a. The site shall be equipped with fully functioning and operational security cameras outside of the buildings. When I say buildings I'm talking about the convenience store, pumps and the car wash area covering each entrance and exit, all public areas including the dispenser area, the parking lots and the driveway entrances and exits to the site with a Digital Security Imaging System known as a DSIS in accordance with the requirements of Chapter 410 of the Village Municipal Code and the DSIS Agreement. Just a side note, on November 13, 2017, the Plan Commission did approve a DSIS Agreement and DSIS Access Easement for Kwik Trip which has been executed and was installed prior to Kwik Trip's occupancy.
 - b. Between 10:00 p.m. and 7:00 a.m. at least two employees shall be working onsite.
 - c. The parking lot, gas pumping area, convenience and car wash building entrances, parking and driveway areas and between the buildings shall be illuminated in such a manner to provide sufficient lighting for the public's safety and for the DSIS security cameras to operate effectively pursuant the Village's satisfaction.
 - d. A clear and unobstructed view of the cash registers and transaction areas shall be maintained from the internal onsite circulation driveway and access roadway. Note that no more than 30 percent of the total window areas shall be blocked by signage. Products, displays and equipment shall not block window viewing to the cash register check out area.
 - e. The convenience store shall be equipped with and shall use an inaccessible drop safe.
 - f. Installation and full operation of a hold-up alarm, which is monitored by a UL listed central station with functioning telephone service, shall be used at the convenience store.
 - g. The cash registers shall not be left unattended when the convenience store is open to the public.
 - h. A height strip shall be located at each doorway entering and exiting the convenience store.
5. The new car wash building is slightly smaller than the existing car wash which will allow for greater queuing space prior to entry of the car wash. In addition, the new car wash will not create any degree of setback encroachment or lighting issues or additional noise with the new car wash facility.
 6. The existing Kwik Trip driveway access on 75th Street is intended to be closed with the reconstruction of State Trunk Highway 50. The site plans shall show how site circulation will be modified for the fueling and car wash queuing.

7. Contact the City of Kenosha Planning Department to verify whether the City is requiring an Airport Height Overlay Permit. I don't think that they are, but I did not get an answer when we were writing this as to whether or not they were going to require them to get a permit even though that there was a facility there once before.
8. Kwik Trip shall obtain and maintain all permits and licenses required to operate its business. Those permits and licenses currently allow for the sale of petroleum, alcohol, tobacco, food, and related items sold in its business.
9. The property owner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on October 18, 2018, and notices were published in the *Kenosha News* on October 29 and November 5, 2018 regarding the public hearing this evening.
10. The petitioner received a copy of this Village staff report via e-mail on Friday, November 9, 2018.
11. 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 related materials and the information presented at the public hearing that the project as planned will not violate the intent and purpose of all Village Ordinances and meets the minimum standards for the granting of a Conditional Use Permit. In addition, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with the satisfaction of any conditions of approval, that it will comply with all Village ordinance requirements and all other requirements of applicable federal, state or local statutes, regulations, ordinances or laws relating to land use, buildings, development control, land division, environmental protection, sewer, water service, storm water management, streets and highways and fire protection.

With that I would like to continue the public hearing regarding this matter.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? Hearing none we'll open it up to comments and questions from the Commission.

Jim Bandura:

Just a quick one. Jean, do we know about when that curb cut will be closed on 75th?

Jean Werbie-Harris:

I'm going to defer over to Matt as to the timing. My understanding is that this segment on Highway 50 is in phase one. So, Matt, do you have any idea of that year?

Matt Fineour:

It's in phase one of the Highway 50 reconstruction plans. And right now they're planning on letting that the spring of 2020. So it's going to be a 2020 construction somewhere in there. I'd say 2020, 2021 because they've been kind of oscillating back and forth, but it will be a couple years from now.

Jim Bandura:

And closing it the burden will be on Wisconsin, right?

Matt Fineour:

Correct.

Michael Serpe:

Anybody else? Is a representative here from Kwik Trip? A question for you if I may. Are any of your gas stations now remodeling or new going to be equipped with charging stations for electric vehicles?

Bjorn Berg:

We do have charging stations at some of our locations. It's not something that we have been installing as of late but are always open to that.

Michael Serpe:

Electric vehicles are going to become more and more popular. I just think that if you're in new construction now is the time to be considering it. So if you are we would appreciate it.

Bjorn Berg:

We've built quite a few [inaudible] certified stores, and that's an easy point [inaudible]. So we do have a significant amount of [inaudible].

Michael Serpe:

Do me a favor, just give us your name and address for the record, I'm sorry.

Bjorn Berg:

My name is Bjorn Berg, I'm the project manager for Kwik Trip, 1626 Oak Street, La Crosse.

Jim Bandura:

The Kwik Trip across the street on the south side has a little --

Michael Serpe:

They have a charging station?

Jim Bandura:

Yeah, a little charging area there.

Michael Serpe:

With a little extension cord? All right, thank you. Any other questions or comments. What's your pleasure?

Jim Bandura:

Move for approval.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY JIM BANDURA AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF AMENDMENT TO THE CONDITIONAL USE PERMIT, 97-01. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Jean Werbie-Harris:

And that's subject to all the comments and conditions as read into the record and the staff memo, correct?

Jim Bandura:

Correct.

Michael Serpe:

Yes.

B. Consider the request of Doug Houser with Seefried Properties for Preliminary Site and Operational Plan approval for the mass grading, underground utilities and footing and foundation permit for a new 205,040 square foot building on the property located 8500 116 Street in LakeView Corporate Park.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, this is the request of Doug Houser with Seefried Properties for Preliminary Site and Operational Plan approval for the mass grading, underground utilities and footing and foundation permit for a new 205,040 square foot building on the property located 8500 116 Street in LakeView Corporate Park.

Seefried Properties intends to purchase the property located at 8500 116th Street. This is the property that was formerly occupied by Rentsys Recovery Center. They intend then to raze the existing 11,488 square foot building and then construct a new 205,040 square foot speculative industrial building referred to as SIP I on the 12.78 acre site.

At this time the petitioner is requesting approval of Preliminary Site and Operational Plans to begin the mass grading, underground utilities and early footing and foundation construction for the redevelopment of the property. As with other sites, Final Site and Operational Plans will be required to be submitted for Village staff review and Plan Commission approval prior to the issuance of full building permits for the construction of this building. In addition, if one tenant occupies more than 50 percent of the building Site and Operational Plan will also be required by the Plan Commission.

The speculative building allows for the building to be subdivided into multiple tenant spaces ranging from 50,000 square feet to 205,040 square feet. The two existing access points on the site will remain to 116th Street which is also a country trunk highway. The site will provide for 199 parking spaces including eight handicapped accessible spaces and 23 dock doors with an additional 36 truck spaces which could be converted to dock doors on the west side of the building. In addition, 25.03 percent of the site will remain open space, 25 percent is required.

Storm water for the development is accommodated through an onsite drainage system which is drains to the regional retention facilities within the LakeView Corporate Park to the north of the property. A Certified Survey Map will be required to dedicate any required new easements and clarify existing easements on the property. Grading work may commence subject to this approval, land ownership, compliance with the conditions noted and proper permits being issued. And it is anticipated that this will be later this fall or the winter. It is anticipated that the building will be completed in the fall of 2019. This is not a public hearing, but the petitioner is here if you have any questions.

Michael Serpe:

The petitioner have anything to add? Warner, anything?

Jean Werbie-Harris:

Introduce yourself and tell us a little bit about SIP I.

Michael Serpe:

Just name and address if you could for the record.

Dave Riefe:

Hi, my name is Dave Riefe. I'm with Seefried Properties. My address is 8745 West Higgins Road in Chicago, Illinois. We prepared a very brief overview of Seefried. This is our first development within Pleasant Prairie so we thought we'd tell you a little bit about who we are. Before I start I want to thank the Plan Commission for hearing us tonight. And I especially want to thank the staff for expediting this project. It's been a great experience so far, and we're looking forward to working with the staff on a successful project.

Just a quick overview of our company. Seefried Properties is an industrial development company. We're headquartered in Atlanta, Georgia. We were started in 1984 by our founder Ferdinand Seefried who is still active within the company to this day. We are a privately held company. We have partners within our company. We lease and manage about 25 million square feet with assets around the country. And currently we're developing about \$2 billion worth of industrial real estate throughout the country.

We have a national presence. We develop for our clients both on a build to suit basis and on a speculative basis. On a build to suit basis we'll go wherever our clients take us which is virtually all the states. On a speculative basis we'll focus on core markets, top 10 or 12 markets across the country which this is one of them. Milwaukee and Chicago is a core market for us. We have offices in Atlanta, Chicago, Dallas, Phoenix and Los Angeles. And then the spots on the map also show some current projects that we're working on, but those spots are changing every couple months as we come on.

We pride ourselves on maintaining close relationships with some of the largest space users or tenants within the marketplace. And we think an ultimate compliment is when those space users use us on repeat business. So we've done several facilities, for example, with Amazon.com, Home Depot, Pet Smart, Dr. Pepper, Snapple, Ultri [phonetic], and Pepsi. Those are the type of clients that come to us on repeat build to suit transactions. And also they're the kind of clients that we'll work to help fill speculative buildings in conjunction with the Village.

We partner on all of our projects. We'll work with -- we'll bring capital as a joint venture partner with us on our projects. And we partner with a lot of the large insurance companies and pension plans that have offices across the country. Companies like USA Real Estate, Cabbott Properties, Clarion Partners, [inaudible]. Some of our partners are showing up there, but generally are working with the largest institutional investors in real estate.

As I mentioned we've done -- a lot of our spec projects have been throughout metropolitan Chicago. This is six examples of buildings that we've done within metropolitan Chicago. They've been very similar to the building that we are proposing here in Pleasant Prairie, anywhere from 100,000 square feet on the small end to 400,000 square feet on the large end. These are multi-tenant buildings that we've successfully developed in communities like Romeoville, Bowling Brook, Aurora, Illinois, Miles, Illinois, and Elk Grove Village. And we're trying to bring that formula now to Pleasant Prairie.

This office in Chicago is also actively involved in several built to suits. Once again just to show you are capabilities we're working on a 750,000 square foot build to suit for Pinnacle Foods. It was just recently acquired by Con Agra. That's in central Illinois. We developed an 850,000 square foot multi-story building for Amazon in [inaudible] Illinois. That's a sortation facility much like the one that you see up the road in Wisconsin, Kenosha. We recently developed a facility for Victory Packaging in Aurora, Illinois. And then they selected us to build one for them in Dallas and then also in Boston as well. And we built one of Home Depot's new e-commerce facilities in Toledo, Illinois which is 1.6 million square feet recently developed and completed.

And all these projects are a pathway to success. It's the [inaudible] working closely with the tenants, working closely with the Village to identify users and to bring them into the project. So we look forward to working with you all on this project.

Michael Serpe:

Very interesting, thank you. I'm looking forward to working with you as well. Comments or questions?

Wayne Koessl:

Mr. Chairman, I would move that the Plan Commission approve the Preliminary Site and Operational Plans subject to the comments and conditions of the Village staff report of November 12, 2018.

Jim Bandura:

Second.

Michael Serpe:

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

Voices:

Aye.

Michael Serpe:

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

Wayne Koessl:

And, sir, thank you for selecting Pleasant Prairie.

7. ADJOURN.

Wayne Koessl:

So moved.

Jim Bandura:

Second.

Michael Serpe:

Motion made and seconded to adjourn. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:20 p.m.