

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
August 11, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on July 28, 2014. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE JULY 28, 2014 PLAN COMMISSION MEETING.**

Judy Juliana:

Move to approve.

Don Hackbarth:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY DON HACKBARTH TO APPROVE THE MINUTES OF THE JULY 28, 2014 MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 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 the public hearing is held so we can incorporate your comments as a part of the official record. However, if you wish to raise an issue that's not on the agenda now would be your opportunity to do so. We would ask that you step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Rachel Quinn on behalf of Caterpillar College LLC for the proposed Caterpillar College Preschool to operate from the existing building located at 8411 Old Green Bay Road.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item A is a public hearing and consideration of a conditional use permit including site and operational plans for the request of Rachel Quinn on behalf of Caterpillar College LLC for the proposed Caterpillar College Preschool to operate from the existing building located at 8411 Old Green Bay Road.

As a part of the hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented as part of this hearing.

Findings of Fact

1. The petitioner is requesting approval for Caterpillar College Preschool to occupy the building located at 8411 Old Green Bay Road. It's further identified as Tax Parcel Number 91-4-122-103-0260. The Lamb of God Church had previously occupied the building since the year 2000, and prior to that the facility was constructed and used as the Pleasant Prairie Child Care. The petitioner intends to purchase the property from the Lamb of God Lutheran Church. The Conditional Use Permit and Site and Operation Plan Applications and the associated attachments are all provided in the packets as part of Exhibit 1.
2. The current zoning of the property is I-1, Institutional District. Child care facilities are allowed in the I-1 District with the approval of a Conditional Use Permit. In addition, there may be some wetlands and 100-year floodplain in the far rear portion of the property, so if there's any work or expansion of the building that's proposed on the rear area east of the fenced area a detailed wetland staking and a survey showing the location of the 100-year floodplain will be required.
3. Pursuant to the application, Caterpillar College LLC operates the Caterpillar College Preschool that's currently located at 2224 30th Avenue in the City of Kenosha. The petitioner is planning to relocate the school in time for the 2014-2015 school year

beginning this September. The building, again, was currently being used as a church but previously it served as a childcare facility.

The Caterpillar College is known for its fun and engaging introduction to learning and individualized emphasis on academics. The school just celebrated its tenth year of operation in Kenosha, and the petitioner has been teaching early childhood education for over two decades.

The Caterpillar College Preschool is an academically focused preschool program designed to provide students with the skills and self-confidence needed to adapt to the next step in their educational development. The program is for children who are at least three years of age. In addition, the Caterpillar College offers mommy and me classes for two year olds and their parents. During the summer, the Caterpillar College offers day camp for children ages three to eleven years old. Age appropriate academics are included each morning as part of the program.

Parents have the option to sign up for at least two days of preschool, morning and/or afternoon sessions, which can add some variability to daily enrollment. The number of total students attending the school has typically been above 70. During the summer typically over 50 campers participate in the program.

During the school year which is September through May the College offers morning and afternoon preschool classes for three and four year olds on a schedule similar to the Kenosha Unified School District.

The Caterpillar College offers additional part-time programs and activities outside of regular school days including but not limited to those mommy and me classes, summer camp, parents' night out, birthday parties and other types of group activities.

4. The building is 7,660 square feet, and it includes four to six classrooms depending on the configuration, a large multipurpose room, boys and girls bathrooms, wheelchair accessible bathroom, office, warming kitchen and other customary storage, mechanical and janitorial rooms are all included. In addition, there is a large fenced in area behind the building for outdoor play.
5. The Caterpillar College offers wrap-around care with hours and staffing based upon demand. During the school year the facility will not open prior to 6:00 a.m. or close later than 6:00 p.m.
6. Summer sessions are held from the first or second week of June through mid to late August, depending on demand. Summer hours are from 7:30 a.m. to 5:30 p.m.
7. The College is working to open for classes at the new location on September 2, 2014. They employ a part-time staff of seven which is expected to grow by two or three over the short term. It is anticipated that the maximum number of staff on site at any one time is seven or more, depending on enrollment.

8. Pursuant to the application, the number of persons gathered for normal school operations is estimated at 100. This number will fluctuate depending on enrollment; however, the total will not exceed state mandated guidelines for the space. The multipurpose room will be used for large gatherings including monthly programs and holiday events. Family oriented special events, again, these are occasional holiday parties could attract up to 200 including the children.
9. Pursuant to the application there are 52 parking space on site including four handicapped accessible parking space.
10. Pursuant to the Village Zoning Ordinance two spaces, plus one space for every employee on the maximum shift and a paved, unobstructed pickup space with adequate stacking area shall be provided in addition to standard driveway and parking requirements, or one space for every six children; a safe pedestrian walkway system through the parking area to the building, with a safety zone a minimum of 15 feet in width between parking spaces and the front of the building which have all been provided in the past in order to handle the parking as well as the drop off requirements.
11. The Village staff believes that the off-street parking and vehicular circulation in the parking lot is adequate for this use.
12. The average maximum potential number of automobile trips to and from the site is anticipated to be an average of 70 trips with a maximum 100 trips per day
13. Notices were sent to the abutting property owners via regular mail on July 24, 2014, and they were published in the *Kenosha News* on July 28 and August 4, 2014.
14. The petitioner was emailed a copy of this memo on August 8, 2014.
15. 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 information presented at the public hearing this evening that the project as planned will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. In addition, they shall not approve the Site and Operational Plan unless they find that the decision along with the application and any conditions of approval will comply with the applicable Village ordinance requirements and all other federal, state or local requirements at pertains to this project.

With that, I'd like to continue the public hearing and introduce a representative from Caterpillar College to present any other additional information or respond to any questions that the Plan Commission may have.

Tom Terwall:

Who is going to represent? Yes, sir, professor.

Fred Schlater:

My name is Fred Schlater, and I'm the broker for Rachel Quinn and her husband, Brian.

Tom Terwall:

Give us your address, Fred.

Fred Schlater:

My address is 6809 Green Bay Road.

Tom Terwall:

Anything you wanted to add?

Fred Schlater:

No, I think that's pretty complete.

Tom Terwall:

You're available to answer questions?

Fred Schlater:

Yes.

Tom Terwall:

Is there anybody else wishing to speak? Yes, sir?

Joe Seitz:

My name is Joe Seitz. I live at 6822 85th Street which is directly south of the property in question. My neighbor approached me and let me know this site was previously a daycare center. And he had mentioned that between my property line and the fence line on the south side of the property in question originally there was planned to be a mound built which is actually there. There was trees that were supposed to be planted on there, however, there's only one tree that has survived. This is to provide privacy from my property to the property in question.

As it lies now this mound is actually within their fence line. If you stand upon the mound I have a privacy fence that's around my property and you can see through my windows, half my property. I don't have any objections to this being a daycare facility, but I would like to see this mound lowered or removed or foliage put upon it so I can retain my privacy which was promised to me buying this property a year ago. That's pretty much it.

Tom Terwall:

Thank you. Anybody else wishing to speak? Yes, sir?

Rick DuCato:

My name is Rick DuCato, and I live at 6810 85th Street. I'm just worried about the traffic. You said there was going to be about 70 to 100 cars entering and leaving Old Green Bay Road. It's a death trap as it is now for me to get my mail. I have cars going down the bike lane. I just think this is a recipe for disaster when it comes to traffic. I don't know how these people are going to get in and out of Old Green Bay onto 85th Street.

Tom Terwall:

Give me your address again, sir.

Rick DuCato:

6810 85th Street. There is no police traffic there now. It's a rare occasion when you see a police officer having someone pulled over. 85th Street is a 35 mile an hour speed limit, and from the light to my house is maybe one block. And there's cars doing 60 and 70 miles an hour in that stint heading eastbound. It's going to be suicide for these people coming in and out of that Old Green Bay Road.

Tom Terwall:

Thank you. Anybody else? Is there anybody else? I'm going to open it up to comments. Yes, Mike?

Michael Serpe:

Jean, did we address the security of this building as far as entering and leaving for the kids?

Jean Werbie-Harris:

Is there going to be an onsite security system?

Michael Serpe:

Yes, locked doors.

Jean Werbie-Harris:

Do you want to come up and address that, Fred?

Fred Schlater:

The doors will be locked during the day, and there's a security system of cameras that will be installed before school opens.

Tom Terwall:

There is now or there will be?

Jean Werbie-Harris:

There will be.

Fred Schlater:

There were some prior to that and she's just going to update them.

Tom Terwall:

Okay, thank you. Anybody else? Don?

Don Hackbarth:

That site is kind of obscure from Highway 31. How do you plan on advertising?

Fred Schlater:

Over the years she's done very little advertising. It's all word of mouth. They have pediatricians that refer people.

Jean Werbie-Harris:

Fred, can you bring the microphone up? We can't hear you.

Fred Schlater:

Over the years she's done very little advertising. It's pretty much all word of mouth. She has some pediatricians that refer people there. So she doesn't anticipate any big advertising.

Tom Terwall:

Does she anticipate a large sign do you know?

Fred Schlater:

She's going to just cover the one that's there.

Tom Terwall:

Okay, thank you. Wayne?

Wayne Koessl:

Through the Chair to the staff, this is a polling place, and we get a lot of traffic during the election time. Has that been a problem there? I don't think it has.

Mike Pollocoff:

No, it hasn't. Just to follow up on that, the police department does patrol 85th Street. It's one of the ways for the eastside squads to get back to the station and leave the station. The speed limit is 35. It is a busy area, but I'm not aware of traffic being unable to take a right hand turn on Old Green Bay Road south coming out to 85th Street. And I don't believe the wait time for a left hand turn would be any different than any other street on 85th Street. But I'll remind the Chief that as school starts if the Commission approves the project to do some increased patrol in that area.

Wayne Koessl:

I agree with you, Mike, because that's my polling place and I've never had problems going in or out of there.

Don Hackbarth:

Does that have a two entrance driveway?

Jean Werbie-Harris:

Yes, it does. There's an entrance right here on the south side and one on the north side. And there's actually an existing monument sign right here which you can see from Green Bay Road. They would not be able to put another sign down here, an off premise advertising sign. But, again, there is a sign that's located right there that they're looking to replace.

Don Hackbarth:

It might be helpful them the flow one driveway is in and other is out.

Jean Werbie-Harris:

I think that that's the typical flow is that you come in and then you're right here, you drop off or you park and then you come out. I don't know that it's signed that way. I'm not sure what the intent is. Maybe, Fred, you could respond to that, I can't recall.

Fred Schlater:

That's the way it's laid out right now, there's an in and an out. So they are arrowed. Probably needs to be repainted, but that's the way it is now.

Tom Terwall:

Thanks, Fred. John, you had a comment?

John Braig:

I frequently use 85th Street to go out to Highway 31, and I've never been aware of any extreme traffic. And I have observed the police department somewhat regularly driving on 85th Street. I think this is a good location for this facility.

Tom Terwall:

Sir, you want to comment or question? Give us your name and address again for the record.

Joe Seitz:

My name is Joe Seitz. My address is 6822, the property directly south of the property in question. I just wanted to add that while there is an in and out for the parking lot for this facility that is a dead end road, and constantly traffic is backed up beyond that frontage road which I call it, Old Green Bay Road, all the way past my property and as far back as my neighbor Rick's here. So while they're at times of polling or whatnot it may not seem congested, it does constantly get backed up on a daily basis around rush hour just to let you know. Thank you.

Tom Terwall:

Thank you. Jean, you had a comment?

Jean Werbie-Harris:

If I could just ask a question about the operations. Typically daycares and preschools there are drop off times that vary from 6 in the morning until 8 or 9 of the morning, and there's morning and afternoon. So it's not like all 70 cars come at the same time. It's usually spaced out especially in picking up children as well. And I don't recall there ever being issues when that was the Pleasant Prairie Childcare Center at that location. I know we've increased traffic since that time, but typically when you're dropping off at staggered times throughout the day it's not typically a problem where you see 40 cars there trying to get in and out at the exact same time.

Tom Terwall:

Jean, I have a question regarding your comment about the lack of foliage on the top of that berm. Is that true there is only one tree left?

Jean Werbie-Harris:

You know I went over there, and I really didn't look to see that there was just one tree left. But I certainly will go over there and work with them to see whether or not we should be fencing the bottom are or planting on top. The key is we don't want the kids running up and down that berm. That's a safety concern and, again, we don't want to have that for the neighbor to the south. So we certainly can look at that to see what would be the best solution, to remove it, to plant it, to fence it at the bottom. But the intent when we put in the berm was more of a noise deadening situation, that that was the concern back in the early '90s was we wanted to make sure that the berm was there to deaden the noise and to provide a buffer. So we can certainly look at that to see what's the solution to that. There's also some other comments I have with respect to landscaping on the site that needs to be addressed as part of the conditions of approval.

Tom Terwall:

Do you want to do that now, Jean?

Mike Pollocoff:

Somebody wants to speak.

Tom Terwall:

Yes, sir?

Gerald Martyniak:

Hi, my name is Gerald Martyniak. I live at 6716 85th Street, and I bike down that street constantly. And like the other fellow says if you try to come off of that frontage road and make a left hand turn you've got to get out almost to the middle of the street. So if they're driving buses through there with kids and everything else he's going to be half way out on 85th Street. Now, the people lately they even ride their cars -- I had one pass me the other day when I was on my tractor, come in the bike lane and pass. So it's a very dangerous place from about a mile from I'll say or two from Green Bay Road east going west. They have a lot of problems with these people riding in the bike lane doubling up right there. If one of them cars or something comes out in that late they're going to be in a world of hurt. I live two doors down from each one of those fellows. So there is a bunch of traffic there.

Tom Terwall:

John, you had a comment?

John Braig:

In support of Gerry it's not unusual to have vehicles pass on the left, eastbound and westbound, and it's not a two lane roadway. It's an area for parking, a bicycle lane and then one through lane. It might be worthwhile to suggest to the police department that they patrol it a little bit more carefully.

Gerald Martyniak:

So if they're going to do something with the school, I'm all for the school, it's great for kids, they need an education. But the thing is that corner where that young fellow lives there, if you're going left, east, you try to get off of that street at four o'clock, three o'clock, when all these people are going to work and coming home from work. Thank you.

Tom Terwall:

Thank you. Is there anybody else wishing to speak? Anybody else? Yes, sir?

Rick DuCato:

Rick DuCato, 85th Street again, 6810. In relationship to the berm I remember when I first moved into the area Maryann and R.J. Smith owned the house. And they always said that that berm should have been in between the two fences and it got put inside the daycare property instead of there's two fences on the lot line. They always complained that it should have been in between the two fences with the trees planted on top for the privacy. And it's a natural play area for those children to go onto. So Joe he works real bad hours. I would hate to see that berm stay because of his hours with all the kids that are going to be on that berm.

Jean Werbie-Harris:

I think what we need to do is we need to either prohibit those by installing a fence or relocating the fence or planting. The kids can't be climbing up that berm. I mean that's a problem.

Rick DuCato:

Yeah, I think it needs to be moved and then put in between the two fences where it originally was supposed to go.

Tom Terwall:

Or just put a fence at the bottom of the berm so the kids can't get at it.

Jean Werbie-Harris:

Relocate the fence back to the bottom and then plant the trees on the top.

Rick DuCato:

That's like putting something on top of the counter and asking the kids not to touch it. Climb that fence to get on that berm.

Mike Pollocoff:

Putting a berm between two fences is you can't maintain it. And pretty soon that becomes a problem. The real issue is having a fence of substance that would keep the kids on the preschool's property and not putting berms or locating that up there.

Wayne Koessl:

Through the Chair and to the staff and to the College people do we really need a berm there?

Mike Pollocoff:

I think the berm was an attempt when the previous preschool went up the Smiths were insistent that, I think she referred to them as the little screamers, not be seen anywhere or heard or whatever. That was I think the previous owner's attempt to try and find a way to make that work. But what was proposed at that time was an unworkable situation in isolating a berm between the fences. So I think that an adequate fence that the kids couldn't climb or get over and provide some privacy rather than the berm is going to be better in the long run.

Wayne Koessl:

As I recall you're right because the previous owners the berm was put there to just placate them. They thought it was going to give them more privacy from the children.

Rick DuCato:

And it didn't. It invited the kids to get on top of the berm.

Wayne Koessl:

It just gave them a hill to climb. I would think for all reason the berm should go.

Rick DuCato:

I don't understand the maintenance of the berm that's in between the two fences. No one mows in between the two fences as it is. It just gets overgrown, so what.

Mike Pollocoff:

As long as there's a berm there that someone is going to try and get over it's going to be there. The berm can stay there, but I just think a fence of substance needs to be put on the preschool side to keep the kids on the preschool side. If they want to take the berm down so they have more usable land and have the fence be closer to the lot line that would be perfectly understandable.

Tom Terwall:

I'll close the public hearing. Jean, you had some additional comments?

Jean Werbie-Harris:

Just the information that we just talked about this evening with respect to rechecking that berm, adjusting the fence. I'll meet with the landowners on site and we'll walk through that as well as some other landscaping on the site that needs to be addressed. I do want to me with them regarding their monument sign and some of the other conditions of approval. But the staff does recommend approval of their Conditional Use Permit. Again, this was designed and constructed originally as a daycare. We feel that it's an adequate and a good use at this location. We'll visit with the police department to make sure that they're monitoring this particular area and see if there's any concerns or if there's anything that needs to be brought to our attention or to our public safety or public works department's attention at any point in time.

Tom Terwall:

I think today's children are a lot quieter than they were ten years ago.

Wayne Koessl:

Mr. Chairman, if there are not any further comments from the Commissioners I would move that we approve the Conditional Use Permit including the Site and Operational plan subject to the conditions outlined in the staff comments and the ones that Jean just added to the agenda.

Don Hackbarth:

I'll second that.

Tom Terwall:

It's been moved and seconded to approve the site and operational plan subject to the terms and conditions outlined in the staff memorandum plus those that were added tonight. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Don Hackbarth:

Can I ask a quick question? How did you come up with Caterpillar College? How did you come up with Caterpillar College? How did you come up with the name Caterpillar College?

Brian Quinn:

Good evening. My name is Brian Quinn, 8840 106th Avenue in Pleasant Prairie. I am the husband of Rachel Quinn who is the owner/operator of the Caterpillar College. The Caterpillar College started at St. Therese Church in Kenosha. It was the convent at the property was reconfigured to house the preschool. So it was more of a college atmosphere where you had the elementary school in the main building and the preschool in the other building. And the name just continued to carry on. People actually liked the name and the logo and all that.

Tom Terwall:

Thank you very much.

B. Consider the request of Randy Copenharve, agent for Uline for approval of Site and Operational Plan for the construction of a 1.1 million square foot warehouse Distribution building on the property located at 12575 Uline Drive.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this a request of Randy Copenharve, agent for Uline, for approval of Site and Operational Plan for the construction of a 1.1 million square foot warehouse distribution building on the property located at 12575 Uline Drive.

The petitioner is requesting approval of Site and Operational Plans for the construction of a 1.1 million square foot facility on the property located at 12575 Uline Drive in the Village. The facility will be the second warehouse on the property and will be located just west of the existing corporate office building and the existing warehouse, which is south of 104th Street which is County Trunk Q and east of County Trunk Highway U.

The proposed 1.1 million square foot distribution center referred to as W-2 is being planned to support Uline's ongoing business growth. The facility will be utilized as a distribution center for bulk storage / material handling equipment including shipping boxes, packing material and mailing supplies consistent with the existing warehouse/distribution center. The building will include approximately 32,000 square feet of office space.

On May 12, 2014, the Plan Commission conditionally approved Preliminary Site and Operational Plans for the mass grading and installation of storm water management facilities required for the construction of a warehouse/distribution building on the property.

Pursuant to the application, the W-2 facility will operate 24 hours a day, 7 days a week with 350 full-time employees at start up. Future employee staff growth is anticipated at this facility. There will be 3 warehouse shifts per every 24 hour period. For W-2, the following employee counts are anticipated: 100 office employees are anticipated at startup; 250 warehouse employees are anticipated at startup; 125 warehouse employees will be on the first shift. The remainder of the warehouse employees will be evenly distributed between the second and third shifts. The maximum number of employees expected on site is 300. This includes 200 warehouse employees during a shift change and 100 office employees.

The required parking spaces based on the Village Zoning Ordinance includes: Warehouse and distribution centers would require 100 parking spaces; the office would require 128 parking spaces, so the total would be 228 spaces plus the required handicapped accessible spaces pursuant to the State code. This building will operate independently so parking will be provided independently to ensure adequate parking. Total provided spaces as identified 415 which includes 12 accessible spaces. Anticipated daily average and maximum potential number of automobile trips to and from the site are estimated at 300 average and 350 maximum. Anticipated daily average and maximum potential number of truck trips to and from the site are 100 truck trips inbound and 100 outbound.

The property where the building and improvements are proposed are zoned M-1 (PUD), Limited Manufacturing District with a Planned Unit Development Overlay District. There are wetlands, woodlands, shoreland areas and 100-year floodplain located on the south in the periphery areas of the site. However these environmental areas are not located within any of the building development areas and will not be disturbed. The proposed development is consistent with the original conceptual plan that was presented and approved conditionally by the Village Board of Trustees on October 18, 2010 for the Uline Corporate Campus.

With that, I'd like to introduce Peter Kucha who is their architect and their design team leaders here from Uline.

Peter Kucha:

Hello, Peter Kucha with Eppstein Uhen Architects. My address is 333 East Chicago Street, Milwaukee, Wisconsin. I'll give you just a brief overview and sort of supplement what Jean has told you. So the building is about 1.1 million square feet primarily consisting of warehouse storage space. There's about 32,000 square feet of office space in the facility. The bulk of the office space will be on the north elevation where you see the large window openings and where you see the parking lot in the front. We're looking at two story office space over there. And then that will be supplemented with additional office space on the east and west ends mid point of the dock elevations of the building. There will be some shipping and receiving offices at those areas smaller in scale.

What we've done is we've taken the architecture of the first distribution center and picked up on those pieces and just sort of manipulated them a little bit to accommodate the functions that are taking place in the new distribution center. So you'll note the existing building is on the left in that upper slide, and the new proposed building is on the right, and there's more glazing, more window openings on the new facility because it will be additional office space on that elevation.

The building color is going to match the existing building. The height of the building is about 38 feet just like the existing building. So it's taking what's already been done and just modifying it slightly and replicating it to Uline's uses.

Tom Terwall:

Thank you. Anything further, Jean?

Jean Werbie-Harris:

No. I didn't know if there were any other staff members from Uline that wanted to comment or have any other issues to be addressed, concerns.

Randy Copenharve:

Hello, Randy Copenharve, 4308 Birch Avenue in Gurnee. No, we're very happy to be here again. Five years ago to this day we said we're going to be back and we are. And looking at this duplication here so we're very excited and thank you guys very much for the opportunity to continue to build in Pleasant Prairie.

Tom Terwall:

We're very happy to have you back.

Wayne Koessl:

You going to come back in five years agin?

Randy Copenharve:

Who knows, probably sooner.

Tom Terwall:

This is not a matter for public hearing.

Michael Serpe:

The employees that are going to be working here are they transfers from Illinois or are they new hires?

Randy Copenharve:

Predominantly we will do job fairs for new hires. This is a new building, new operation. This is not a relocation so this will be predominantly new hires so through our job fairs and searches.

Tom Terwall:

Anybody else?

John Braig:

Move approval.

Wayne Koessl:

Second.

Tom Terwall:

It's been moved and seconded then to approve the Site and Operational 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. Welcome. Good to have you.

7. ADJOURN.

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 6:36 p.m.