

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
March 9, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on March 9, 2015. Those in attendance were Thomas Terwall; Donald Hackbarth; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Michael Serpe was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant 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 FEBRUARY 23, 2015 PLAN COMMISSION MEETING.**

Don Hackbarth:

So moved.

Wayne Koessler:

Second.

Tom Terwall:

MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO APPROVE THE MINUTES OF THE FEBRUARY 23RD MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Tom Terwall:

If you wish to make a comment for an item that is not on the agenda now would be your opportunity to do so. We would ask you to step to the microphone and begin by giving us your name and address. Otherwise you can wait until an item comes up. Is there anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

A. Consider the request of Peter Kucha, of Eppstein Uhen Architects, Inc., agent for Uline for approval of Preliminary Site and Operational Plans for mass grading and preliminary approval of an office building and site improvements for a Uline Headquarters Office building (H2) generally located at the 11200 block of 120th Avenue (West Frontage Road).

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a request from Peter Kucha, of Eppstein Uhen Architects, Inc., agent for Uline for approval of Preliminary Site and Operational Plans for mass grading and preliminary approval of an office building and site improvements for a Uline headquarters office building known as H2 generally located at the 11200 block of 120th Avenue also known as the West Frontage Road.

The petitioner is requesting approval of Preliminary Site and Operational Plans for the mass grading and preliminary approval of an office building and site improvements for a Uline headquarters office building H2 generally located at the 11200 block of 120th Avenue or the West Frontage Road. It's identified as Tax Parcel Numbers, and again there's currently three properties out there, Tax Parcel Numbers 91-4-121-254-0122; the second parcel is 91-4-121-254-0401; and the third parcel is 91-4-121-254-0402.

The properties are currently owned by the Village of Pleasant Prairie Community Development Authority and are intended to be purchased by Uline and combined into one parcel via by a Certified Survey Map and developed with an approximate 298,000 square foot office building. The land lying to the west within the Village identified as Tax Parcel Number 91-4-121-254-0301 will have its public sanitary sewer and water available to it through an easement extended through the Uline property. Access to that same site lying to the west will be from the south from 116th Street.

Pursuant to the application, due to Uline's continued growth, the company needs additional office space to support its operations. Uline sees tremendous operational benefits in locating the new facility on the 37 acre property which is close to its current Corporate Headquarters facility for the following reasons:

- Maintain the company culture. Uline is still a family owned and operated company. By keeping employees close to the family and other employees the company culture is maintained.

- Corporate managers will continue to be located in close proximity to one another at various facilities in Pleasant Prairie. This helps to facilitate impromptu and frequent face to face meetings between managers. This allows for efficient communication and quick decision making which is a cornerstone of Uline's success.
- Department managers that will be located in the new facility, are required to meet frequently and on short notice at the company president's offices at 12575 Uline Drive.
- Many of the staff that will be located in the facility need to visit the various Uline distribution centers and warehouses in Pleasant Prairie to inspect product for quality, review and test new products and meet with vendors.

The detailed site plan that I'll be going through is actually shown on the overhead and in your packets. Again, the red line just delineates where that sewer and water service that is going to be extended from 120th Avenue through their site to get to the land lying to the west. And, again, there's one corporate office building that is shown, a large retention basin that's located just to the east. And then parking in order to service the development.

Uline's proposed H2 Corporate office building project will consist of the following: a building and associated parking will be located on 37.3 acres of land with a 298,000 square foot office building including of which is a 78,000 square foot basement. The building will be three stories. The building design will be very similar to that of Uline's existing H1 headquarters office building. The basement will contain the main electrical and mechanical rooms and storage space. A shipping and receiving area with two loading docks and a compactor bay will be located on the southwest end of the building.

The first floor will include a main lobby, training rooms and an associated breakout area, office space and a fitness center. The second floor will include kitchen and servery and dining space, conference rooms and office space. The third floor will contain office space and some conference rooms. The primary use of the facility is business office use. The building will be provided with four elevators that serve each floor level. Two of the elevators are sized to accommodate ambulance stretchers.

Along the east, north and south elevations the building height will be approximately 61 feet. Along the west elevation where the basement is it will be partially exposed, and the overall building height will be up to 80 feet. The building exterior will consist of precast concrete panels, cedar paneling and ashlar stone veneer with a standing seam metal roof on the pitched roof portions of the building pretty much identical to their existing headquarters. A utility building with pump house, cooling tower and back-up generator will be located south of the office building. That will be treated more like a small accessory structure.

When the building is complete in early 2017, the new corporate office is projected to have 500 initial employees with capacity for 800 employees at full build out. As part of the development, 877 parking spaces will be provided adjacent to the office building.

Notice of intent approvals and permits are required to be submitted to the Village from the Wisconsin DNR and Army Corps of Engineer for any filling on the site. Mass grading on the site

is anticipated based on acquiring all the appropriate approvals sometime around June of this year with substantial completion anticipated for January or early in 2017.

The properties are currently zoned M-5, which is the new district that we had created a few years ago, Production and Manufacturing District, which allows for an office building as proposed. In addition, a portion of the property is also located within the 100-year floodplain. And the petitioners intend to amend the location of the 100-year floodplain as well as mitigate any other areas as needed on the site for development with the appropriate approvals.

The Floodplain Boundary Adjustment application is proposed to be filed later this spring. This site is also subject to shoreland regulations, which requires a Stipulated Shoreland Permit to be issued by the Village for any work completed within 75 feet of the Ordinary High Water Mark of the navigable waterway that lies to the south. Final Site and Operational Plans along with the certified survey map and all the other detailed plans will be required to be submitted to the Village for review and approval for the detailed building and site improvements on the site.

With that we do have representatives here from Uline as well as their architect and civil engineering firms. And I'd just like to begin by introducing Peter Kucha who is the architect for the project to answer any questions that you might have regarding the architecture or the design. And, again, there are other representatives here that could answer any other questions that you may have.

Tom Terwall:

Welcome.

Peter Kucha:

Good evening. My name is Peter Kucha with Eppstein Uhen Architects, 333 East Chicago Street, Milwaukee, Wisconsin.

Tom Terwall:

Anything you wanted to add?

Peter Kucha:

I think Jean provided a good summary overview of the project extent. And I'm just here to answer any questions you might have.

Tom Terwall:

Okay, thank you. Before I open it up to comments and questions from the staff, I'll see if there's anybody in the audience. Anybody wishing to speak on this matter? Anybody wishing to speak? Hearing none, I'm going to open it up to comments and questions from the staff.

Wayne Koessl:

I'm just glad they're doing another office building here.

John Braig:

I've got one comment. Wow.

Wayne Koessl:

Mr. Chairman, if there aren't any more comments I move approval.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO GRANT APPROVAL TO THE PRELIMINARY 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.

Don Hackbarth:

Are you going to have shuttle buses for the 870 parking spaces? That's a lot of parking spaces.

Peter Kucha:

It is, but it's very comparable to what they currently have at headquarters.

Tom Terwall:

Thank you very much.

Peter Kucha:

Thank you.

B. Consider the request of John Semcken III, Senior Vice President of Majestic Realty Co. for approval of a one year time extension of the Site and Operational Plans as conditionally approved by the Plan Commission on May 13, 2014 for the Majestic Center Development on 88th Avenue about ¼ mile south of Bain Station Road.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is the request of John Semcken III, Senior Vice President of Majestic Realty Company, for approval of a one year time extension of the Site and Operational Plans as conditionally approved by the Plan Commission on May 13, 2014 for the Majestic Center Development on 88th Avenue about one quarter mile south of Bain Station Road.

On May 13, 2013, the Plan Commission conditionally approved Site and Operational Plans for the petitioner to develop the vacant property generally located approximately one quarter mile south of Bain Station Road on the east side of 88th Avenue. The parcel is identified as Tax Parcel Number 92-4-122-162-0301. This approval was for the construction of a 1,180,480 square foot warehouse and distribution building. The speculative industrial building is referred to as Majestic Badger Logistic Center. The Plan Commission conditionally approved the Site and Operational Plans for one year until May 13, 2014 subject to the conditions specified in the attached approval letter dated June 4, 2013.

On May 12, 2014, the Village Plan Commission. granted a one year extension until May 13, 2015 of the Site and Operational Plans for the proposed 1,180,480 square foot warehouse/distribution center, again, Majestic Badger Logistic Center subject to compliance with the June 4, 2013 approval letter and compliance with any Village Ordinance amendments made since the May 13, 2013 original approval. At this time the petitioner is requesting another one year extension until May 13, 2016 of said Site and Operational Plans.

Staff recommends approval and requests that the Plan Commission grant the one year extension until May 13, 2016 based on the site and operation plans for the distribution facility, again, subject to compliance with the June 4, 2013 approval letter and compliance with any ordinance and amendments that may be made or have been made since May 13, 2013.

Tom Terwall:

Jean, do we have any maximum number of these extensions we'll grant?

Jean Werbie-Harris:

It's up to the Plan Commission.

Tom Terwall:

But there's nothing in the regulations?

Jean Werbie-Harris:

No.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak?

Don Hackbarth:

I move we approve this.

Wayne Koessl:

Second.

Tom Terwall:

Go ahead, John.

John Braig:

They're just asking for an extension. No changed, no modifications?

Jean Werbie-Harris:

Not at this time.

John Braig:

Nothing different?

Jean Werbie-Harris:

Not at this time.

Bill Stoebig:

What kind of action happens if it doesn't get extended?

Jean Werbie-Harris:

Then it automatically is denied, and then they would have to start the site and operational plan process over. Any zoning would remain in place and neighborhood plan and comprehensive plan, those steps would stay in place. But their site and operational plans they would expire, and they would have to reapply for site and operational plans. And, to be honest, if they do make any modifications to the site and operational plans they would come back to the Plan Commission for reapproval.

Bill Stoebig:

I would move to accept.

Tom Terwall:

Go ahead, John.

John Braig:

I'm done, thank you.

Tom Terwall:

We have a motion.

Bill Stoebig:

I motioned to extend.

Tom Terwall:

Is there a second?

Judy Juliana:

Second.

Tom Terwall:

MOVED BY BILL STOEBIG AND BY JUDY JULIANA SECONDED TO APPROVE THE ONE YEAR EXTENSION OF THE PRELIMINARY SITE AND OPERATIONAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. ADJOURN.

John Braig:

Move adjournment.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We're out of here.

Meeting Adjourned: 6:13 p.m.