

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
May 11, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on May 11, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). 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 APRIL 27, 2015 PLAN COMMISSION MEETING.**

Don Hackbarth:

So moved.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JUDY JULIANA TO APPROVE THE MINUTES OF THE APRIL 27, 2015 MEETING OF THE PLAN COMMISSION AS PRESENTED. 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 -- there are no public hearings tonight. So if you wish to make a comment 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. Is there anybody wishing to speak under citizens' comments?

6. NEW BUSINESS.

A. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for two (2) proposed multi-tenant retail buildings on the property generally located at the southeast corner of STH 50 (75th Street) and 94th Avenue within the Prairie Ridge development.

Jean Werbie-Harris:

The first item is public hearing and consideration of a conceptual plan for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for two proposed multi-tenant retail buildings on the property generally located at the southeast corner of Highway 50 or 75th Street and 94th Avenue within the Prairie Ridge development. The Village staff received an email correspondence from Mr. Eberle on Thursday, May 7th, and they are requesting some additional time to work out some of the details with respect to their project. And so they are requesting that the item be tabled until the May 26, 2015 Plan Commission meeting.

Don Hackbarth:

I move we table Item A.

Wayne Koessl:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO TABLE ITEM A UNTIL MAY 26TH. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT for the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.

Jean Werbie-Harris:

Item B is the public hearing and consideration of a floodplain boundary adjustment for the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain to compensate for the floodplain being filled for the purpose of constructing a conference center between the Uline corporate office building and the easternmost warehouse building on the property. Mr. Chairman, on May 8th we received an email from Randy Copenharve representing Uline. And they have requested that this particular item be postponed or tables until the June 8 Plan Commission meeting. And so the staff recommends that this particular item be tabled until June 8th.

Don Hackbarth:

I move we table Item B.

Michael Serpe:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY MICHAEL SERPE TO TABLE ITEM B PUBLIC HEARING UNTIL THE JUNE 8, 2015 PLAN COMMISSION MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

C. Consider the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive for approval of Preliminary Site and Operational Plans for the grading of a portion of the property for the construction of a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.

Jean Werbie-Harris:

Item C is to consider the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive for approval of Preliminary Site and Operational Plans for the grading of a portion of the property for the future construction of a conference center between the Uline corporate office building and the easternmost warehouse building on the property. Again, this item, just like the previous item, pursuant to an email request from Randy Copenharve dated May 8, 2015, Uline has requested that this item be tabled until the June 8 Plan Commission.

Don Hackbarth:

I move we table Item C.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO TABLE ITEM C UNTIL THE JUNE 8, 2015 PLAN COMMISSION MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item D, Jean.

Jean Werbie-Harris:

And Item D I would request that this item be moved to the end of the agenda. We're still waiting for a couple of people that are on their way. And so I'd ask if we could just move Item D to the end of the agenda and continue on at this time with Items E and F.

Michael Serpe:

So moved.

John Braig:

Second.

Tom Terwall:

Moved by Michael Serpe and seconded by John Braig to move Item D to the end of the agenda.
All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

E. Consider the request of Erik Waslrick on behalf of Jean and Norma Brown for approval of a Certified Survey Map to subdivide the property located at 2629 89th Street.

Jean Werbie-Harris:

Item E is to consider the request of Erik Waslrick on behalf of Jean and Norma Brown for approval of a Certified Survey Map to subdivide the property located at 2629 89th Street. The petitioner is requesting to subdivide the property located at 2629 89th Street into two parcels. The property is currently zoned R-4, Urban Single Family Residential District, which requires lots to have a minimum frontage of 90 feet on a public road and a minimum lot area of 15,000 square feet.

Parcel 1 is proposed to be 55,919 square feet with more than 300 feet of frontage on 29th Avenue. A new home is proposed to be constructed on this property directly north of the home at 8929 29th Avenue. This new home will be required to connect to municipal sanitary sewer in 29th Avenue and the City of Kenosha municipal water. It's within the City of Kenosha municipal water district area.

Parcel 2 is proposed to be 119,924 square feet with 186 feet of frontage on 89th Street. The existing home and outbuildings on the property would remain. The proposed land division conforms with the Village's Zoning requirements, Land Division and Development Control Ordinance and the Village's Comprehensive Land Use Plan. And as you saw from the previous slide that this is kind of one large irregularly shaped property I think the intent was at some point it would continue to subdivide similar to what you see out there. But at this time what they're asking is just to make that split into two parcels at this time.

Don Hackbarth:

Jean, where's the house [inaudible]?

Jean Werbie-Harris:

Right to the north right up there.

Tom Terwall:

Does that property have sewer and water? It does?

Jean Werbie-Harris:

On 89th.

John Braig:

Move approval.

Jim Bandura:

Second.

Tom Terwall:

It's been moved by John Braig and seconded by Jim Bandura to approve the site and operational plan subject to the terms and conditions outlined --

Jean Werbie-Harris:

Certified survey map, excuse me.

Tom Terwall:

I'M SORRY. IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY JIM BANDURA TO APPROVE THE CSM 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.

F. Consider the request of Ronald and Debra Hessil for approval of a Lot Line Adjustment to add 30.03 feet from the vacant property (owned by Associates LLC-William Kant agent) to the rear of the 3514 93rd Street property (owned by Daniel and Teresa Cole) and the 3516 93rd Street property (owned by Ronald and Debra Hessil).

Jean Werbie-Harris:

Item F is to consider the request of Ronald and Debra Hessel for approval of a lot line adjustment to add 30.03 feet from the vacant property owned by Associates LLC-William Kant, agent, to the rear of the property located at 3514 93rd Street owned by Daniel and Teresa Cole and the property located at 3516 93rd Street owned by Ronald and Debra Hessel.

The property located at 3514 93rd Street and further identified as Tax Parcel Number 92-4-122-133-0240 owned by Daniel and Teresa Cole and the property located at 3516 93rd Street and further identified as Tax Parcel Number 92-4-122-133-0235 owned by Ronald and Debra Hessel are proposed to be adjusted with the vacant property to the north which is actually Lot 1 of CSM 2447 that is currently identified as Tax Parcel Number 91-4-122-133-0231 owned by Associates LLC-William Kant, agent.

Specifically, 30.03 feet is being added to the rear of both of the properties at 3514 and 3516 93rd Street from the vacant property to the north. Both properties are zoned R-4, Urban Single Family Residential District, and this district does require lots to be a minimum of 15,000 square feet. After the adjustment, both lots as well as the lot to the north will continue to meet the minimum requirements of the R-4 District. The lot line adjustment and will comply with the requirements set forth in the Village's Zoning Ordinance as well as the Land Division and Development Control Ordinance.

And, again, just if you could go backwards. As you can see where this vacant land is located north of 93rd Street, and you can see where that adjustment will be made to align right there with the two parcels similar to the one that was previously aligned to the west. The staff recommends approval of the lot line adjustment subject to the petitioner's recording the proper transfer documents with the plat of survey for the lot line adjustment as an exhibit at the Kenosha County Register of Deed's office within 30 days.

Michael Serpe:

So moved.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JUDY JULIANA TO APPROVE THE LOT LINE ADJUSTMENT AS REQUESTED 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:

Let's take a 15 minute break.

Tom Terwall:

Is there a second to that motion?

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JOHN BRAIG TO TAKE A 15 MINUTE BREAK.

Jean Werbie-Harris:

We should ask the petitioner are they on their way. What would you like us to do? How about a five minute break.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed?

[Break]

Tom Terwall:

We'll reconvene the meeting. Jean, we're ready for Item D.

D. Consider the request of John Lass on behalf of LakeView XVI Venture LLC owners of the property located 11681 88th Avenue for Site and Operational Plan approval for the Prairie View Distribution Services (dba Midwest Refrigerated Services) to

occupy the entire 411,000 square foot building for the warehousing of bottled beverages, canned cranberry sauce and jelly, and packaged Craisins.

Jean Werbie-Harris:

On May 12, 2014, the Plan Commission conditionally approved Site and Operational Plans for the development of LakeView South Lots 117 and 118, which included the construction of two storm water facilities and the construction of two industrial buildings, an approximate 521,000 square foot building and an approximate 412,000 square foot building and the associated site improvements on each of the lots. At this time the petitioner is requesting approval of the Site and Operational Plans for Midwest Refrigerated Services to occupy the entire building under construction at on Lot 118 located at 11681 88th Avenue.

Prairieview Distribution Services, LLC is a subsidiary of Midwest Refrigerated Services which currently operates two distribution centers located in Pleasant Prairie. They are a contracted warehouse service provider with a focus on food products and food related goods such as packaging materials and ingredients in all temperature ranges. Their Pleasant Prairie business is ambient and air conditioned temperature warehousing of primarily bottled beverages, canned cranberry sauce and jelly, and packaged Craisins coming from the Ocean Spray plant located in the City of Kenosha and other plants in Wisconsin. They do not process food nor do they own the inventories held in their warehouses. They simply receive and ship goods per their customer's direction.

The two Pleasant Prairie locations are proposed to be consolidated into this one new site along with overflow inventories currently held at a remote site in northern Illinois. The goal of consolidation into one facility is attaining efficiencies of common space use and a common workforce rather than fractional work groups and people driving back and forth between facilities. Also, the new facility will have higher ceilings allowing for some improved racking capacity for pallet storage as compared to some of their current facilities and better utilizing dock space and other common use space and eliminating redundant office and support uses or areas. After they consolidate the three facilities into one building, they should have approximately a 15 to 20 percent capacity improvement for meeting their customers' growth.

The facility will operate 24 hours a day 7 days a week unless their customers' requirements allow for reduced operating hours during weekends and holidays. The facility is not a retail operation open to the public as they are an industrial/wholesale style operation, shipping inventory to the retail and foodservice distributors who in turn sell these goods to consumers.

PVDS currently employs approximately 60 full-time people and uses some seasonal and temporary staff for assembling retail or ready to display orders of inventory. The RTD assembly process at times requires additional staffing of 10 to 15 people supplied by temporary staffing agencies. The process is simply moving consumer packed goods from wholesale case configurations into a variety of retail configurations commonly found in club stores or retail grocers.

PVDS will operate using three shifts per day. The Monday through Friday daytime shift would include warehouse lift truck operators, office personnel and managers, repack staffing of full-time

employees and temporary workers, for a total of approximately 30 to 45 people on site. The second shift would have approximately 10 to 20 people driving lift trucks and occasionally performing some work. Third shift would have approximately 10 people driving lift trucks. Weekend shifts, when needed, are approximately 5 to 10 people driving lift trucks. Pursuant to the applicant, these jobs will be transferring from the other locations. There is planned growth that could result in the addition of five more forklift operators in the next 12 months. They intend to occupy this building by September 1.

Peak numbers of employees on site would occur during the Monday through Friday daytime shifts, with an average of approximately 30 to 35 people and seasonal peaks, or spot peaks of approximately 45 people. Anticipated daily average and maximum potential number of automobile trips to and from the site excluding trucks is 60 average or 85 maximum. Anticipated daily average and maximum potential number of truck trips to and from the site is 75 average or 150 maximum. The site has adequate parking for this use.

With that I would like to introduce representatives of the company to further explain a little bit about their operations, their company and what brings them to this decision here in Pleasant Prairie. And if you could give your name and address for the record. Thank you.

Mike Pokel:

Good evening. My name is Mike Pokel. I'm with Midwest Refrigerated Services. I'm the President of the Company. And Dan Quinn who is our Vice President of Operations.

Tom Terwall:

For the record just give us your address, would you please?

Mike Pokel:

My home address, sir?

Tom Terwall:

No, your business address.

Mike Pokel:

Business address would be our corporate offices are located at 305 Scott Drive, Clinton, Wisconsin. So first of all my apologies for our tardiness today. We got caught up in the traffic in Milwaukee, and there was a small detour to get into your facility. Good signage, though. But we appreciate the opportunity to speak with you today.

And just a little bit about our company. Ms. Harris did a real nice job of explaining it. We're a Wisconsin based company, third generation family business. We company wide employ about 300 people. We have I think seven facilities that we operate out of the State of Wisconsin. We have another half a dozen facilities that we own and lease to companies generally distribution centers linked to food processing plants. We also have a transportation component to our business that's based out of Milwaukee. So a local company, small but growing.

And the thing that I'd add is the warehouses that we're moving out of that are currently in the Pleasant Prairie market, at least one of them depending on our business growth, we might still continue to lease. That's yet to be determined. But we have some new business coming on line that might require more space. So this facility here will allow us to consolidate our existing business and provide some growth for them. I will mention that it's not just cranberry sauce, jelly and packaged Craisins. That will be the bulk of it. The juices, Ocean Spray, certainly is one of our largest customers. We have some other customers as well, and are marketing for additional business generally along the food line is what we specialize in. I'd be happy to answer any questions.

Tom Terwall:

Can you tell us where your other two locations are in Pleasant Prairie?

Mike Pokel:

Sure. We have one on 88th Avenue, do you know the address, Dan?

Dan Quinn:

11780. It's a block up and across the street.

Jean Werbie-Harris:

It's the former Cherry building.

Tom Terwall:

That's what I was wondering.

Mike Pokel:

And then we lease the back half of the Jelly Belly building, 100,000 square foot there, and then one in Northern Illinois.

Tom Terwall:

Thank you.

Michael Serpe:

You're leasing this building, though, right, the new one?

Mike Pokel:

Excuse me?

Michael Serpe:

Are you leasing the new one or is it owned?

Mike Pokel:

It is not owned at this time.

Michael Serpe:

Are you leasing it or are you going to buy it?

Mike Pokel:

We're negotiating with them to potentially buy it.

Tom Terwall:

I understand you plan to stay in the old Cherry building or are you going to vacate?

Mike Pokel:

We're under lease for another year at least, a year and three or four months. So we have that amount of time to determine whether we're going to need that facility for additional business or whether we can consolidate into the new building and won't need that anymore. So yet to be determined.

Tom Terwall:

Thank you. I'll open it up to comments and questions here. You're available to answer questions, correct?

Mike Pokel:

Yes, sir.

Tom Terwall:

Anything from the staff or Commissioners?

Michael Serpe:

I would move approval of the site and operational plan.

Wayne Koessl:

I'll second, Chairman.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE A 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? Welcome.

Mike Pokel:

Thank you very much.

7. ADJOURN.

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

Opposed? We are adjourned.

Meeting Adjourned: 5:26 p.m.