

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
January 22, 2018**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on January 22, 2018. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1) and Brock Williamson (Alternate #2). Deb Skarda was excused. Also in attendance were Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Kristina Tranel, Community Development Department.

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

Judy Juliana:

Move to approve.

Bill Stoebig:

Second.

Tom Terwall:

**MOVED BY JUDY JULIANA AND SECONDED BY BILL STOEBIG TO APPROVE
THE MINUTES OF THE JANUARY 8TH PLAN COMMISSION 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:

Since there are no public hearings tonight, if you wish to speak now would be your opportunity to do so. We ask you to step to the microphone and begin by giving your name and address. Anybody wishing to speak under citizens' comments?

6. NEW BUSINESS:

- A. Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of Site and Operational Plans for interior building modifications and occupancy of a 417,384 square foot building owned by LakeView XVIII Venture, LLC, which is currently under construction by CenterPoint Trust for Uline's warehousing and storage of shipping supplies for their project to be known as Uline I 3 Box Depot located at 11559 80th Avenue in LakeView Corporate Park.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item A is to consider the request of Brad Folkert, Director of Construction and Facilities and agent for Uline, for the approval of Site and Operational Plans for interior building modifications and the occupancy of a 417,384 square foot building owned by LakeView XVIII Venture, LLC, which is currently under construction by CenterPoint Trust for the Uline's warehousing and storage of shipping supplies for their project to be known as Uline I 3 Box Depot located at 11559 80th Avenue in LakeView Corporate Park.

On March 14, 2016, the Village Plan Commission had conditionally approved Site and Operational Plans for LakeView XVIII Venture, LLC, to construct a 417,384 square foot speculative industrial building at 11559 80th Avenue in the LakeView Corporate Park. In addition, on March 21, 2016, the Village Board approved a Development Agreement with the property owner to complete related off-site public improvements for this project including relocating the 80th Avenue median and road and some curb and gutter repair, moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant and relocating one 80th Avenue public street light and abandoning and capping unused water services at the main as well as water service connections, and its related road repair in 80th Avenue. And this work is nearing completion, and they just have the final landscaping to be completed.

At this time the petitioner from Uline is requesting to occupy the entire building for the warehousing and storage of shipping supplies to be known as Uline I 3 Box Depot. The following interior improvements are being made with the tenant building including a cafeteria and lunch room, two management offices, men's/women' restrooms, battery charging station, data room, scrubber bay and machine bay. In addition, they are expanding the number of dock doors and adding two compactors and a generator adjacent to the building.

Recognizing local needs for shipping supply distributor, Liz and Dick Uihlein started Uline from their basement in 1980. Beginning with the H-101 carton size which is still offered today. The Uihlein's grew the business far beyond their expectations. Uline is now North America's leading distributor of shipping, package and industrial supplies designed to meet customer needs. Product lines have expanded to include retail, safety and material handling, industrial and

packaged materials. Uline believes that good service means offering the finest quality and best selection of products with the quickest service in the industry.

Uline's 600 plus page catalog reaches businesses nationwide offering thousands of products with quick delivery. As long term partners, they hope to exceed their customers' expectations, delivering every order with speed, passion and operational excellence. With over 4,000 North American employees, Uline has distribution centers near Chicago, Minneapolis, Allentown, Los Angeles, Atlanta, Dallas and Seattle. There are also locations in Tijuana and Monterrey Mexico as well as Toronto and Edmonton Canada. Uline also operates international distribution from Pleasant Prairie and North Chicago totaling over 12,000 square feet. Uline is a very strong economic development catalyst in Pleasant Prairie and Kenosha County. They currently have two corporate headquarter buildings in Pleasant Prairie, a conference center and four distribution warehouses in Pleasant Prairie.

This new facility location is proposed to operate in two shifts from 8:00 a.m. to 8:00 p.m. and 8:00 p.m. to 6:00 a.m., and delivery hours are planned to be from 9:00 a.m. to 3:00 p.m. They intend to employ a total of 70 employees at this location, 40 on first shift and 30 on second shift.

There are 236 parking spaces which include five handicapped accessible parking spaces on site, and there are currently 95 truck parking spaces on site and 42 dock doors. Permits were issued to the property owner to add an additional 36 dock doors. The parking provided on the site meets and exceeds the number required by the tenant. Uline intends to begin operations at this location in the April/May of 2018. With that I'd like to introduce Paul Schmitter from CenterPoint Properties to add any additional information and then introduce his new tenants.

Paul Schmitter:

Hello everyone. Paul Schmitter from CenterPoint Properties. This building shell you all saw back in March 2016. We started construction on it spring of last year. It was wet for a little while but we got that caught back up. And right now as Jean indicated we're to the point where it's nearly done. We've got some landscaping to do yet. But other than that we're very excited about having Uline in another one of our buildings. They are one of our most valued tenants to say the least. And if there's any questions that you might have with regard to how the building's going to function, how it might operate things that's going to happen with the inside or the outside of the building, I'm going to turn that over to Brad Folkert from Uline who can answer specifically any of the questions you might have tonight.

Tom Terwall:

Thank you.

Brad Folkert:

Thanks, Paul. Brad Folkert, Uline, 12120 Uline Drive, Pleasant Prairie. Thank you for coming in for this one agenda item tonight. I appreciate that Board members or Commission members. So we are extremely excited to continue working with CenterPoint. We have several buildings with them throughout Wisconsin and into Illinois. So this actually will be building number eight in

Pleasant Prairie. We're at about 4.3 million square feet so I'm going to correct Jean on that one little thing that said 12,000 square feet. Actually the total is almost 14 million square feet.

Jean Werbie-Harris:

I thought that seemed a little low after I said it.

Brad Folkert:

So it's throughout the U.S., Canada and Mexico, it's just about 15 million square feet now. So the company is growing and is doing extremely well. And this property as Jean said is the I 3 Box Depot. So what that means is it's a continuation of our relocation from Illinois to -- from Waukegan, the operation that we originally had down in Waukegan up to Kenosha and Pleasant Prairie. So this will serve as sort of a sister to the building that was just completed up in Kenosha that you've probably all driven past already many times. So if there's any specific questions about the operation I'd certainly be happy to answer any of those questions you might have.

Tom Terwall:

Thank you. Any comments or questions, guys, gals?

Wayne Koessl:

I think we've had past experience with Uline, and I don't have any questions.

Michael Serpe:

The company continues to amaze this Commission and the Board, and we're glad we have the, and I'd move approval.

Jim Bandura:

Second.

Tom Terwall:

THERE'S A MOTION BY MICHAEL SERPE AND A SECOND BY JIM BANDURA 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.

Jim Bandura:

Jean, did you have anything?

Jean Werbie-Harris:

No.

7. ADJOURN.

Tom Terwall:

A motion to adjourn would be in order.

Jim Bandura:

So moved.

Judy Juliana:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. I think we broke a record.

Meeting Adjourned: 6:10 p.m.