

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
February 11, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on February 11, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternative #1); and Brock Williamson (Alternate #2). Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**

Michael Serpe:

Jean, anybody?

Jean Werbie-Harris:

I have no correspondence this evening. But unless you would just like to have me mention the Village Plan Commission meeting schedule I have revised it for April. And so I just wanted to bring to everyone's attention that the second and fifth Mondays of April the Plan Commission will meet, not second and forth due to Easter week and a number of people being on vacation. So just so that you know that April 8th and April 29th is the new schedule, and I just wanted you to be aware of that.

Michael Serpe:

Is that why this is highlighted April 29th?

Jean Werbie-Harris:

That's exactly right.

Michael Serpe:

Okay, thank you. Anything else?

4. CITIZEN COMMENTS.

Michael Serpe:

We have two items on the agenda tonight and neither one are a public hearing so there won't be any comments during those. But if anybody wishes to speak and approach this Commission with something to ask or say now is your time to do that. Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments.

5. NEW BUSINESS

- A. Consider the request of Doug Houser, agent on behalf of Seefried Properties, for approval of Final Site and Operational Plans for the re-development of the property located at 8500 116th Avenue with a 205,732 square foot speculative industrial building and associated site improvements.**

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, this is the request of Doug Houser, agent on behalf of Seefried Properties, for approval of Final Site and Operational Plans for the redevelopment of the property located at 8500 116th Street with a 205,732 square foot speculative industrial building and associated site improvements. Seefried Properties intends to purchase the property located at 8500 116th Street. This is a building that was formerly occupied by Rentsys Recovery Center. What they intend to do is raze the existing 11,488 square foot building that's on the property today and construct a new 205,732 square foot speculative industrial building on 12.78 acres.

The speculative building would allow for the building to be subdivided into multiple tenant spaces that range from 50,000 square feet to that total amount which is 205,732 square feet. The two existing access points on the site will remain. The site will provide for 199 parking spaces including the handicapped accessible spaces. There will be 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 as open space.

Storm water for the development is accommodated through an onsite drainage system which drains to the regional retention facilities in the LakeView Corporate Park which is to the north of the property. It is anticipated that the building will be completed in the fall of 2019, actually maybe winter of 2020. With that at this time they do not have any specific users identified for the site. If there's any questions of staff or the petitioner we'd be happy to answer.

Michael Serpe:

Comments or questions?

Jean Werbie-Harris:

We'll let the petitioner come up just to give a little bit more information about, because Seefried has not done a property development in the Village yet or in the Corporate Park, so maybe we'll let them explain a little about who they are.

Michael Serpe:

Name and address for the record is you would.

Doug Houser:

Yes, sir. My name is Doug Houser with Seefried. I think last time we were here Dave Refee [phonetic] was standing up here and gave you a little presentation on what Seefried does, who we were. But we do about \$2 billion worth of development across the U.S. headquartered in Atlanta. Our office, the office that Dave and myself are out of is in Rosemont. As Jean said we haven't don't a project yet in Southeast Wisconsin. We're very excited to get up here, already a well established park, we're excited to put a building up and see who comes.

We do a lot of business with the likes of Amazon, big companies like Amazon, Home Depot, smaller ones as well. So we're making this facility specifically divisible into smaller tenant spaces. As Jean said it's 50,000 square feet so we can bring in the big user, but we're more than welcome to open our arms and our doors to smaller users as well.

Michael Serpe:

Any comments or questions from the Commission?

Wayne Koessl:

Are you going to correct that 116th Street?

Michael Serpe:

Yes. There's a little mistake, on the 116th Avenue it reads on the agenda, it's supposed to be 116th Street.

Jean Werbie-Harris:

And I did read it correctly.

Michael Serpe:

Wayne is correct on that.

Wayne Koessl:

If there aren't any further questions, Mr. Chairman, I would move that the Plan Commission approve the Final Site and Operational Plan subject to the comments and the conditions of the Village staff report of February 11, 2019.

Mike Pollocoff:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECOND BY MIKE POLLOCOFF FOR APPROVAL OF THIS FINAL SITE AND OPERATIONAL PLANS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

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

B. Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of Site and Operational Plans to occupy 300,000 square feet of the existing building located at 11290 80th Avenue in LakeView Corporate Park for the warehousing and storage of shipping supplies.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, again, this is the request of Brad Folkert, Director of Construction and Facilities and agent for Uline. They're requesting Site and Operational Plans to occupy about 300,000 square feet of the existing building located at 11290 80th Avenue, and this is in the LakeView Corporate Park. And this will be for the warehousing and storage of shipping supplies.

In January, the Village issued a permit, Permit COM1901-012, to Uline and has granted a verbal to occupy 250,000 square feet of the building located at 11290 80th Avenue owned by CV II Lakeview LLC. However to occupy up to 300,000 square feet of the 505,000 square foot building, which is more than 50 percent, Plan Commission approval is required.

With respect to this project no exterior site modifications are proposed except that new exterior signage is required and will be installed. Permits are being submitted to change the primary monument sign and the onsite directional sign. At this time a temporary sign has been installed identifying Uline as the occupant.

Uline is 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 distributions from Pleasant Prairie and North Chicago. Uline is a very strong economic development catalyst in Pleasant Prairie and for Kenosha County. Uline currently has two corporate headquarters buildings, a conference center and five distribution warehouses within our Village.

This 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. They intend to employ a total of 15 full-time employees at this location, 8 on first shift and 7 on second shift. There are 365 parking spaces including handicapped accessible spaces on site, and there are currently 98 truck parking spaces on site and 64 dock doors. The parking provided on the site meets and exceeds the number required by the tenant.

As indicated earlier they already occupy 250,000 square feet and with this approval it will allow them to occupy up to 300,000 square feet of the building. Pursuant to the owner, Southwire which was the previous tenant has moved out of the facility, and the pallets/racking stored on the outside of the building within the north fenced truck dock area will be removed later next week. With that there is a representative here, but the staff recommends approval of the Site and Operational Plans for Uline to expand in this facility at 11290 80th Avenue.

Michael Serpe:

Does the representative want to add anything?

Marcia Kester-Sperber:

My name is Marcia Kester-Sperber, and I am [inaudible] real estate with Uline. And so I'm here to answer any questions you guys have. I think you guys know we have over four million square feet just in Pleasant Prairie alone. And this we have a lease that we just signed for 300,000 square feet where we occupy 250,000 square feet, and we just want to be able to occupy the remaining 50,000 square feet.

Michael Serpe:

If there's any questions from anybody we'll direct them to you. Thank you.

Mike Pollocoff:

Is this a Centerpoint property?

Marcia Kester-Sperber:

Yes.

Mike Pollocoff:

You've certainly done an excellent job, Uline has done an excellent job in the community. So it's nice seeing you expand. I know sometimes we're amazed at how finite things get in detail, but the proof is in the pudding for what you guys deliver so congratulations.

Michael Serpe:

Anybody else have any comments or questions? What's your pleasure?

Mike Pollocoff:

Move approval.

Jim Bandura:

Second.

Michael Serpe:

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

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you, thank you very much.

6. ADJOURN.

Wayne Koessl:

So moved.

Deb Skarda:

Second.

Michael Serpe:

Motion made and seconded for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:11 p.m.