

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
August 22, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on August 22, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; 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 AUGUST 8, 2016 PLAN COMMISSION MEETING MINUTES.**

Jim Bandura:

Move for approval.

Bill Stoebig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY BILL STOEBIG TO APPROVE THE MINUTES OF THE AUGUST 8, 2016 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:

If you wish to make a comment on an item that either appears on the agenda or is not on the agenda now would be your opportunity to do so. We'd 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? Seeing none, we'll go ahead then to New Business.

6. NEW BUSINESS

- A. Consider the request of John Doheny, agent for approval of Preliminary Site and Operational Plans for the mass grading, installation of underground utilities and footings and foundations for the construction of a 175,000 square foot industrial building on the vacant land located on the southeast corner of STH 165 (104th Street) and 80th Avenue in LakeView Corporate Park.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is the request of John Doheny, agent, for approval of Preliminary Site and Operational Plans for the mass grading, installation of underground utilities and footings and foundations for the construction of a 175,000 square foot industrial building on the vacant land located on the southeast corner of Highway 165 or 104th Street and 80th Avenue in LakeView Corporate Park.

The second item related to this which is the next item, Item B on the agenda, and I'll ask that the Plan Commission take up that item as well at this time.

Tom Terwall:

Is there a motion to that effect?

Wayne Koessl:

Mr. Chairman, I move that we take Items A and B and have separate votes on them.

Tom Terwall:

Is there a second?

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO TAKE ITEMS A AND B TOGETHER WITH SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. Consider the request of Matt Carey, PE, agent on for approval of a Certified Survey Map for the property located at the southwest corner of STH 165 (104th Street and 80th Avenue) in LakeView Corporate Park.

Jean Werbie-Harris:

So the second item on the agenda, Item B, is related to this project, and that is to consider the request of Matt Carey, PE, agent for approval of the Certified Survey Map for the property located at the southwest corner of Highway 165, 104th Street and 80th Avenue in LakeView Corporate Park. The items are related and discussed at the same time. However, separate action will be required.

The petitioner, Doheny Enterprises, Inc., is requesting to obtain Preliminary Site and Operational Plans approval to begin the development of the southeast corner of Highway 165 and 80th Avenue for the construction of a 175,000 square foot building and associated on-site improvements. The Final Site and Operational Plans pursuant to the requirements of the Village Zoning Ordinance will need to be submitted for review and approval to the Plan Commission prior to issuance of the full building permit. In addition, the petitioner is requesting approval of a Certified Survey Map for the development property.

Doheny's is a leader in the swimming pool supply industry with ten distribution centers nationwide. Doheny's has been in the City of Kenosha for 20 years and currently occupies three warehouses there with plans to consolidate those locations into a single distribution center in Pleasant Prairie. Doheny's sells swimming pool supplies to the consumer and commercial markets via catalogs, websites, outbound telemarketing and a local retail pool store. The primary function of the proposed distribution center is to house the contact center and for warehousing functions of pick, pack and shipping via FedEx, UPS, and common carrier. The company will not manufacture or assemble any items at this facility, and it will act solely as a storage of dry finished goods. The company is seasonal with peak employment and inbound outbound shipping traffic during the warmer months of the year.

The proposed project is to construct a new 175,000 distribution building on the vacant lot to be located at the southeast corner of 80th Avenue and 104th Street. Construction will start in the fall of 2016 with a completion in 2017.

The anticipated hours for operation are from 8:00 a.m. to 5:00 p.m. and 6:00 a.m. to 10:00 p.m. during peak season. The contact center will run Monday through Friday from 8:00 a.m. to 6 p.m. for non-seasonal months, October through February, and Monday through Friday from 6:00 a.m. to 10:00 p.m. and Saturday and Sunday 8:00 a.m. to 5:00 p.m. for its peak season which is March through September.

The warehouse will operate Monday through Friday from 8:00 a.m. to 6:00 p.m. for non-seasonal months which, again, is October through February, and Monday through Friday 6:00 a.m. to 8:00 p.m. and Saturday and Sunday 8:00 a.m. to 1:00 p.m. for its peak season March through September. The products stored at this facility will be swimming pool supplies that include swimming pool chemicals, pool equipment, and accessories.

Preliminary Site and Operational Plans: Approval of the Preliminary Site and Operational Plans will allow the petitioner to begin mass grading, to install underground utilities and to construct footings and foundations for the construction of 175,000 square foot industrial building.

Building Setbacks: The M-2, General Manufacturing District requires that the building meet the following minimum setback requirements:

- Street setback: minimum of 65 feet from 104th Street or the State highway.
- Side and rear setback: 45 feet minimum.
- Wetland setback: 25 feet from any wetlands on the property.

Setback for parking areas which includes parking spaces, maneuvering lanes and fire lanes are measured from the back of curb shall meet the following minimum requirements:

- A minimum of 20 feet setback from the front State Highway 165 and 80th Avenue rights-of-way.
- A minimum of 20 feet setback from other private roadways or drives to the side and rear lot lines.
- In addition, parking areas shall not be located within any easements unless express written approval is allowed and provided by the easement holder.

Site Access and Parking: Employee, client, visitor vehicular and truck access to the site will be a northern driveway on 80th Avenue for passenger vehicles and a shared drive with Pfizer to the south on 80th Avenue for truck traffic.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a warehouse/distribution center is based on one space for every two employees during any 12 hour period and the required number of handicapped accessible parking spaces pursuant to the State Code.

Doheny employs 55 full-time employees and 140 seasonal employees on its peak day. Pursuant to the Village Zoning Ordinance, the minimum number of parking spaces would be 70, not including the handicapped accessible spaces. The plan includes 208 automobile parking spaces which exceeds the Village requirements.

Public Sewer and Water: The development shall be served by public sanitary sewer and water. The sanitary sewer and water is located on 80th Avenue.

Open Space, Storm Water Retention and Landscaping: The M-2 District requires that at a minimum, 25 percent of the site must be open space. Verification of the amount, the area and percentage of open space on the site shall be provided on the preliminary plans.

The site is mostly vacant at this time. There are two existing retention ponds located on the west side of the site near 80th Avenue. Due to a highpoint along the center of the site, storm water in the northern half of the site is conveyed to the northwest pond, and storm water in the southern half is conveyed to the southwest pond. The 1995 report by the consulting firm HNTB confirms that the roof drainage from the building to the south drains south to a separate storm water pond, not to the two ponds on this site.

It was further discovered that the size, and therefore storage volume, of the two ponds on site are smaller than what was proposed originally on the plans. So Pinnacle Engineering Group determined that modifications to each pond are necessary to keep the same pond configuration and the storage volume. Upon preliminary approval of the Civil Plans, Pinnacle Engineering will finalized the full Storm Water Management Plan for the Village's review and approval. And we do have the engineer here from Pinnacle if you have any questions pursuant to that.

The second item related to this project is the Certified Survey Map: The Village staff recommends that the CSM be revised to create an outlot surrounding the existing retention basin shown on Lot 1 since this basin serves several surrounding properties, and the maintenance and associated costs are likely a shared expense. Let me add to that that the seller of the land and the property purchaser, Doheny, are working through that agreement and discussion right now as to whether that new outlot will be owned by them or by the association for the LakeView Commercial Owners Association. So they are working through that detail right now.

In addition if it does identify itself as a separate outlot, then the petitioners shall request a Zoning Map Amendment to rezone that outlot into the PR-1 Park and Recreational District as all of the ponds on separate outlots are located within the PR-1 District in the Village. In addition, they'll need to do an amendment to the Village's Comprehensive Plan to place the outlot within the open space land use designation.

The CSM indicates that there are some wetlands on the property. The petitioner is seeking an artificial wetland exemption from the Wisconsin Department of Natural Resources to allow those wetlands to be filled. That was actually created at the time of the mass grading out there. And so they're working through that process. They've just made that submittal. If this approval is obtained from the DNR, a copy of that approval shall be provided to the Village and the wetlands as shown on the CSM shall be then removed. I'd like to introduce the owner, the architect representatives here to add any additional comments that they would like to.

Jim Brucato:

My name is Jim Brucato from Principle Construction. We're the design build general contractor that will be building the facility for John Doheny. I've also brought Werner Briske from Partners in Design, Matt Carey from Pinnacle Engineering who are a part of our design team. I think that was a very detailed summary of the project. And I'd like to start by thanking you for taking this extra step to do the preliminary site and operational review and approval. We appreciate that.

John Doheny's business was established in '67, a family business. And they are now nationwide, ten distribution facilities throughout the nation. Main headquarters here. John lives in Lake Forest as well as in Wisconsin for half of the year as well so his roots are here. I started this

project with John in 2008. The economy directed us differently for a while. But their business is a very, very solid, sound business. And they are growing in leaps and bounds. As you can see there are three different facilities right now.

Operationally it's very difficult for them. And it's been a dream of John's to pick the facility that they're in now, we looked at expanding that. It just wouldn't withstand the growth potential that they had. So we've looked and looked, and here we are. They found the lot in LakeView, and John is extremely pleased to be there. There are some details to work out as we discussed earlier. They are in that process. And, again, I want to thank you for moving the process along on behalf of John. He's excited to move into Pleasant Prairie.

Tom Terwall:

Thank you very much.

Jim Brucato:

Thank you.

Jean Werbie-Harris:

Did you say that the company's headquarters will be here in Pleasant Prairie then, too? And when did the company start?

Jim Brucato:

[Inaudible] John took it and then went to a digital platform as of the era of the internet and grew the company in leaps and bounds. So he's been doing wonderful. Thank you.

Tom Terwall:

Thank you. What's your pleasure? Comments or questions?

Michael Serpe:

Jim, could I ask you a question? Most of the chlorine and stuff is that delivered in bulk delivery, or is it process in house, how do you handle that?

Jim Brucato:

So it's all consumer packaging. John does not package, does not repackage, does not break down. None of the packaging gets broken up. It is exactly what you will see in a Walmart, a Target, it's the one pound package. And so all John does is distribute that product, one of the many products they distribute along with the pool toys, equipment, cleaners, covers, those types of things.

Tom Terwall:

Do you do liquid chlorine as well?

Jim Brucato:

Liquid did you say?

Tom Terwall:

Yes.

Jim Brucato:

I don't believe he does. I don't believe he does. I think it's all granular, but I can verify that for you. And I know we've been working with the fire department, the outside consultant that the municipality had as well, the fire safety consultant to establish the fire protection system that we're going to install, make sure that's all in accordance with NFPA. One of the things that John -- that was one of the very first things that we discussed. And they're governed by a lot of the DOT regulations. So that actually is even more restrictive than even the NFPA as well.

Tom Terwall:

Thank you. Any other comments or questions?

Brock Williamson:

Do they have any interest in expanding the business beyond the products they're doing right now at the new facility? Or are they going to stick in the line of what they do.

Jim Brucato:

I can't answer directly to that. But I think their intention for expansion is the products that they have just continued growth of those product. I don't believe they're going to be selling the actual pools, any day soon they won't be sitting out in the lot I promise. That I do know. John does not want to get into selling the pools.

Tom Terwall:

Thank you.

Jim Brucato:

Thank you.

Tom Terwall:

Anything else?

Wayne Koessl:

Mr. Chairman, if there aren't any further questions I'd move that the Plan Commission approve the Site and Operational Plans subject to the comments and conditions of the Village staff report of August 22, 2016.

Jean Werbie-Harris:

These are just the Preliminary Site and Operational Plans, and they're going to come back this fall with the Final Site and Operational Plan.

Michael Serpe:

I'll second it.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO GRANT THE PRELIMINARY SITE AND OPERATIONAL PLAN APPROVAL AS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the Certified Survey Map.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE CSM FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF STATE HIGHWAY 165 AND 80 AVENUE 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. Thank you.

- C. Consider the request of Paul Schmitter, agent for CenterPoint WisPark Land Company LLC, owner of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road for time extension related to the conditionally approved Site and Operational Plans for the construction of a 417,384 square foot speculative industrial building and related site improvements.**

Jean Werbie-Harris:

Item C is to consider the request of Paul Schmitter, agent for CenterPoint WisPark Land Company LLC, owner of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road for a time extension related to the conditionally approved Site and Operational Plans for the construction of a 417,384 square foot speculative industrial building and related site improvements.

On March 14, 2016, the Plan Commission conditionally approved Site and Operational Plans for the petitioner to develop the vacant parcel located on the east side of 80th Avenue and north of Springbrook Road for the construction of a 417,384 square foot speculative industrial building.

The petitioner has been working with the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers to obtain a permit to fill a small wetland area on the site. I don't know if you can tell, but it's kind of directly north of that blue star. There's like a little finger that juts down from that wetland area just south of IRIS.

While the petitioner has recently obtained approval of the Army Corps of Engineers and they are awaiting approval from the DNR. Therefore the petitioner is requesting an extension to satisfy the conditional Village approval and obtain the required building permits. So we are requesting the Plan Commission just because we're going to be coming into the winter in the next six months to grant a one year extension until September 14, 2017 for that Site and Operational Plan approval subject to the original April 1, 2016 approval letter in compliance with any Village ordinance amendments that have been made since that approval. So they would like to start as soon as possible. They are just waiting for that approval from the Wisconsin DNR.

Michael Serpe:

A question for you. What size wetland are we referring to here?

Jean Werbie-Harris:

I know that it's less than an acre. It's a very small area. I'd have to go back. I did not anticipate nor did they anticipate that this would take this long for this small area. But unfortunately, if you

saw any of the sketches or remember, but that finger kind of comes right down through the middle of the dock area and the parking area for the trucks. So they really do need to get that filled in. Otherwise it causes that northern maybe one fifth of the property to be undevelopable. A small area.

Tom Terwall:

Other questions or comments? What's your pleasure?

Jim Bandura:

Move for approval.

Deb Skarda:

Second

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY DEB SKARDA TO GRANT THE ONE YEAR EXTENSION UNTIL SEPTEMBER 14, 2017 FOR SITE AND OPERATIONAL PLANS. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

D. Consider the request of David Jarabak with Exel, Inc. for approval of Site and Operational Plans for DHL Supply Chain to occupy the entire 256,240 square foot building located at 8505 100th Street in LakeView Corporate Park for the warehousing of SC Johnson products.

Jean Werbie-Harris:

Item D is to consider the request of David Jarabak with Excel, Inc. for approval of Site and Operational Plans for DHL Supply Chain to occupy the entire 256,240 square foot building located at 8505 100th Street in LakeView Corporate Park for the warehousing of SC Johnson products.

The petitioner is requesting to obtain Site and Operational Plans approval to occupy the entire 256,240 square foot building located at 8505 100th Street in the LakeView Corporate Park. This would be for the warehousing of SC Johnson products including: Drano Max Building Up Remover, Glade Spray, Shout Advance Action Gel, Windex and Ziploc products, all non-aerosol and all non-high hazardous products.

Earlier in August the Village issued a permit for DHL to occupy 50 percent of this building which is allowed with staff approval of the Site and Operational Plans; however, if more than 50 percent of the building is occupied by one user, then the Site and Operational Plans are required to be approved by Plan Commission.

No site or exterior building modifications are proposed with this development. The facility will be open Monday through Friday from the hours of 7:00 a.m to 3:00 p.m, a one shift operation with 10 to 12 full-time employees. The site will be closed on Saturday and Sunday with a security guard provided during off hours. The site is not open to the public.

The existing 235 parking spaces are more than adequate for this use. In addition, the building provides for 25 exterior dock doors and four drive in doors. The truck dock will support all truckload carrier needs for inbound product and outbound shipments. Receiving and shipping will be performed on a shared dock.

The site will handle portions of the co-pack/warehouse club business, approximately 10,000 to 15,000 inbound pallets per month are forecasted to be provided by SCJ, which will arrive on pallets. Over a six week period the plan to reach the estimate inventory level of approximately 22,000 pallets. The site will serve as an overflow warehouse for the network storing product that may not yet have final deployment. Any incremental volume has not been determined yet. Shipments to the other Johnson Facilities will be shipped in full pallet unit of measure.

And just so you know that this is an existing building as you can see. And it was the building that Uline recently moved out of this past spring when they took full occupancy of their W2 building on their site. And there was some minor site work. There was some parking lot patching and sealing and things like that. So they did some minor work on the site this spring to make the site look good. There's a representative here if there are any comments, questions for a representative, any questions for him.

Tom Terwall:

Where's the representative? Opportunity for you to add anything you which to add.

Tim Bartell:

Dave Jarabak could not be here unfortunately, but my name is Tim Bartell. I'm the operations manager at the DHL facility in Sturtevant. And I would be the main contact for this particular building.

Tom Terwall:

Anything you wanted to add?

Tim Bartell:

No, I'd just like to say that DHL Supply Chain is a very large company. We have about 30,000 employees in North America. We have about 400 sites across the country. We like to do things by the book [inaudible].

Tom Terwall:

Thank you.

Deb Skarda:

Could you tell us a little bit more about the security of the building?

Tim Bartell:

The security guard would be on duty when we're not there.

Deb Skarda:

So what kind of like alarms of doors --

Tim Bartell:

Currently I'm not sure since we haven't actually been in the building [inaudible]. We did occupy that building several years ago before Uline, and they did have an alarm system at that time.

Deb Skarda:

I just ask because of the Drano Max, and sometimes Drano being used for illicit drug manufacturing. So just to make sure that we've got some --

Tim Bartell:

Yes, it will be adequate.

Tom Terwall:

Anything else?

Michael Serpe:

There's aerosol cans going to be stored there as well?

Tim Bartell:

No, no aerosol.

Michael Serpe:

No aerosol?

Tim Bartell:

No.

Michael Serpe:

Okay, that's it.

Tom Terwall:

Wayne?

Michael Serpe:

Move approval.

Jean Werbie-Harris:

I have a quick question. Do you know how many automobile and trucks are going to be going back and forth on that site, I mean in and out.

Tim Bartell:

Off the top of my head no.

Jean Werbie-Harris:

I'd like to get that information from you.

Tim Bartell:

I'd say 10 to 15 a day maybe.

Jean Werbie-Harris:

Of what?

Tim Bartell:

Trucks coming in and out.

Jean Werbie-Harris:

Is that a total of 15 trucks or inbound?

Tim Bartell:

Per day. Well, it would be 10 to 15 in and 10 to 15 out.

Jean Werbie-Harris:

And are these new employees that you're going to be hiring or are they transfers from someplace else?

Tim Bartell:

It would be a combination.

Tom Terwall:

Anything further?

Michael Serpe:

Move approval.

Wayne Koessl:

I'll second it.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO GRANT THE SITE AND OPERATIONAL PLAN FOR DHL SUPPLY CHAIN AS RECOMMENDED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Tim Bartell:

Thank you very much.

7. ADJOURN.

Wayne Koessl:

So moved.

Judy Juliana:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

We stand adjourned.

Meeting Adjourned: 6:23 p.m.