

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
August 11, 2008**

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on August 11, 2008. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Jim Bandura; John Braig; Andrea Rode; Larry Zarletti; and Judy Juliana. Also in attendance were Mike Pollocoff, Village Administrator; Peggy Herrick, Assistant Village Planner and Zoning Administrator and Tom Shircel, Assistant Village Planner and Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CONSIDER THE MINUTES OF THE JUNE 9 AND JULY 28, 2008 PLAN COMMISSION MEETINGS.**

Tom Terwall:

You've received copies in written form. What's your pleasure?

Wayne Koessl:

Mr. Chairman, I move they be approved in their written form for June 9th and July 28th.

Mike Serpe:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MIKE SERPE TO APPROVE THE MINUTES OF THE JUNE 9, 2008 AND JULY 28, 2008 AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

5. CITIZEN COMMENTS.

Tom Terwall:

If you're here for an item on the agenda that's a matter for public hearing, we would ask that you hold your comments until the public hearing is held. Or, if you're here for Item 7 which is the only new business item, or if you're here to discuss an item not on the agenda, your opportunity to speak would be now. We ask that you step to the microphone and give us your name and address. Is there anybody wishing to speak under citizens' comments?

6. OLD BUSINESS

A. CONTINUED PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Brad Lorenz, of Lorenz Excavating and Top-Soil Inc. for a Conditional Use Permit to stockpile top soil on approximately 5 acres of land owned by Kevek Holdings LLC located at 9100 88th Avenue. The top soil is proposed to be pulverized and then sold from the site.

Tom Terwall:

This item has been tabled. We need a motion to remove it from the table.

Mike Serpe:

Motion to remove from the table.

Larry Zarletti:

Second.

Tom Terwall:

MOTION BY MIKE SERPE AND A SECOND BY LARRY ZARLETTI TO REMOVE ITEM A FROM THE TABLE. PEGGY?

Peggy Herrick:

As you recall, on July 14, 2008 the Plan Commission held a public hearing and recommended that this item be tabled. This item is the request of Brad Lorenz of Lorenz Excavating and Top-Soil for a Conditional Use Permit to stockpile top soil on approximately five acres of land owned by Kevek Holdings LLC located at 9100 88th Avenue. The top soil is proposed to be pulverized and then resold from the site.

Again, this was tabled at our July 14th meeting until the petitioner could prepare the required erosion control drawings to be reviewed by staff. To date we have not received anything, so the staff recommends that this item be continued at such time as those items are submitted and reviewed by staff. At the time they're resubmitted we would then have to notice and hold the hearing. So we ask that this remain tabled.

Tom Terwall:

Mike, should it stay tabled or should we just take it off the agenda and remove it?

Mike Pollocoff:

I don't want it to be on the table every time we meet. My recommendation would be that we remove it from the agenda and then bring it back when they get the stuff.

Tom Terwall:

Motion to that effect?

Wayne Koessl:

I would so move, Mr. Chairman, that it be removed from the agenda.

Mike Serpe:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY MIKE SERPE TO REMOVE THIS ITEM FROM THE AGENDA AND LET THE PETITIONER REAPPLY WHEN HE HAS ALL THE NECESSARY DOCUMENTATION. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. NEW BUSINESS.

A. Consider the request of Chad Navis, Director of Industrial Development for Towne Investments, property owner, for Site and Operational Plan approval for Insulation Plus to occupy approximately 37,000 square feet of the Towne Industrial II building located at 10795 72nd Avenue in the LakeView Corporate Park.

Tom Shircel:

Thank you, Mr. Chairman. This is the Site and Operational Plan review. The property owner/petitioner is seeking Site and Operational Plan approval for Insulation Plus to lease and

occupy approximately 37,000 square feet of the Towne Industrial II Building located at 10795 72nd Avenue in the LakeView Corporate Park.

As some brief background information, on April 23, 2007, the Village of Pleasant Prairie Plan Commission conditionally approved the Site and Operational Plans for Towne II, which is a 51,600 square foot speculative building. On December 27, 2007, based upon the Village staff conditionally-approved Site Plans, the Village issued a Building and Zoning Permit for the Snyder's of Hanover tenant to occupy the north 14,462 square feet of this building. And on July 16, 2008, based upon the Plan Commission's conditionally-approved Site and Operational Plans, the Village issued a Building and Zoning Permit for Insulation Plus to lease and use a portion less than 50 percent of that building in the Towne II for floor storage of a wide variety of commercial and residential building products.

So with this application, Insulation Plus is seeking Site and Operational Plan approval to lease and fully occupy the remaining approximate 37,000 square feet of the Towne II building, which is more than 50 percent of that building, with a warehouse and distribution facility. This would be Phase II. Except for the Insulation Plus Phase I occupancy, this portion of Towne II building has never had an occupant.

Pursuant to the applicant-submitted Operational Plan, Insulation Plus was established in 1957 in Milwaukee and specializes in wholesaling and distributing a wide variety of commercial and residential building products primarily to contractors. According to the application, some of the products that Insulation Plus warehouses are roofing shingles, roofing insulation, siding and related accessories, roofing underlayment, rubber roofing membrane, cements and coatings, metal and steel fittings and fiberglass duct insulation. Since its inception, Insulation Plus and has grown to nine locations in five states.

Hours of Operation & Employment. It is anticipated that Insulation Plus will operate from approximately 6:00 a.m. to 6:00 p.m., five days per week with the number of employees being approximately ten full-time employees.

Some interior building improvements. In order to accommodate the Insulation Plus business operations, the following interior improvements/modifications need to be completed along west interior side of building. These interior build-outs will include offices, restrooms, conference room, break room, storage, show room, etc. Additionally, in order to accommodate Insulation Plus, a new 12' x 14' drive-in door and a new man door will be cut into the existing east precast building wall.

As far as storage of material, it should be known to the applicant that there shall be no outside storage of any materials at any time. Everything should be stored inside the building.

For parking, according to the plans there are currently 43 parking spaces on this side. When you take into consideration the office portion of the use, the warehouse and distribution, the total number of spaces for Insulation Plus would be 28. So you can see that the 43 spaces exist, 28 are needed, so Insulation Plus does have adequate parking for now and for the future.

And I know that the applicant is in the audience, and with that I'll turn it back to the Plan Commission.

Mike Serpe:

Tom, the reference to storage of material, I guess I can ask the petitioner, all your items are probably going to be delivered by semi via pallets. When the pallets are unloaded where are the pallets to be stored here? No outside storage on the pallets?

Chad Navis:

Chad Navis, Towne Investments, 10411 Corporate Drive, Pleasant Prairie. We've got Terry Stoval who is going to be the manager of this facility here in the audience and he can address any operational questions. Of course, I can address any questions regarding the build out and the general building itself. So with that I can turn it over to Terry if you've got some additional specifics.

Tom Terwall:

There will be a couple. Go ahead, Don.

Don Hackbarth:

Looking at your product here, we've got a Menards and a Lowe's. How competitive are you and how does that—

Terry Stoval:

We're not competitive too much at all because we primarily work with contractors, not as much from the residential standpoint. So as far as the products they may carry shingles but, again, we may carry maybe three or four different brands of shingles. Again, we're dealing with the contractors mostly.

Mike Serpe:

I think Jan is going to need your name and address for the record.

Terry Stoval:

Terry Stoval, Milwaukee Insulation/Insulation Plus at 4075—I don't know the address here currently, 4075 72nd Avenue.

Tom Terwall:

Is there any asbestos in any of your products?

Terry Stoval:

No, sir.

Tom Terwall:

None at all?

Terry Stoval:

No, sir.

Tom Terwall:

So there's no hazardous material?

Terry Stoval:

No, sir. Now there may be some chemical products that are in some of the roofing products. I would say that encapsulated in a can and things like that. But, again, we will have an implosion room that would house that.

Tom Terwall:

And are you going to have applet racks with all that stuff stacked?

Terry Stoval:

Yes.

Tom Terwall:

Relative visibility Chad?

(Inaudible)

Don Hackbarth:

To get back to that issue there about the contractors, Menards has a contractor arrangement or something, and being with the church they invited us out there and gave us Menards contractor hats. So they deal with contractors, too, so you're comfortable with that?

Terry Stoval:

Right, I'm very familiar with it just as Home Depot, because most often times we are contracted by some of the big boxes to make the deliveries for those products as well, because that is a service we provide that more of our professions

Tom Terwall:

Terry, approximately how many mile area will you service out of this facility?

Terry Stoval:

I would probably say it would probably be a 30 to 40 mile radius. Because, again, we are also currently in Butler, Wisconsin, as well as Itasca, Illinois, so what we were trying to do is fill a void between those two branches.

Tom Terwall:

This is a good place. Thank you very much. Anything else? If not, I'll entertain a motion.

Don Hackbarth:

Move approval.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO APPROVE THE SITE AND OPERATIONAL PLANS PURSUANT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Better start another building, Chad. This one is full now.

8. ADJOURN.

Wayne Koessl:

So moved.

Larry Zarletti:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed?

Meeting adjourned at: 5:12 p.m.