

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:00 P.M.
November 23, 2009**

A regular meeting for the Pleasant Prairie Plan Commission convened at 5:00 p.m. on November 23, 2009. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; John Braig; Jim Bandura; Larry Zarletti; and Judy Juliana (Alternate #1, voting member). Andrea Rode, (Alternate #2) was excused. Also in attendance were Mike Pollocoff, Village Administrator; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Tom Shircel, Assistant Village Planner.

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

Tom Shircel:

I do have one item in your packets. There is the Kenosha County Comprehensive Planning Newsletter, the November, 2009 edition. And in there you'll see there is a summary of Chapter IX which is the land use element. So that's there for you to look over and review, and that's all I have tonight.

Tom Terwall:

Thank you.

5. CITIZEN COMMENTS

Tom Terwall:

If you're here to either raise a question or have an issue you want to raise now would be your opportunity to speak. We would ask you to step to the microphone and begin by giving us your name and address.

Bruce Spangler:

Good evening. Bruce Spangler, 12408 Sheridan Road. A couple years ago I had called the planning and zoning office and I spoke to Tom. I asked if it was okay to clear cut land that was owned Conservancy. Tom said that you couldn't cut a tree or remove plants from a Conservancy area. The land that abuts mine to the south is zoned Conservancy. A couple years ago, I think it was Ashbaugh was cleaning out around the electric lines. When they got to this lot they started clear cutting it. After I spoke to Tom that afternoon the clear cutting on that lot ceased. Now, in the last couple weeks someone has started clear cutting it from the back side of the property. What was once virgin woodlands has just turned into a pile of downed trees.

I'm sure you'd agree that when that area was originally put into Conservancy the thought was that there would be a natural barrier between commercial and residential zoned land. I guess my question is will this land be reforested? I did see I think in the 2035 plan that's going to have the open house on the 1st of December and it clearly shows that that land is still Conservancy. So I'm just looking for a little information on that to see what we can come up with.

Also, the land on the west side of Sheridan Road between the Citgo station and the lot that's being clear cut there's been a lot of fill that's been brought in ranging from two to six feet in areas. This has very much increased the amount of flooding that we've experienced exponentially increasing the volume and the duration of the flooding. Where the water used to run is now built up so high that it just backs up into the yards to the north. These are two things that I'm looking for some answers or what we can do to alleviate these problems. Thank you.

Tom Terwall:

Thank you. Tom, have you got any light you can shed on this?

Tom Shircel:

I guess the question to Mr. Spangler, is this property on State Line Road?

Bruce Spangler:

No, it's on Sheridan Road

Tom Shircel:

It's on Sheridan Road. Is it a large piece of property?

Bruce Spangler:

Yes, between the Citgo station and The Conservancy just to the south of my house.

Tom Shircel:

And it's owned by Grahams, correct, is that what you said?

Bruce Spangler:

I'm not sure

Tom Shircel:

I guess without a specific location, I know that myself and a gentleman from the public works department went out a couple weeks ago to 128th Street which is State Line Road and observed there were a bunch of trees that were removed. Most of those trees were not zoned Conservancy.

Bruce Spangler:

No, this is on Sheridan Road about three tenths of a mile up on Sheridan.

Tom Shircel:

I guess then I'm unaware at this point. We can talk.

John Braig:

In that same vein there was an article in the paper two or three weeks ago about dumping down on the State Line and Highway 31. I didn't see it in the paper but I know it probably was said or something was there and it's a shame it wasn't in there, but I know when there's something like this it's probably standard to notify the police department that as they make the patrols through the Village they throw an eyeball that way. So I'm sure that they probably said but it's a shame that the news article didn't pick it up. But this, again, is another situation where the police should be reminded to take a peek.

Tom Shircel:

And regarding the junk and debris at 39th and State Line, I did talk to a gentleman today who said he is going to clean that up tomorrow. So we did send a letter to the property owner. They're contracting with this gentleman and he's going to clean it up tomorrow.

John Braig:

Very good.

Tom Terwall:

Tom, with regard to both the addition of fill dirt down there and whether or not they're cutting trees on Conservancy can you look into that and get back to both the Plan Commission and to the resident please?

Tom Shircel:

I sure will, yes.

Tom Terwall:

Thank you. Anybody else wishing to speak under citizen comments? Hearing none, I'm going to back up on the agenda and take the item that I missed.

4. CONSIDER THE MINUTES OF THE OCTOBER 26, 2009 PLAN COMMISSION MEETING.

Wayne Koessl:

Mr. Chairman, I'd move we approve the minutes in their written form as presented.

Larry Zarletti:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY LARRY ZARLETTI TO APPROVE THE MINUTES OF THE OCTOBER 26, 2009 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

6. NEW BUSINESS

- A. Consider the request of Lance Skala, Development Manager for CenterPoint Properties and representing LakeView XII Venture LLC, owner, for Site and Operational Plan review on behalf C & H Services, tenant, to occupy 316,800 square feet of the 452,769 square foot LakeView XII Building located at 8123 116th Street in the LakeView Corporate Park, for the storage and distribution of industrial supplies.**

Tom Shircel:

Thank you. Lance Skala, Development Manager for CenterPoint Properties, on behalf C & H Services, the tenant, is requesting site and operational plan approval for C & H to occupy the northern 316,800 square feet of the 452,000 square foot LakeView XII Building, which would be approximately 70 percent of that building, located at 8123 116th Street on Tax Parcel Number 92-4-122-332-0104 within the LakeView Corporate Park. And the use would be for a storage and distribution of industrial supplies.

As some background information, on January 14, 2008, the Plan Commission conditionally approved the site and operational plans for that LakeView XII spec building. That is a speculative distribution warehouse building. The building is located on a 30 acre property which is zoned M-1, Limited Manufacturing District. The building's shell and exterior site was constructed during the last calendar year and is now complete. The LakeView XII building is currently vacant, and upon approval C & H will be the initial occupant of this building.

C & H is a leading distributor of industrial supplies and has been in business since 1937. C & H carries over 40,000 products for all types of commercial, industrial and institutional businesses. Their product line is extensive and includes such items as storage products, material handling equipment, maintenance and janitorial supplies, warehouse and dock equipment, packaging and

shipping supplies, industrial safety supplies, shop equipment and office and school furniture to name a few.

The current C & H distribution facility is located in Milwaukee, which is planned to be moved to this proposed Pleasant Prairie location upon the Plan Commission's approval. C & H also has distribution centers in Nevada and Mississippi.

The C & H Pleasant Prairie operations will include general office, storage, light assembly and distribution of consumer goods. According to the applicant, the light assembly component will consist of having an individual, who is an outside contractor, come in once a month to install handles on imported pallet trucks. After assembly, the pallet trucks are put into regular inventory. A 1,000 square foot area is designated for the light assembly operation which will be unoccupied most of the time. Assembly is a very minor part of the operations of the 11,000 items that C & H currently stocks, only 0.2 percent needs some type of assembly.

C & H's plan is to begin racking installation in mid-January of next year and begin operations in Pleasant Prairie in March of next year. C & H will employ approximately 30 persons, 15 persons per first and second shifts, from 7:00 a.m. to 7:30 p.m., Monday through Friday. The site does have ample parking for the C & H employees.

Except for the installation of the primary monument sign which has not been done yet, no exterior site or building improvements are proposed. Site access, open space and landscaping meets and exceeds the ordinance requirements and will remain as is.

Interior building improvements are minor and will include the creation of an approximate 3,500 square foot office in the northeast corner of the building. I'm showing some slides on the wall so you can take a look. You can see in the northeast corner of the building the proposed office area, and along that northern wall will also be a battery charging area and a room for a scrubbing machine. A demising wall will also be located along the southern end of the tenant space to demise the remaining leasable space.

The petitioner was e-mailed or faxed a copy of this report last Friday, November 20th. And if you have any questions I'm available to answer them, and I also know the applicant is in the audience. And with that I'll turn it back to the Commission.

Tom Terwall:

Lance, is there anything you wanted to add?

Lance Skala:

Thank you. We have two officers here from C & H, David McKinnen the President, and Uvay Fullenbach, the Vice President of C & H. I'm happy to answer any questions. I think you gave a nice background on this. But any other questions I'm happy to answer them. I happen to be a resident of Pleasant Prairie

Tom Terwall:

Questions from Commissioners? Wayne?

Wayne Koessl:

Mr. Chairman, I have no questions, but I would move we approve the site and operational plan subjects to staff's comments and conditions in the Village staff report dated November 23, 2009.

Mike Serpe:

I second it with a question. Tom, in the conditions we have certain conditions in here that sound like they're for a used car lot.

Tom Shircel:

Some of those conditions I think you're referring to, maybe condition 6, 7, 8, a lot of those are some standard conditions you'll see in a lot of our reports. That's just to negate those uses from happening. We don't expect that to happen, hopefully not.

Mike Serpe:

I wouldn't think so. Okay.

Tom Terwall:

NO FURTHER COMMENTS WE HAVE A MOTION BY WAYNE KOESSL AND A SECOND BY MIKE SERPE THEN 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. Welcome. Glad to have you.

John Braig:

There isn't an industrial customer anywhere that doesn't know the name C & H.

Mike Serpe:

We have to keep the Pleasant Prairie resident in Pleasant Prairie otherwise he'll take his business.

John Braig:

Welcome.

7. ADJOURN.

John Braig:

So moved.

Larry Zarletti:

Second.

Tom Shircel:

Mr. Chairman. One more item. Just to remind the Plan Commission next Tuesday, December 1st we have that open house for the Village's Comp. Plan. That's from 3 to 8 here in the auditorium. Just to remind you.

Tom Terwall:

Thank you. We stand adjourned.

Meeting Adjourned: 5:12 p.m.