

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
March 25, 2013**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on March 25, 2013. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Andrea Rode (Alternate #2); and John Braig . Donald Hackbarth, Jim Bandura, Larry Zarletti and Judy Juliana (Alternate #1) were excused. Also in attendance were Mike Pollocoff, Village Administrator; Jean Werbie-Harris, Community Development Director; Tom Shircel, Assistant Village Administrator; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE MARCH 11, 2013 PLAN COMMISSION MEETING.**

Michael Serpe:

Move approval.

Wayne Koessler:

Second, Chairman.

Tom Terwall:

**IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE MINUTES OF THE MARCH 11, 2013 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**

Jean Werbie-Harris:

I have none tonight.

5. **CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask you to hold your comments until the public hearing so we can incorporate your comments as a part of the official record. Or, if you're here for an item not a matter of public hearing but you want to raise an issue not on the agenda, now would be your opportunity to do so. We would ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments? Seeing none, we'll move on to new business.

6. **NEW BUSINESS**

**A. Consider the request of Steve Lopes agent for L&M Corrugated Container Corporation for approval of Site and Operational Plans to occupy the entire 99,838 square foot building located at 10680 88th Avenue in LakeView Corporate Park for the manufacturing of corrugated packaging.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a request from Steve Lopes, agent for L&M Corrugated Container Corporation, for the approval of site and operational plans to occupy the entire 99,838 square foot building located at 10680 88th Avenue in the LakeView Corporate Park for the manufacturing of corrugated packaging.

The petitioner, L&M Corrugated Container Corporation, is requesting to occupy the entire building located at 10680 88th Avenue for the manufacturing of corrugated packaging. L&M currently manufactures corrugated packaging for Metro Chicago, Northern Illinois, Southern Wisconsin and Northeast Iowa. Its mission is to maximize value through innovation, quality and on-time delivery by making customer service their top priority.

L&M is a family-owned business that was founded by Dick Lopes in 1979 on the principle that every client is always the number one priority. Currently headquartered in Platteville, Wisconsin, L&M has continued to grow because of strict adherence to quality and service standards. Expanding west to Platteville from their Zion location in 2006 has allowed L&M to serve new and existing markets in Wisconsin, Illinois, Iowa, Indiana, Minnesota and Michigan. L&M is dedicated to bringing exceptional quality corrugated products to the marketplace while providing a superior level of customer satisfaction at competitive prices.

At this time L&M is proposing to relocate the Zion plant to Pleasant Prairie to allow for the business to expand and allow for a more efficient arrangement for their equipment. All material stored and produced within the facility is classified as an occupancy type factory group F-1, which is moderate-hazard to Chapter 3 of the 2006 International Commercial Code and the office area is classified as occupancy type business group B.

The building at 10680 88th Avenue is zoned M-2, General Manufacturing District, and provides the required office space of 3,422 square feet, and the open manufacturing space for all the

required equipment used by L&M. No interior or exterior modifications being are proposed. Again, this is the former CPI Plastics building that's located just south of Highway 165 and just west of 88th Avenue.

A total of 43 full-time employees and 2 part-time employees over two shifts will be employed on the site. And it's anticipated that there will be approximately ten trucks arriving and departing per day. It's anticipated that start-up at this facility will begin in June, 2013. With that, I'd like to introduce Steve Lopes from the company, and he will make a presentation about their business and where they're going.

Steve Lopes:

Good evening everyone.

Tom Terwall:

Good evening.

Steve Lopes:

I'm Steve Lopes. I'm a second generation for L&M. My son that's third generation is the operations manager over at the Zion facility right now. In 2006, like Jean had mentioned, we started a facility in Pleasant Prairie. It's done really well.

Tom Terwall:

Pleasant Prairie or in Zion?

Steve Lopes:

I'm sorry, in Platteville. In 2006 we started a facility in Platteville from the ground up, and it turned out very well. It's been working great, and we need to update the facility we have in Zion. Zion has been a little on the tougher side, your neighbors. And we've decided to move up into the Wisconsin area from what Scott Walker has done for us. And we'd like to, after about a three year of looking at your industrial park and with business plans, my boys actually picked out the CPI building. We're currently at a 76,000 square foot building. We'd be moving up to 99,000 square feet with the opportunity of being able to increase it another 30,000. I guess there's room.

So basically we're a sheet plant. We buy sheets like on the first easel there. We buy a simple sheet, we print it, die cut it, score it, whatever a customer wants. And we ship out an end product like you're also seeing there. We've had very good luck with Platteville. They nominated us manufacturer of the year for last year. And for some reason they want to nominate us again this year. We had so much fun up there I guess.

So really that's basically what we do. We use water base ink. They're not hazardous, they're non -- like I say it's all water base. There's no fire hazard to them. The glue is just like Elmer's glue that you would use when you were in school. Pretty safe product, pretty simple operation.

Tom Terwall:

You do not manufacture any corrugated cardboard yourself, is that correct?

Steve Lopes:

Correct. We actually buy in the sheet, custom size to the product that we're going to be using. We truck them in from Milwaukee, Chicago and Indiana.

Tom Terwall:

Would your firm consider Uline as a competitor?

Steve Lopes:

No, we actually run product for Uline. They're a competitor on one side of it that they supply a stock box. We supply a product of just like you, Tom, you would want your name on your box. If you were selling a box you'd want your name. Uline does not provide that type of service. They provide just a simple plain box to ship all over the U.S. But like I say we do run quite a bit of product for Uline.

Tom Terwall:

Have you seen the list of conditions that the fire department has put on, and is that an issue for you?

Steve Lopes:

No.

Tom Terwall:

It's not?

Steve Lopes:

No. Matter of fact most of them have already been met. There's a couple that I kind of questioned earlier today, but I stopped by the site because it says that the fire hydrants were existing, yet they had to be within 350 feet. I checked them out, they're all within 250 feet. Everything else looks simply what we're living with over in Platteville, what we live with in Zion.

Tom Terwall:

One thing that we don't have, Platteville had the Chicago Bears. You won't have that issue in Pleasant Prairie. But I think they've left Platteville now, too, haven't they?

Steve Lopes:

For the most part, yes.

Michael Serpe:

My guess is you're still a Bear fan?

Steve Lopes:

Yes. Wait a minute, whatever you want. No, really, I'm a Packer fan.

Michael Serpe:

Now, you're headquartered in Zion. Is that going to remain the headquarters in Zion, or are you going to move everything up here from Zion?

Steve Lopes:

The headquarters presently today is in Platteville.

Michael Serpe:

Oh, it's in Platteville.

Jean Werbie-Harris:

I corrected that.

Michael Serpe:

And that's going to remain running?

Steve Lopes:

Yes. We've just added on. We're up to a 40,000 square foot building in Platteville. Matter of fact on there the top picture is the building.

Michael Serpe:

How many employees in Platteville?

Steve Lopes:

About 26 o 28.

Michael Serpe:

Plenty of room to come into Pleasant Prairie. We'll nominate you for the business of the year, too.

Steve Lopes:

Because our product is so light and it's rather inexpensive, once we get over about a 150 mile radius the freight becomes an issue. That's why it's so nice having Pleasant Prairie and Platteville. We kind of meet right there in Beloit/Janesville. So we're constantly delivering up to Milwaukee, hauling a load of sheets to Platteville, and then we backhaul to our customers. And then we'd end up in Pleasant Prairie compared to Zion. Just the move from going from -- we're right next to a nuclear plant. If I played golf I could probably hit a golf ball there. That's how close we are. And that time frame is about an \$80,000 a year cost to us compared to where we'd be in Pleasant Prairie to I-94. Because I-94 is that main corridor from Milwaukee/Chicago.

Tom Terwall:

Is your father still involved in the business at all?

Steve Lopes:

He's 83 years old and he shows up about twice a month, because he goes to the local Wal-Mart and he has to go to the bathroom, so he stops. But he does see sales numbers every day. And we have a Board meeting every April which he --

Tom Terwall:

Chairs?

Steve Lopes:

Yup. He won't allow me -- he still has his hooks in me.

Tom Terwall:

That's good. Any other questions?

John Braig:

I think we're going to like this guy here.

Michael Serpe:

Yeah, I think he's going to work out okay. I'd move approval of the site and operational plan.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY JOHN BRAIG 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?

Wayne Koessl:

Welcome to Pleasant Prairie.

Steve Lopes:

Thank you.

Tom Terwall:

Will you be moving down here, too, or will you remain in Platteville?

Steve Lopes:

I will remain in Platteville, but my son has moved to the Kenosha area already.

Michael Serpe:

Is that the Pleasant Prairie area you say?

Steve Lopes:

Pleasant Prairie.

Tom Terwall:

Good, welcome. Item B and C are tabled, is that correct, Jean?

Jean Werbie-Harris:

Actually I would like for you to take up the two items, and then I'd like to just talk for a few minutes.

Tom Terwall:

Can we talk about them together?

Jean Werbie-Harris:

Yes, together.

**B. Consider the request of James Ablan agent for Center 50, LLC owner, for the approval of Site and Operational Plans for the redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues to be known as Center 50.**

**C. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENTS for the request of James Ablan agent for Center 50, LLC owner, for the proposed redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues. Specifically, to rezone the property by adding a PUD, Planned Unit Development Overlay District on the property that is currently zoned B-2, Community Business District and a Zoning Text Amendment to create the specific PUD District zoning regulations for the proposed redevelopment of said property to be known as Center 50.**

Jean Werbie-Harris:

Mr. Chairman, members of the audience and Plan Commission members, this is a two fold request from James Ablan, agent for Center50, LLC. He is seeking two things. First, site and operational plan approval for the redevelopment of the Town N Country Shopping Center located south of Highway 50 between 45th and 47th Avenues. And he is looking to rebrand and rename the old Town N Country Shopping Center as Center 50.

And then as part of his request he was also seeking a zoning map and zoning text amendment to place a planned unit development on this property. As you can see in looking at the slide, this building is closer to the right of way on the south side and on the west side of 47th Avenue, and the size of the building does not meet the current regulations of the zoning. This building, again, was built in 1958-59, so it really predated County zoning and certainly Village zoning. But what he'd like to do is to try to make this building a legal conforming with a planned unit development.

We have been working with him actually for several months on this particular center. The situation is that when he obtained the center he didn't realize all of the issues that we had with respect to meeting updates, life safety updates in the building from a new sprinkler system to storm sewer corrections, a new roof, major, major corrections, asbestos removal, many things that

we're going to be put into making the center look a lot newer, fresher and more updated. A lot of that money is being spent just to make this building more functional for him and his tenants.

So as a result we have not been able yet to work through all of those details. And I'm not sure he's going to be able to do everything that he wanted to at once as part of our planned unit development. So we are trying to work with him to put together a plan, if you will, to see what he can start upgrading and updating first, and then second and third. But it's not going to all happen at one time. He also has a situation with some of the existing leases in the facility, and those leases would not necessarily allow him to make those changes to the building or the facade without their acceptance.

So he's got a few issues he's trying to work out. And he asked for an extension to the April 8th agenda. And I'm certainly willing to see that granted to April 8th, but realistically I think that it might be not until April 22nd. But his request came in as April 8th, and to avoid renoting I'd be happy to extend this as a tabled item, both of these items, until April 8th realizing that it's likely that it will come on the 22nd by the time we've tried to work out some type of plan for him to afford.

Tom Terwall:

The building on the east side of 45th Avenue which used to be a part of Town N Country Shopping Center does he own that, too?

Jean Werbie-Harris:

He does not.

Tom Terwall:

So that's not a part of this project at all?

Jean Werbie-Harris:

No. And he does own the vacant land parking lot to the west, but that's not being included as part of his development because he's not constructing anything or doing anything over there.

Michael Serpe:

So table both items?

Jean Werbie-Harris:

I'm recommending that they be tabled until April 8th with the understanding that likely that we will be coming before you with the product on April 22nd.

Michael Serpe:

You sure you want to just go to April 8th? You want to go to the 22nd? Because that's only a week and a half away.

Jean Werbie-Harris:

I realize that, and I was not able to reach Jim to let him know. And his request was for April 8th. And that was what I initially had requested because I thought we were able to meet last week or the week before that and we weren't able to meet. I was out of town. I don't have a problem with it being tabled until April 8th but with the understanding that I probably won't be ready until the 22nd.

Tom Terwall:

What will the impact on legal notification be if we move it to the 8th and then it gets tabled before then? If you get a contact with him before, say within the next week, and he's in agreement and April 22nd is soon enough, then we could just leave it off the agenda for the 8th, correct?

Jean Werbie-Harris:

It's actually an item that we've already been discussing. So I'd like to see it actually continued until April 8th as opposed to tabled. Maybe that's a better terminology.

Michael Serpe:

And we don't have to renote for the 8th?

Jean Werbie-Harris:

Not as long as cite a specific date. So let's continue it until April 8th. And then on April 8th -- I'm not sure exactly where he's going to go with everything. There are a lot of things that we discussed about a week and a half ago. And I need to clearly understand where he's going and what he's proposing to do and what he has money to complete out there. He has every good intention. We have some wonderful plans. I just don't know that he's able to tackle all of it at once due to the cost.

John Braig:

Move items B and C be tabled to --

Jean Werbie-Harris:

Continued please.

John Braig:

Continued to April 8th.

Wayne Koessl:

Second.

Tom Terwall:

**MOVED BY JOHN BRAIG AND SECONDED BY WAYNE KOESSL TO MOVE ITEMS B AND C -- TO CONTINUE THEM, EXCUSE ME, UNTIL THE APRIL 8, 2013 PLAN COMMISSION MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**7. ADJOURN.**

John Braig:

So moved.

Michael Serpe:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We're out.

**Meeting Adjourned: 6:18 p.m.**