

**** PLAN COMMISSION MEETING ****

May 7, 2019

**MUNICIPAL CENTER, 639 E. GREEN BAY AVE.
SAUKVILLE, WISCONSIN**

The meeting was called to order at 6:00 p.m. by Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Members Present: Barb Dickmann, Jim Nowlen, Kristi deBruijn, Chris Lear, and Dennis Luisier

Others Present: Dawn Wagner-Village Administrator, Sue Richison-Dawgs in Motion, Steve Anderson, Steve Larsen, Chuck Robertson, C. J. Brantner, Andrew Gash-Charter Steel, and Dan Benson-Ozaukee Press

APPROVE MINUTES OF THE APRIL 16, 2019 MEETING

Nowlen/Luisier made a motion to approve the minutes of the April 16, 2019 meeting. Motion carried.

PUBLIC HEARING - TO HEAR COMMENTS REGARDING PROPOSED CONDITIONAL USE PERMIT TO OPERATE A FREIGHT YARD/FREIGHT TERMINAL IN THE M-2 GENERAL MANUFACTURING DISTRICT LOCATED AT 516 TECHNOLOGY WAY, REQUESTED BY JAMES MORTLE OF 516 TECHNOLOGY WAY LLC AND RUAN TRANSPORT CORPORATION

Hearing no comments, Dickmann requested a motion to close the Public Hearing.

Luisier/Nowlen made a motion to close the Public Hearing. Motion carried at 6:10 p.m.

REVIEW AND ACT ON CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY JAMES MORTLE OF 516 TECHNOLOGY WAY LLC AND RUAN TRANSPORT CORPORATION TO OPERATE A FREIGHT YARD/FREIGHT TERMINAL AT 516 TECHNOLOGY WAY

Steve Larsen, Ruan Transport, explained the request for the Conditional Use Permit including a description of the business and plan of operation (attached).

- The site will be used as a maintenance facility.
- Closing on the property on/or before June 1, 2019.
- Ruan has a Multi-year contract with Charter Steel.

C. J. Brantner, Ruan Transport, stated that the business model is similar to the one for Cardinal Logistics (current hauler).

Dickmann referred to the CUP document:

- Conditions on the Site
- Conditions on Operations

Nowlen asked what the maintenance facility was going to be used for. It was explained that it would be normal truck maintenance, oil changes and minor repairs.

Andrew Gash, Charter Steel-Director of Logistics, stated that Ruan Transport is replacing the Cardinal fleet.

Lear asked about regulations regarding covers on the trailers, are they set to industry standards? Gash stated that the materials must stay in the trucks.

Lear/deBruijn made a motion to approve the Conditional Use Permit Application submitted by James Mortle of 51 Technology Way LLC and Ruan Transport Corporation to operate a freight yard/freight terminal at 516 Technology Way. Motion carried.

REVIEW CERTIFICATE OF COMPLIANCE - CHANGE OF USE TO OPERATE A FREIGHT YARD/FREIGHT TERMINAL AT 516 TECHNOLOGY WAY LLC AND RUAN TRANSPORT CORPORATION, 516 TECHNOLOGY WAY, SUBMITTED BY JAMES MORTLE, OWNER

Nowlen/Luisier made a motion to approve the Certificate of Compliance - Change of Use to operate a freight yard/freight terminal at 516 Technology Way LLC and Ruan Transport Corporation, 516 Technology Way. Motion carried.

REVIEW A REQUEST FOR SIGNAGE FOR MICHALENO'S PIZZERIA LOCATED AT 234 E DEKORA ST., SUBMITTED BY MICHAEL HERBERT, SR., OWNER

Lear/Nowlen made a motion to approve the request for signage for Michaleno's Pizzeria located at 234 E. Dekora St. as submitted. Motion carried.

REVIEW REQUEST FOR INSTALLATION OF A SMOKER ENCLOSURE FOR D'KLEIN INC., 301 E GREEN BAY AVE, REQUESTED BY DALE KLEIN, OWNER


Nowlen/Luisier made a motion to approve the installation of a smoker enclosure subject to final review and approval by the Building Inspector. Motion carried.

OTHER MATTERS

Lear commended d'Klein for the appearance/investment made to 301 E. Dekora St.

ADJOURNMENT

Luisier/Nowlen made a motion to adjourn. Motion carried at 6:15 p.m.


Dawn Wagner
Village Administrator



April 12, 2019

Description of Business and Plan of Operation

RE: Property at 516 Technology Way

Below is an overview of Ruan Transport Corporation as well as information about our upcoming business with Charter Steel. We also have followed up on your questions raised during our 4/9/19 meeting.

Ruan Overview

- 22nd largest Logistics Company and 6th largest Dedicated Contract Transportation company in the U.S.
- 86 years in business, headquartered in Des Moines, IA – still family-owned. Good corporate citizen.
- Operates 4,000 tractors and over 8,000 trailers
- Dedicated Transportation Management focus – low turnover, long term contracts, award-winning safety
- Clean, fuel efficient fleet. No idling over 3 minutes allowed.

Overview of new Ruan business with Charter Steel

- Provide outbound transportation services to Charter Steel Corporation.
- 36 driving jobs
- 5 management jobs and 4 maintenance technicians.
 - These people would coordinate the outbound movements on Ruan’s fleet of tractor/trailers and provide maintenance on this equipment as needed. This activity typically would occur Monday-Friday with occasional Saturday activity.
 - Tractor maintenance would occur at 516 Technology Way.
 - Most trailer preventative maintenance would be performed at Ruan’s offsite parking facility and other maintenance would be performed at 516 Technology Way.
- Ruan will utilize brand new model year 2020 equipment: tractors (38 count) and trailers (70-75 count).
- Five-year term with five-year extension and potentially additional renewals thereafter.
- The overall scope of our Operation would be substantially similar to the way Cardinal Logistics serves Charter today.

Addressing questions raised related to CUP request for 516 Technology Way

1. Ruan would commit to paving the back portion of the lot (currently gravel).
2. Ruan would continue to operate the street sweeping (magnet) equipment on a daily (M-F) basis.
3. Ruan would work with existing business regarding smooth traffic flows (not being disruptive to their operations). Ruan’s vehicle traffic would be well spread out, with no periods of “high volume density”.
4. Ruan would run routes through Progress Drive.
5. Ruan would commit to covering the majority of maintenance of the common off-street driveway.

Sincerely,

RUAN TRANSPORT CORPORATION

Steve Larsen
Director of Procurement and Fuel