

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
April 17, 2018
AGENDA**

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. Unfinished Business.
- A. **TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-07 TO AMEND THE COMPREHENSIVE PLAN** for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to change the Freeway Oriented Business Center commercial land use designation to the Production Manufacturing Industrial land use designation; to correctly show the location of the field delineated wetlands within the Park, Recreation and Other Open Space lands with the field verified wetland land use designations; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments..
- B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN AND DEVELOPMENT AGREEMENT** for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) for the construction of a new manufacturing facility to produce Gummy Bears and other HARIBO products.
- C. **TABLED PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS** for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) to rezone the portion of the property that is currently zoned B-6, Freeway Oriented Business Center District into the M-5, Production and Manufacturing District and to rezone the field verified wetlands into the C-1, Lowland Resource Conservancy District. All non-wetlands areas will be rezoned into the M-5 District and the entire property will be rezoned to a Planned Unit Development Overlay District (PUD) and to create the specific PUD ordinance for said development.
6. Adjourn.

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above. **The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39th Avenue, Pleasant Prairie, WI (262) 694-1400.**

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTIONS ARE REQUIRED.

- A. **TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-07 TO AMEND THE COMPREHENSIVE PLAN** for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to change the Freeway Oriented Business Center commercial land use designation to the Production Manufacturing Industrial land use designation; to correctly show the location of the field delineated wetlands within the Park, Recreation and Other Open Space lands with the field verified wetland land use designations; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

Recommendation: Village staff recommends that the Plan Commission adopt Plan Commission Resolution #18-06 and recommend that the Village Board approve the **Comprehensive Plan Amendments** as presented at the April 17, 2018 meeting.

- B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN AND DEVELOPMENT AGREEMENT** for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) for the construction of a new manufacturing facility to produce Gummy Bears and other HARIBO products.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Master Conceptual Plan** subject to the comments and conditions of the Village Staff Report of April 17, 2018 **and to table the Development Agreement.**

- C. **TABLED PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS** for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) to rezone the portion of the property that is currently zoned B-6, Freeway Oriented Business Center District into the M-5, Production and Manufacturing District and to rezone the field verified wetlands into the C-1, Lowland Resource Conservancy District. All non-wetlands areas will be rezoned into the M-5 District and the entire property will be rezoned to a Planned Unit Development Overlay District (PUD) and to create the specific PUD ordinance for said development.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map and Text Amendments** subject to the comments and conditions of the Village Staff Report of April 17, 2018.

VILLAGE STAFF REPORT OF APRIL 17, 2018

CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-07 TO AMEND THE COMPREHENSIVE PLAN

for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to change the Freeway Oriented Business Center commercial land use designation to the Production Manufacturing Industrial land use designation; to correctly show the location of the field delineated wetlands within the Park, Recreation and Other Open Space lands with the field verified wetland land use designations; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

CONSIDERATION OF A MASTER CONCEPTUAL PLAN AND DEVELOPMENT AGREEMENT for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) for the construction of a new manufacturing facility to produce Gummy Bears and other HARIBO products.

CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS for the request of Brian Dunn of Mead & Hunt, agent on behalf of HARIBO of America Manufacturing, LLC for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) to rezone the portion of the property that is currently zoned B-6, Freeway Oriented Business Center District into the M-5, Production and Manufacturing District and to rezone the field verified wetlands into the C-1, Lowland Resource Conservancy District. All of the non-wetlands areas will be rezoned into the M-5 District and the entire property will be rezoned to a Planned Unit Development Overlay District (PUD) and to create the specific PUD ordinance for said development.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME, HOWEVER SEPARATE ACTIONS ARE REQUIRED.

The petitioner is proposing to develop a 136.8 acre vacant property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road) with a new corporate campus for HARIBO to better serve the U.S. market. The Corporate Campus facilities will include food processing/manufacturing of candy and confectionery products-Gummy Bears and other HARIBO products; warehouse/distribution buildings including a high bay warehouse to house finished goods awaiting shipment to other distribution facilities; research and development and central administrative offices; retail store(s)/promotional and related services/uses for their employees and promoting the HARIBO products; as well as other related ancillary uses such as daycare and fitness centers, a museum, a heliport, and gatehouses.

The Haribo development application requests for approval to be considered at this time include: Village Comprehensive Land Use Plan Amendments, Haribo Master Conceptual Plan and Village Zoning Map and Text Amendments.

[STAFF NOTE: the Village staff recommends that the Haribo and Village *Development Agreement* that is on the agenda this evening be tabled and presented along with clarifications/modifications to the *M-5 Zoning District and other sections of the Zoning Ordinance* at the May 14, 2018 Plan Commission public hearing/meeting. In addition, the *Declaration of Covenants, Conditions, Restrictions and Easements for Prairie Highlands Corporate Park* would also be presented for approval at the May 14, 2018 Plan Commission meeting. All of these items would also need to be reviewed and approved by the Village Board].

HARIBO Company Background Information: "Since 1920, HARIBO has been a family business which is now being run by the third generation. In 2010, HARIBO was given a new corporate structure to create the necessary conditions to ensure that it permanently remains a family-run international company to promote its continued growth and international expansion, and to safeguard its continued success through the 21st century. A grand total of 100 million GOLD BEARS are produced worldwide every day. Continuous brand management, which ensures the highest quality control, as well as consumer confidence are largely responsible for the success at their 16 manufacturing locations throughout 10 countries. Worldwide, HARIBO now employs almost 7,000 people.

HARIBO Company story: "*Kids and grown-ups love it so, the happy world of HARIBO*". Who doesn't know the world's famous and familiar advertising slogan of their company? Yet, no matter how cheerful and light-hearted the advertising message may be, their slogan carries an absolute commitment and promise to their customers. A promise which HARIBO has always kept, come what may. It is not without reason that HARIBO sweets are hugely popular with consumers and have been so for many decades.

A product as well-loved and popular as HARIBO does make people curious though. Their public relations and marketing departments are constantly receiving requests for ever-more information about the colorful world of HARIBO. Consumers, retailers, and journalists all want to know just how, why and when HARIBO got started, why the traditional company from Bonn, Germany has this name and no other, how the colorful and varied product range of fruit gums, jellies, marshmallows and licorice were developed and last but not least, who it was who invented the legendary "Gold Bear" and how HARIBO eventually became what it is today: a globally successful company with legendary customer loyalty".

History: "Hans Riegel, born in 1893 in Friesdorf near Bonn, Germany completed training as a confectioner when he finished school. He worked for Kleutgen & Meier as well as in factories in Neuss and Osnabrück.

After the First World War, Hans Riegel became a partner in the company Heinen in Bonn-Kessenich which subsequently became Heinen & Riegel. But by 1920, Hans Riegel had started out with a company of his own. Hans Riegel purchased a house in Bergstrasse in Kessenich, which at the time was a suburb of Bonn, and set up the first factory there. The starting capital was a sack of sugar, a marble block, a stool, a brick oven, a copper kettle and a roller.

Here in a small backyard laundry-kitchen began the history of the now world-famous company. On December 13, 1920, Hans Riegel had the company name HARIBO® entered in the trade registry of the City of Bonn as an acronym of *HAns Riegel BOnn*. In 1921, Hans Riegel married his wife Gertrud and she became the first employee in the young company.

Generations have grown up with HARIBO sweets. Their top priority is to always meet the high quality standards and expectations of their consumers and those at HARIBO continue to do this, which has been clearly proven by the numerous awards they keep on receiving. With ingenious products, creative packaging and specific concepts, the success story continues. The great innovation strength of the brand is thriving in the 21st century".

All HARIBO fans are warmly invited to follow this success story at any time on www.HARIBO.com.

Master Conceptual Plan: The HARIBO campus development in Pleasant Prairie is proposed to be completed in four (4) phases and at full build-out the campus development may include the following:

1. Production Area: 217,368 square feet to be constructed in phase 1 and 689,648 square feet at full buildout.
2. Buffer Warehouse: 262,500 square feet to be constructed in phase 1 and 584,800 square feet at full buildout.
3. Gate 2 Building: 3,240 square feet to be constructed during phase 1.

4. Shop Building: part of the 7,399 square foot building will be constructed during phase 1.
5. Fitness Building (not open to the public): part of the 14,234 square foot building will be constructed during phase 1.
6. Kindergarten (Day Care): part of the 7,399 square foot building will be constructed during phase 1. (If the day care facility is proposed to be open to the general public, then a Conditional Use Permit is required to be approved by the Plan Commission.)
7. Gate 1 Building: 1,775 square feet to be constructed during phase 1.
8. Sprinkler Building: 10,032 square feet to be constructed during phase 1.
9. Utilities Building: 1,513 square feet to be constructed during phase 1.
10. Central Administration Buildings: part of the 31,959 square foot building will be constructed during phase 1.
11. Museum Building: part of the 7,399 square foot building will be constructed during phase 1.
12. Multi-story Parking Structure: part of the 79,608 square foot building will be constructed during phase 1.
13. Heliport Pad (requires an approval a Conditional Use Permit by the Plan Commission when detailed site/elevation plans, fencing and screening is provided.)

Employment - It is intended that upon completion of phase 1 there will be 450 employees working 3 shifts. At full build out the campus is intended to have 1,450 employees. The manufacturing, production, distribution, maintenance and related activities are intended to operate 24 hours a day. At this time, it is planned that the areas open to the general public will be open regular business hours--generally from 8:00 am to 5:00 pm.

Traffic Impact Analysis for Prairie Highlands Corporate Park (including HARIBO property) - A new Traffic Impact Analysis (TIA) is currently being completed for the Prairie Highlands Corporate Park (Corporate Park) Development. **Attached** is a map showing the intersections that are being analyzed as part of the TIA. [STAFF NOTE: A TIA had been previously completed by traffic consultants and approved by the Village, Kenosha County and the Wisconsin Department of Transportation (WI DOT) for the previously proposed Abbott development and then subsequently updated for the Uline developments for this area].

The new TIA for the Corporate Park was required because of the modified land use changes, the modified layout of the roadway configurations and the adjustment from a public road connection to a private truck/employee access driveway for the HARIBO development connecting to the West Frontage Road. The TIA will follow the WI DOT guidelines and requirements and will analyze roadways under existing conditions, initial planned development conditions, and full buildout conditions with future traffic forecast data as provided by the WI DOT. Roadway improvements as determined by the TIA for the overall development of the Corporate Park will be completed by the Village as a part of the Village approved Tax Increment District (TID) #5.

The TIA for the Corporate Park is being completed in the following manner:

1. An initial development review was prepared by the Village's traffic engineer Traffic Analysis and Design, Inc. (TADI) and was reviewed by Kenosha County, which outlines the proposed development and trip generations, study area and roadways, nearby offsite influential developments, and assumptions for the TIA. The initial development review was then submitted to the WI DOT for their review and approval. (This work is completed).
2. Subsequent to the approval of the initial development review, the traffic engineer (TADI) requested that the WI DOT evaluate and project future traffic data, which is then incorporated into the future traffic evaluation model. (This work is completed).

3. TADI then received the future traffic data from the WI DOT and is now analyzing the roadways and intersections and will complete the TIA with recommended improvements. (This work is underway and anticipated to be completed in May, 2018).
4. The TIA after it has been completed by the traffic engineer (TADI) will then be submitted back to the WI DOT (Village and Kenosha County) for their final review and approval. (This work is anticipated to be completed within 4-8 weeks by the WI DOT, after the May submittal to them).

The roadways and intersections being analyzed by the TIA include:

- CTH C and I-94 northbound ramps
- CTH C and I-94 southbound ramps
- CTH C and I-94 EFR
- CTH C and I-94 WFR
- CTH C and 128th Ave
- CTH C and CTH U
- CTH Q and CTH U
- CTH Q and I-94 northbound ramps
- CTH Q and I-94 southbound ramps
- CTH Q and I-94 EFR
- CTH Q and I-94 WFR
- All proposed driveways on WFR
- CTH Q and 128th Ave

Goldbear Drive located to the south of Haribo (including its required public infrastructure improvements roadway, sanitary sewer, water, storm sewer improvements) and 128th Avenue located to the west of Haribo and extending south to CTH Q (including its required public infrastructure improvements roadway, sanitary sewer, water, storm sewer improvements) will be constructed by the Village as part of TID #5 project plan improvements as generally shown on the **attached**. The public improvements and public utilities are being designed by the Village and its consultants and it is anticipated that infrastructure construction would begin in the fall of 2018, with completion of the improvements prior to HARIBO occupying the facility.


Goldbear Drive will serve as the primary public roadway providing access to the HARIBO entrance for visitors and employees. The driveway access to HARIBO at 120th Avenue (West Frontage Road) will be utilized for truck access and employees working at the warehouse and distribution portions at the north end of the campus. A third, emergency gated driveway access will be from 128th Avenue for employees. A fourth gated entrance from 128th Avenue will lead to the utility buildings. The driveway connection to the West Frontage Road (120th Avenue) will require that a small dedication of land be made to the Village as public right-of-way to allow for a wider than 35 foot driveway entrance to 120th Avenue. This driveway entrance area will need to be maintained by HARIBO.

There will be no direct driveway access from HARIBO to CTH C (Wilmot Road). North of the Corporate Park, the 128th Avenue right-of-way extending south from CTH C (Wilmot Road) is located ½ in the Village of Pleasant Prairie and ½ in the Village of Bristol (See **attached**). There will be no direct connection of 128th Avenue north from the Corporate Park to CTH C (Wilmot Road) through the Villages of Bristol/Pleasant Prairie right-of-way at this time. Within the Corporate Park, 128th Avenue will be constructed and terminate in a cul-de-sac to provide access to the new water tower). That being said, the Village intends to construct municipal water in the 128th Avenue right-of-way south from CTH C (Wilmot Road) into the Corporate Park.

The Village staff recommends working with the four (4) Bristol residents and We Energies to bury the overhead wires (OHW) that are currently existing within the east side of the Village's ½ right-of-way of 128th Avenue. To bury the OHW underground, the Bristol residents would need to provide a 12-foot wide utility easement to We Energies adjacent to the west side of the 128th Avenue right-of-way. The location of the new Village water main and the existing wetlands would make it problematic to bury the OHW on the east side of the 128th Avenue right-of-way.

The existing Pleasant Prairie/Bristol 128th Avenue is not intended to be utilized by Haribo construction traffic. Further, no development construction traffic to/from the Prairie Highlands Corporate Park will access CTH C (Wilmot Road) via 128th Avenue, except for contracted Village infrastructure work, such as but not limited to water main construction and road/terrace restoration and possible We Energies work.

Parking - There are 463 parking spaces proposed for phase 1 with 580 total parking spaces proposed at full buildout. A total of about 12 truck parking spaces will be initially provided. At full development build-out there will be 40 dock doors with 20 dock doors provided on phase 1. The average daily automotive trips are proposed to be 420 per day for phase 1 and 1,750 daily trips at full buildout. The average daily truck trips are proposed to be 40 per day for phase 1 and 160 daily trips at full buildout.

Wetlands - A wetland staking was completed on the HARIBO property for the Village in 2017 by RA Smith. HARIBO is proposing to obtain State and federal permits to fill approximately  acres of wetlands (to be confirmed) within the development site. The remaining wetland areas after filling will be protected and are proposed to be rezoned into the C-1, Lowland Resource Conservancy District. No wetlands can be filled until and unless permits are obtained from the Wisconsin Department of Natural Resources (WI DNR) and the US Army Corps of Engineers (ACOE). The Alternatives Analysis wetland fill application as prepared by Mead and Hunt, the Haribo consultant, was recently submitted to the WI DNR for their review and approval. The proposed wetlands proposed to be filled are shown on the **attached** Haribo wetland impact figure.

A Village wetland impact figure is also **attached** which identifies the Village's wetland impacts near the intersection of Goldbear Drive and the West Frontage Road. The Village also completed an Alternative Analysis wetland fill impact application and has submitted it to the WI DNR for their review and approval and eventually the ACOE if they take jurisdiction. Alternative 1 is the Village recommended alignment with 0.85 acre of wetland impact. Further changes to the Comprehensive Plan and Zoning Map are forthcoming as a result of the wetland fills and 100-year floodplain boundary adjustments for the roadway improvements in Prairie Highlands Corporate Park.

Stormwater Management - The Village is designing storm water facilities to manage the development of the entire Corporate Park. Several storm water retention ponds are being designed to capture and manage storm water from the Park. Storm water from the HARIBO development will be routed to storm water management ponds primarily to the east of their site, which will retain and release the storm water at rates as recommended within the Des Plaines River Regional Storm Water Management Plan, prepared by the Southeastern Wisconsin Regional Plan Commission and as adopted by Village ordinance.

The Village has completed an extensive drain tile study to locate existing drain tiles within the development area to help identify locations of importance where drain tiles may be draining off-site areas. (See **attached** map). Drain tiles servicing off-site areas will be identified and connected to new storm sewer systems to avoid off-site impacts. All off-site areas which naturally drain onto or through the Corporate Park have been identified and planned for in the engineered civil plans so that land grading does not block natural drainage patterns from off-site flow.

In addition to the on-site storm water facilities, the Village will be analyzing the exiting unnamed tributary to the Des Plaines Watershed which bisects the site. An analysis will be performed as part of the 128th Avenue roadway bridge crossing design to ensure that there are no upstream or downstream floodplain impacts due to the roadway crossing.

Comprehensive Plan Amendments: The Village 2035 Comprehensive Land Use Plan Map 9.9 is requested to be amended as follows: 1) to change the Freeway Oriented Business Center commercial land use designation on the north end of the property to the Production Manufacturing Industrial land use designation and 2) to correctly show the location of the field delineated wetlands within the Park, Recreation and Other Open Space lands with the field

verified wetland land use designations (excluding the wetlands proposed to be filled). In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan is proposed to be updated to include said amendments. If the wetland areas are not filled pursuant to the WI DNR and US ACOE approvals then another amendment to the Comprehensive Land Use Plan will need to be submitted to reflect the wetlands not allowed to be filled. [STAFF NOTE: Haribo's Consulting Engineer (Mead & Hunt) will provide the location of the wetland areas to be filled to the Village Consulting Engineering (Pinnacle Engineering) so that the legal descriptions of the wetland areas remaining can be attached as an exhibit to the Ordinance Amendment. Furthermore, the legal descriptions of the wetland areas that will remain on the adjacent Outlots to be owned by the Association, excluding the wetlands proposed to be filled for the roadway improvements, shall be submitted by the Village's Consulting Engineer (Pinnacle Engineering) and a separate public hearing will be held.]

Zoning Map and Text Amendments: To ensure that the Village's Zoning Map and the Village's Comprehensive Land Use Map are consistent, the following Zoning Map Amendments are being requested: 1) the portion of the property that is currently zoned B-6, Freeway Oriented Business Center District is proposed to be rezoned into the M-5, Production and Manufacturing District; 2) the field delineated wetlands (except those wetlands proposed to be filled) are proposed to be rezoned into the C-1, Lowland Resource Conservancy District and non-wetlands areas are proposed to be rezoned into the M-5 District; and 3) the entire property is proposed to be rezoned to a Planned Unit Development Overlay District (PUD). If the wetland areas are not filled, then another amendment to the Village Zoning Map will need to be submitted to reflect the wetlands not being filled and placing them in the C-1 District. [STAFF NOTE: Haribo's Consulting Engineer (Mead & Hunt) will provide the location of the wetland areas to be filled to the Village Consulting Engineering (Pinnacle Engineering) so that the legal descriptions of the wetland areas remaining can be attached as an exhibit to the Ordinance Amendment. Furthermore, the legal descriptions of the wetland areas that will remain on the adjacent Outlots to be owned by the Association, excluding the wetlands proposed to be filled for the roadway improvements, shall be submitted by the Village's Consulting Engineer (Pinnacle Engineering) and a separate public hearing will be held.]

In addition to the Zoning Map Amendments, the property is proposed to be developed as part of a Planned Unit Development (PUD) and the **attached** PUD ordinance for the development will allow for some dimensional variations provided that there is a defined community benefit. The PUD items requested by the petitioner are based upon the Master Conceptual Plan documents and site and elevation plans provided by HARIBO. At such time as further detailed plans are submitted, additional PUD modifications may be requested.

It is the intent that the Haribo property will provide for structures, improvements and uses in a campus type setting with uses specifically allowed in the underlying M-5, Production Manufacturing District including but not limited to the food processing/manufacturing of candy and confectionery, warehouse/distribution, research and development and offices, retail/promotional related uses for promoting the owner's products and other ancillary but related uses. The Haribo Corporate Campus development conforms with the adopted Village Comprehensive Plan and is in compliance with the basic underlying M-5 District with the goal of facilitating development in such a fashion that it will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, and requiring the proper maintenance on a regular basis for the buildings and structures, gates, landscaping, parking areas, lighting, signage, garbage dumpster enclosures, and overall site so as to promote a clean industrial development site. The development achieves a diverse and economically stable campus that will operate as part of a uniform industrial (and commercial) development within the Prairie Highlands Corporate Park as well as avoiding any unreasonable adverse effects to the surrounding properties.

The development will also be required to comply with the following as specified in the PUD Ordinance:

- *Declaration of Covenants, Conditions, Restrictions and Easements for Prairie Highlands Corporate Park*, as recorded at the Kenosha County Register of Deeds Office. However, the provisions of this PUD will supersede any conflicting requirements as set forth in said Declaration. [STAFF NOTE: These Covenants will be approved by the Village Plan Commission and Village Board and will be applicable to all parcels within Prairie Highlands Corporate Park.]
- All private improvements for this development are required to be installed and maintained pursuant to the approved Preliminary and Final Site and Operational Plans approved by the Village.
- The development shall be in compliance with all applicable Site and Operational Plan(s), Conditional Use Permits (if applicable), Planned Unit Development (PUD) requirements, Village Licenses and Permits as required and approved by the Village.
- All buildings and site alterations and modifications, including general building and site maintenance within the development, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.
- Temporary storage containers (some having brand names such as P.O.D.S., S.A.M.S., etc.) are allowed only during construction and permitted as a storage solution within the development. Compactors are allowed. After construction, all merchandise, raw materials, finish products, crates, pallets, maintenance materials etc. storage shall be stored inside a building, except on a temporary basis for the storage of goods in transit with the continuing operation of the uses within the development.
- All mechanical roof top units shall be screened from public view or setback from the roof edge as approved by the Village Zoning Administrator.
- No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be affixed to any building, person, landscaping, vehicle, roof-top, or the ground unless expressly permitted on a temporary basis by the Zoning Ordinance.
- Landscaping within the development shall be maintained, including the public street trees and lawn terrace area between the development and the adjacent public streets. Landscaping within the development shall be trimmed and watered on a regular basis and the public street trees shall be maintained, pruned, watered, staked in mulch beds and replaced if trees decay or die.
- The development shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- The development shall not be used for the storage of any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. No junked, inoperable, dismantled or unlicensed vehicles shall be parked outside. No extended overnight parking of passenger vehicles is allowed in the parking lots.
- The development shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

The proposed PUD allows for the following dimensional modifications:

- To allow for up to 45% of the distribution and warehouse items stored on the campus to be HARIBO products that are not produced on site (increased from 30%).

[Pursuant to the petitioner, HARIBO is a global manufacturer of various products and relies on being able to meet each country's shifts in demand by supporting local production by importing products they produce from other countries. It is

imperative to HARIBO to be able to react immediately to local market demands, especially during early phases of buildout (Phases 1 and 2) when the U.S. production capacities may not be sufficient to cover the entire current U.S. demand. Besides that, for special seasons (Valentine's, Easter, Halloween, Super bowl, Christmas, etc.), it will be necessary to produce ahead of demand and store product until it is needed. HARIBO will only store HARIBO production and packaging materials and finished product that is intended to be distributed within a fairly short timeframe.]

- Clarification was added that 25% of the building exterior walls are allowed for dock doors with that measurement reflecting not more than 25% of the linear footage of the buildings perimeter.
- Maximum building heights for different buildings or parts thereof for each building as shown on Exhibit A of the PUD:
 - Building A Gate house: 30 feet high
 - Building B Warehouse/high bay buildings: 150 feet high
 - Building C Utility buildings: 20 feet high
 - Building D Production buildings: 80 feet high
 - Buildings E Museum, daycare, retail shop and fitness buildings: 50 feet high
 - Building F Gate house: 30 feet high
 - Building G Central Administration Offices: 85 feet high
 - Building H Parking structure: 66 feet high

Any buildings higher than 60 feet shall increase the required setback an additional 1.5 foot of height for each foot over the 60 foot building height.

- To allow for the separation spacing between buildings to be based on the State Commercial Building Code rather than a 45 foot separation.
- To amend the design standards including:
 - Fences are allowed pursuant to Village Zoning Ordinance requirements; however, if the fence is chain-link then the fence shall be vinyl coated and the color shall be black, earth tones or complementary to the color of the building.
 - To allow for brick pavers on walkways and pedestrian ways; however, parking lots, maneuvering lanes and fire lanes, and truck dock areas and any other surface wherein vehicles will travel shall be paved as required in Chapter 420 of the Village Municipal Code.
 - To allow dock doors to face a public street if located a minimum of 200 feet from the facing public street and if landscaped and screened as approved by the Plan Commission.
 - To require the office area of the building to be a least 2 stories (the language currently states the appearance of 2 stories.)
 - To not require any glazing on the Manufacturing/Production buildings.
 - To require a minimum of 25% glazed area (calculated on the basis of the building façade areas) of any office building(s) or other buildings not excluding the Manufacturing/Production building.
 - To require that parking structure garages have entry and exit stairwells and/or lobbies that are visible from the exterior shall have a minimum glazed area of 25% adjacent to a public street.

- Glazed area. The following requirements apply to all glazed areas:
 - Glazed areas may be tinted or clear glass. Mirrored glass is prohibited.
 - Anodized or powder-coated aluminum curtain wall systems, storefront systems and accents are allowed.
 - Stainless steel, bronze or brass curtain wall systems. Storefront systems and accents are allowed.
 - Anodized or powder-coated aluminum metal panels or other metal panels are allowed if integral to window wall or curtain wall systems or if used for trim, soffits, canopy, sun protection systems or mechanical penthouses.
 - Door frames. Door frames shall complement window frames in material, finish and color.
- Nonglazed area. The nonglazed areas of any building in the shall comply with the standard in § 420-57H(2)(g).
- Roofs (architectural features). Section 420-57H(2)(i) shall not apply. Architectural roof features or forms shall be copper or zinc-coated aluminum metal panels or slate or other high quality architectural grade metal panels as specifically approved by the Plan Commission.
- Mechanical Screening. All mechanical units, ground or roof mounted shall be screened from public view by either landscaping or other approved high quality architectural grade metal screening or panels as specifically approved by the Plan Commission.
- Setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be setback 25 feet from property lines rather than 20 feet.
- Parking lot pole lighting shall not exceed 25 feet in height as measured from grade and the concrete base of the light poles shall not exceed 12 inches of concrete and shall be located within landscaped islands or adjacent parking lot green space areas.
- Building lighting fixtures shall be cut-off and directed downward so as to not glare towards adjacent properties.
- To allow for a **x wall sign** on the east façade of the Production building (Building D on **Exhibit A of the PUD**) to include the company logo and wording "HARIBO" "Pleasant Prairie" as shown on **Exhibit B of the PUD**. This specific wall sign area is not included in the aggregate permitted background commercial advertising sign area allowable within DEVELOPMENT pursuant to § 420-78K. All other wall sign requirements of the Ordinance would still apply. [Note: Exhibits A and B needs to be amended to include as an attachment to the PUD.]

HARIBO is requesting the PUD modifications due to the proposed size configuration of their campus and other physical attributes of their proposed property, including but not limited to the parcels topography and access from nearby public roadways. The Village will work with HARIBO to minimize the impacts to neighboring property owners. The petitioner believes that their project will have a significant and positive impact on the economic well-being of the Village's Prairie Highlands Corporate Park and Kenosha County in that:

- The structures, improvements and uses as legally described are in conformity with the Village of Pleasant Prairie adopted Comprehensive Land Use Plan and with basic underlying M-5 zoning;
- The changes will facilitate development of the property in a manner that will be consistent with promoting the general health, safety, economic prosperity and welfare of the Village of Pleasant Prairie and surrounding areas;

- The development as proposed will promote an attractive and harmonious corporate campus and achieve desired economic stability and will minimize adverse effects to the property values of surrounding properties;
- The development of the property will be consistent with the specifications provided and will present a significant economic benefit to the Village of Pleasant Prairie and surrounding areas due to the direct jobs that will be created as a result of the project, as well as the indirect jobs and positive economic impacts on the surrounding area;
- The development will serve to promote tourism and its related economic development impacts in the Village and Kenosha County; and
- This project will serve as a catalyst for the future economic development within the general area and the Prairie Highlands Corporate Park and will provide a diverse, sustainable economic potential for Pleasant Prairie and Kenosha County due its positive economic impact.

Development Agreement:

The Development Agreement is intended to provide for certain duties and responsibilities of HARIBO and the Village relating to the development of the HARIBO property and construction of its campus. The Agreement will also set forth the obligations of the Village to perform, or cause to be performed, certain work and improvements related to the construction and improvement of the Corporate Park and certain improvements to the property to benefit the Village and HARIBO. This item is recommended to be tabled and will be considered by the Plan Commission and the Village Board at subsequent meetings.

RECOMMENDATIONS:

Village staff recommends that the Plan Commission approve **Plan Commission Resolution #18-07** and recommend that the Village Board approve the Comprehensive Plan Amendments subject to providing the legal descriptions of the wetland areas (exclusive of the wetlands being filled).

Village staff recommends that the Plan Commission table the **Development Agreement.**

Village staff recommends that the Plan Commission conditionally approve of the **Master Conceptual Plan** subject to the above comments, Village Board approval and the following conditions:

1. **The Master Conceptual Plan approval will be valid for a period of 18 months as requested by the petitioner (until November 7, 2019).** Prior to the expiration of the required Site and Operational Plans and related documents which satisfy the conditions of the Master Conceptual Plan approval shall be submitted and considered by the Plan Commission and Village Board.
2. Detailed Site and Operational Plans that include site plans, sanitary sewer, water and storm sewer civil plans, drainage and grading plans, building and structure plans, landscape plans, lighting plans, signage plans and all other required plans and documents pursuant to the Site and Operational Plan requirements of the Village Zoning Ordinance (Article IX of Chapter 420 of the Village Municipal Code) shall be submitted for each of the site improvements. Operational Plan information shall be updated as needed with submittals prior to permitting.
3. Subject to approval of the PUD Overlay Zoning District Text Ordinance Amendment by the Village Board. The Development shall comply with said Ordinance.
4. The Development Agreement shall be finalized and executed by all parties.
5. A CSM or other transfer document will be required to dedicate the additional right-of-way to the Village adjacent to 120th Avenue to allow for a wider than 35 foot truck entrance.

6. As development plans continue to progress, the following comments and conditions shall be addressed:
 - a. Subject to the **attached** comments from the Village Engineering Department dated March 12, 2018.
 - b. Need utility information showing accurate connection locations. Any existing utility connections on adjoining roadways need to be abandoned at the main location
 - c. Detailed Utility plans shall be submitted.
 - d. Sanitary should have one discharge point for sampling manhole to work properly.
 - e. Water use calculations are needed for meter sizing.
 - f. The parking structure building is required to be setback a minimum of 65 feet from the property line adjacent to 128th Avenue.
 - g. The main parking lot circulation pattern appears to have several dead-ended aisle ways and should be further evaluated for a more effective parking lot traffic circulation.
 - h. Subject to the **attached** comments from the Fire & Rescue Department dated March 16, 2018.
 - i. Subject to the **attached** comments from the Village Building Inspection Department dated Macy 19, 2018
 - j. All exterior lighting shall be of a consistent LED color and brightness. Parking lot lighting shall be directed downward and shielded to avoid off site illumination. Parking lot lighting shall provide for public safety and the effective operation of the security cameras.
 - k. The development shall be required to install a sanitary sewer sampling manhole per the Village specifications. The location of the sampling manhole and details shall be shown on the Site and Operational Plans. The sampling manhole shall not be located in grass or landscaped area but rather in the parking lot - not in a parking space.
 - l. Each handicapped parking space shall be appropriately signed and pavement markings shall be provided pursuant to ADA requirements prior to occupancy.
 - m. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
 - n. All man-door exits and entrances shall be attractively and consistently numbered, inside and outside, beginning in the front of the building and moving in a clockwise fashion around the building prior to occupancy. (Use the same font, size and number placement). The numbering system allows for easy identification of where first responders are needed or the location of a safe entry point. A door numbering map shall be provided to the Village.
7. The development shall comply with the Village ordinances in effect at the time of final approvals. In addition, detailed Preliminary and Final Site and Operational Plans are required to be submitted for review and approval prior to any construction pursuant to the requirements for the Village Zoning Ordinance. Mass grading, underground utilities and footing and foundation permits may be issued with approval of Preliminary Site and Operational Plans and proper State and local permits.
8. Conditional Use Permit applications shall be submitted to the Village for the Heliport or other CUP uses as set forth in the M-5 District.

9. All grading and access within or connected to the WI DOT jurisdictional roadway (120th Avenue/West Frontage Road) shall be approved with permits granted by the WI DOT. Copies of State permits shall be provided to the Village prior to issuance of Village permits.
10. Wetlands fill permits from the WI DNR and the US Army Corps of Engineers shall be obtained and submitted to the Village prior to the on-site filling of the wetlands.
11. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit pursuant to the requirements of Article X of Chapter 420.
12. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
13. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.
14. Development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
15. Impact fees pursuant to Chapter 181 of the Village Code are required to be paid at time of building permit for each building on the site.
16. Written approval from the Prairie Highlands Commercial Owners Association is required for any proposed construction or changes on the site. A copy of the written approval shall be provided to the Village prior to issuance of any permits.
17. As detailed information is provided to the Village, detailed reviews will be completed by the Village staff and comments/conditions of approvals will be presented to the applicant.

Village staff recommends that the Plan Commission approve the **Zoning Map and Text Amendments** subject to providing the legal descriptions of the wetland areas to be rezoned, providing revised Exhibits A and B as referenced in the Zoning Text Amendment and Village Board approval.

DEV1801-006
CODE1802-004
CODE1802-005

ORD. #18-__

**ORDINANCE TO CREATE
THE HARIBO CORPORATE CAMPUS DEVELOPMENT
PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE PURSUANT TO
CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, to create the Haribo Corporate Campus Development Planned Unit Development (PUD) pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

HARIBO CORPORATE CAMPUS DEVELOPMENT PLANNED UNIT DEVELOPMENT

- a. It is the intent that the Haribo property described below (hereinafter referred to as the "DEVELOPMENT"), will provide for structures, improvements and uses in a campus type setting with uses specifically allowed in the underlying M-5, Production Manufacturing District including but not limited to food processing/manufacturing of candy and confectionery, warehouse/distribution, research and development and offices, retail/promotional related uses for promoting the owner's products and other ancillary but related uses within the DEVELOPMENT on the property as legally described below.

The DEVELOPMENT conforms with the adopted Village Comprehensive Plan and in compliance with the basic underlying M-5 District with the goal of facilitating development in such a fashion that it will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, and requiring proper maintenance on a regular basis for buildings and structures, gates, landscaping, parking areas, lighting, signage, garbage dumpster enclosures, and overall site so as to promote a clean industrial DEVELOPMENT. The DEVELOPMENT achieves a diverse and economically stable campus that will operate as part of a uniform industrial and commercial development within the Prairie Highlands Corporate Park as well as avoiding any unreasonable adverse effects to the surrounding properties.

The DEVELOPMENT will be consistent with the specifications provided and will present a significant economic benefit to the Village of Pleasant Prairie and surrounding areas due to the direct jobs that will be created as a result of the project, as well as the indirect jobs and positive economic impacts on the surrounding area. The DEVELOPMENT will serve to promote tourism and its related economic development impacts in the Village and Kenosha County; and the DEVELOPMENT will serve as a catalyst for the future economic development within the general area and the Prairie Highlands Corporate Park and will provide a diverse, sustainable economic potential for Pleasant Prairie and Kenosha County due its positive economic impact.

- b. Legal Description: The property included is known as Lot 1 of CSM 2249 as recorded at the Kenosha County Register of Deeds Office located in U.S. Public Land Survey Section 24, Township 1 North, Range 21 East in the Village of Pleasant Prairie.
- c. Requirements within the DEVELOPMENT:
- (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.
 - (ii) The DEVELOPMENT shall be in compliance with the *Declaration of Covenants, Conditions, Restrictions and Easements for Prairie Highlands Corporate Park*, as recorded at the Kenosha County Register of Deeds Office. However, the provisions of this PUD will supersede any conflicting requirements as set forth in said Declaration.

- (iii) All private improvements for this DEVELOPMENT are required to be installed and maintained pursuant to any approved Preliminary or Final Site and Operational Plans approved by the Village.
- (iv) The DEVELOPMENT shall be in compliance with all applicable Preliminary or Final Site and Operational Plan(s), Conditional Use Permits (if applicable), Planned Unit Development requirements, Village Licenses and Permits as required and approved by the Village.
- (v) All buildings and site alterations and modifications, including general buildings and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.
- (vi) Temporary storage containers (some having brand names such as P.O.D.S., S.A.M.S., etc.) are allowed only during construction and permitted as a storage solution within the DEVELOPMENT. Compactors are allowed. After construction, all merchandise, raw materials, finish products, crates, pallets, maintenance materials etc. storage shall be stored inside a building, except on a temporary basis for the storage of goods in transit with the continuing operation of the uses within the DEVELOPMENT.
- (vii) All mechanical roof top units shall be screened from public view or setback from the roof edge as approved by the Village Zoning Administrator.
- (viii) No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be affixed to any building, person, landscaping, vehicle, roof-top, or the ground unless expressly permitted on a temporary basis by the Zoning Ordinance.
- (ix) Landscaping within the DEVELOPMENT shall be maintained, including the public street trees and lawn terrace area between the DEVELOPMENT and the adjacent public streets. Landscaping within the DEVELOPMENT shall be trimmed and watered on a regular basis and the public street trees shall be maintained, pruned, watered, staked in mulch beds and replaced if trees decay or die.
- (x) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- (xi) The DEVELOPMENT shall not be used for the storage of any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. No junked, inoperable, dismantled or unlicensed vehicles shall be parked outside. No extended overnight parking of passenger vehicles is allowed in the parking lots.
- (xii) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:

- (i) Section 420-125 C (4) (d) related to Corporate Campus warehouse and distribution auxiliary permitted uses is amended to read as follows:
 - (d) Warehouse and distribution uses within a corporate campus are permitted auxiliary to permitted manufacturing use(s) on the lot to the extent all warehouse and distribution auxiliary uses within the corporate campus shall not occupy more than 45% of the gross floor area of all of the buildings on the lot, except that the buildings' occupant's storage of raw materials and finished products assembled or produced off the site shall be exempt from this 45% requirement. The building façade area of dock

doors is limited to a total of 25% of any building's exterior walls (i.e. 25% of the linear measurement of the building perimeter), and such uses are subject to the requirements of Article IX and all other applicable provisions of this chapter and of other Village ordinances and codes.

- (ii) Section 420-125.2 K related to dimensional standards in the M-5 District is amended to read as follows:

K. Dimensional standards. Except as specifically provided in chapter 420 of the Village Municipal Code, and without limitation, all uses, sites, buildings and structures in the DEVELOPMENT shall comply with the following dimensional standards to the extent applicable.

- (1) Lot size: two acres minimum.
- (2) Lot frontage. Lot frontage on a public street: 150 feet minimum.
- (3) Open space: 25% minimum.
- (4) Building standards:
 - (a) Gross floor area. No maximum or minimum building area shall be required in the DEVELOPMENT due to the variety of uses within this district and the diverse building demands of each use.
 - (b) Principal building/structure heights: Pursuant to **Exhibit A (this exhibit shall be updated)** the following are the maximum principal building heights allowed:

Building A Gate house: 30 feet high

Building B Warehouse/highbay buildings: 150 feet high

Building C Utility buildings: 20 feet high

Building D Production buildings: 80 feet high

Buildings E Museum, daycare, retail shop and fitness buildings: 50 feet high

Building F Gate house: 30 feet high

Building G Central Administration Offices: 85 feet high

Building H Parking structure: 66 feet high

Any buildings higher than 60 feet shall increase the required setback an additional 1.5 foot of height for each foot over the 60 foot building height.
 - (c) Setbacks. The following setbacks shall be considered to be minimum setbacks; greater setback may be required by State Building Codes.
 - [1] Street setback: minimum of 65 feet from all streets.
 - [2] Shore setback: 75 feet minimum.
 - [3] Wetland setback: 25 feet minimum.
 - [4] Side setback: 45 feet minimum.
 - [5] Rear setback: 45 feet minimum.

[6] Separation distance between all buildings: shall meet the State Commercial Building Code requirements.

(iii) Section 420-125.2 L related to design standards in the M-5 District is amended to read as follows:

- L. Design standards. Except as otherwise specifically provided in chapter 420 of the Village Municipal Code, and without limitation, all uses, sites, buildings and structures in the M-5 District shall comply with the following design standards to the extent applicable:
 - (1) Number of principal structures per lot: no limit.
 - (2) Number of detached accessory buildings: no limit.
 - (3) All accessory uses or structures shall be on the same lot or approved site as the principal use.
 - (4) Fences may be allowed pursuant to § 420-81; however, chain-link fences shall be vinyl coated and the color shall be black, earth tones or complementary to the color of the building.
 - (5) Brick pavers may be allowed on walkways and pedestrian ways within the DEVELOPMENT; however, parking lots, maneuvering lanes and fire lanes, and truck dock areas and any other surface wherein vehicles will travel shall be paved as required in Chapter 420 of the Village Municipal Code.
 - (6) Dock doors may face a public street if located a minimum of 200 feet from the facing public street and if landscaped and screened as approved by the Plan Commission.
 - (7) Principal building standards. All facades that are visible to and facing the public street and any portions of the building with office uses shall provide architectural details and elements such as but not limited to varying roof heights, varying fenestration and other appropriate architectural elements as approved by the Plan Commission. In addition, the office area of the building shall be at least two-stories.
 - (8) Site and operational plan requirements pursuant to Article IX of Chapter 420 of the Village Municipal Code, except as provided below:
 - (a) Buildings shall comply with the façade design requirements in this subsection unless specifically approved by the Plan Commission:
 - [1] Manufacturing/Production building is not required to have any glazing.
 - [2] Office building(s) or other buildings not specifically listed in this subsections 7 (a) shall have a minimum glazed area (calculated on the basis of the building façade areas) of 25%.
 - [3] Parking structure garages that have entry and exit stairwells and/or lobbies that are visible from the exterior shall have a minimum glazed area of 25% adjacent to a public street.

- [4] Utility substations; utility substation building. Utility substations and utility substation buildings shall have no minimum glazing requirement.
- (b) Construction materials. Principal buildings, accessory buildings, parking garages and any penthouse areas associated with such building or structure shall comply with the following requirements for construction materials:
 - [1] Glazed area. The following requirements apply to all glazed areas:
 - [a] Glazed areas may be tinted or clear glass. Mirrored glass is prohibited.
 - [b] Anodized or powder-coated aluminum curtain wall systems, storefront systems and accents are allowed.
 - [c] Stainless steel, bronze or brass curtain wall systems. Storefront systems and accents are allowed.
 - [d] Anodized or powder-coated aluminum metal panels or other metal panels are allowed if integral to window wall or curtain wall systems or if used for trim, soffits, canopy, sun protection systems or mechanical penthouses.
 - [e] Door frames. Door frames shall complement window frames in material, finish and color.
 - [2] Nonglazed area. The nonglazed areas of any building in this district shall comply with the standard in § 420-57H(2)(g).
 - [3] Roofs (architectural features). Section 420-57H(2)(i) shall not apply. Architectural roof features or forms shall be copper or zinc-coated aluminum metal panels or slate or other high quality architectural grade metal panels as specifically approved by the Plan Commission.
 - [4] Mechanical Screening. All mechanical units, ground or roof mounted shall be screened from public view by either landscaping or other approved high quality architectural grade metal screening or panels as specifically approved by the Plan Commission.
- (8) Parking, access and traffic requirements pursuant to Article VIII of Chapter 420 of the Village Municipal Code unless expressly noted within this Ordinance.

- (9) Sign requirements pursuant to Article Chapter 420 of the Village Municipal Code unless expressly noted within this Ordinance.
- (iv) Section 420-48 L related to setback for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) is amended to read as follows:
 - (a) Setback for parking areas (which includes parking spaces, maneuvering lanes and fire lanes). No perimeter curb and gutter or hard-surfaced areas shall be constructed closer than 25 feet from any property boundary lines, except where necessary to afford permanent ingress and egress to the Lot.
- (v) Section 420-57 L (2) (i) related to lights in parking lots is amended to read as follows:
 - (i) Parking lot pole lighting shall not exceed 25 feet in height as measured from grade and the concrete base of the light poles shall not exceed 12 inches of concrete and shall be located within landscaped islands or adjacent parking lot green space areas.
- (vi) Section 420-76 DD related to wall signs shall be amended to read as follows:
 - DD. Wall Sign.
 - (1) The east façade of the Production building (Building D on **Exhibit A**) is allowed a wall sign in the area shown on **Exhibit B** and includes the company logo and wording "Haribo" "Pleasant Prairie" as shown on **Exhibit B**. **Exhibit B needs to be amended to include as an attachment to the PUD.** This specific wall sign area is not included in the aggregate permitted background commercial advertising sign area allowable within DEVELOPMENT pursuant to § 420-78K.
 - (2) Wall signs shall be securely mounted on the exterior wall of a building and shall not extend more than 12 inches from the building's wall surface.
 - (3) Wall signs shall not actually or appear to extend above or beyond any wall edge.
 - (4) Wall signs shall not be placed upon or cover any architectural feature, and shall be set back a minimum of six inches from the edge of the fascia, architectural feature or exterior building wall.
 - (5) Only channel-type or pin-mounted letters shall be allowed; however, a symbol or company logo may be allowed if approved by the Village Zoning Administrator.
 - (6) Box/cabinet signs may be allowed if approved by the Village Zoning Administrator.
 - (7) No sign raceways are allowed, and no visible electrical "crossovers" are allowed.
 - (8) Changeable copy signs, electronic changing message signs or electronic scrolling signs are not permitted wall sign.
 - (9) May be illuminated. If illuminated, the signs may be internally, externally, or halo-type illumination. The following types of signs/sign illumination shall not be permitted unless approved

by the Village Zoning Administrator on a case-by-case basis, including, but are not limited to: (a) External neon outlining illumination; or (b) Background painting of the building façade.

- (10) All exterior building walls/facades where former signage was placed shall be patched and/or repaired as a condition of any new wall sign permit approval. All exterior building walls/facades shall be maintained in a state of good repair at all times.
 - (11) The sign installer shall provide written verification to the Village Zoning Administrator upon installation of the sign that said sign complies with the sign permit.
- (vii) Section 420-139 A (3) related to height exceptions for special structures shall be amended to read as follows:
- (3) Special structures. Elevator penthouses, gas tanks, boiler stacks, observation towers, scenery lofts, manufacturing equipment and necessary mechanical appurtenances may be exempted from the height limitations of this Ordinance, provided that all required setbacks are increased by at least one foot for each foot the structure exceeds 60 feet, as measured from the outermost edge of said special structure.

e. Amendments

- (i) The PUD regulations for the DEVELOPMENT may be amended pursuant to Chapter 420-137 of the Zoning Ordinance.
- (ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this ____ day of _____ 2018.

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink
Village President

ATTEST:

Jane C. Snell
Village Clerk

Posted: _____

_____-haribo pud
CODE1802-005

30' HARIBO

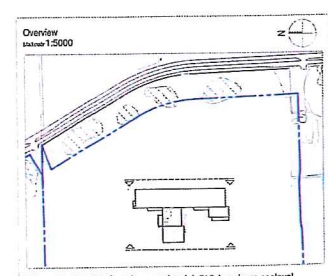
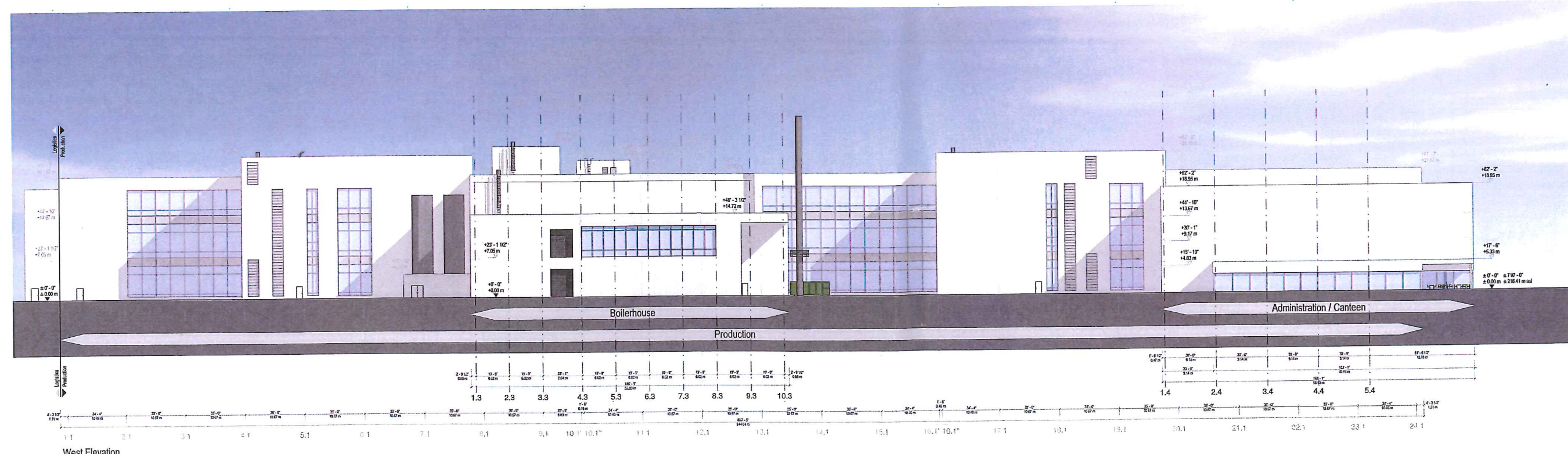
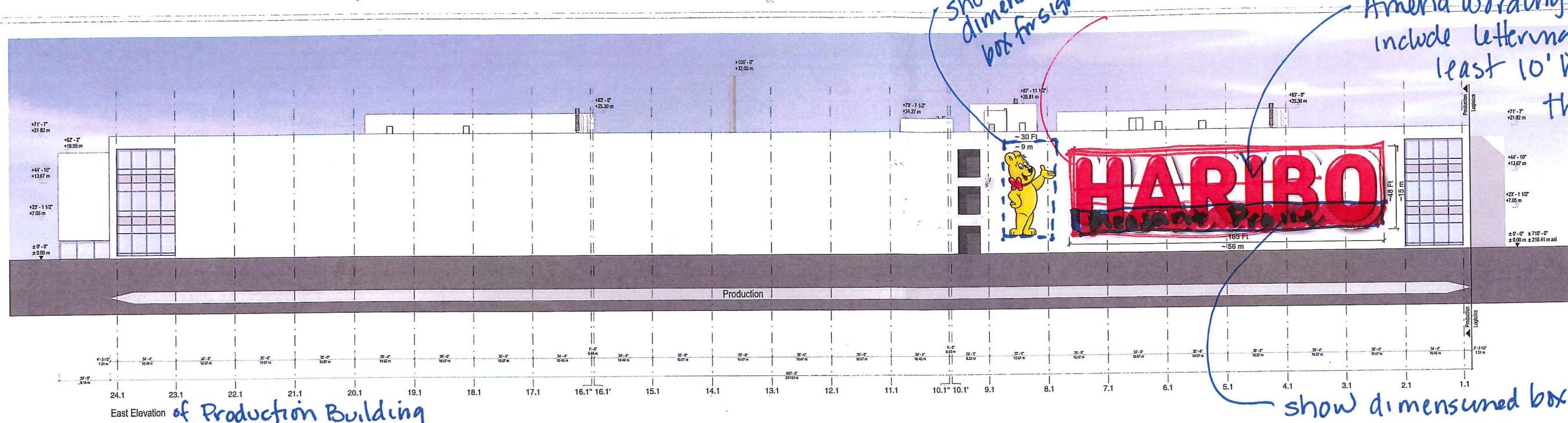
10 Pleasant Prairie

Provide revised exhibit to use As exhibit
B in POD

show dimension box for sign area

Amend wording to
include lettering at
least 10' high
that say "Pleasant
Prairie"

- show dimensioned box for step area



FFL = 20' - 0" = 710 feet above sea level | 216.4 m above sea level

HARIBO // "Great lake"

schematic design

Proj Id: 17014 Power: HDN 2 Machine: 1/16"-1/82 Date: 1700 A 01	design production East/West elevation	
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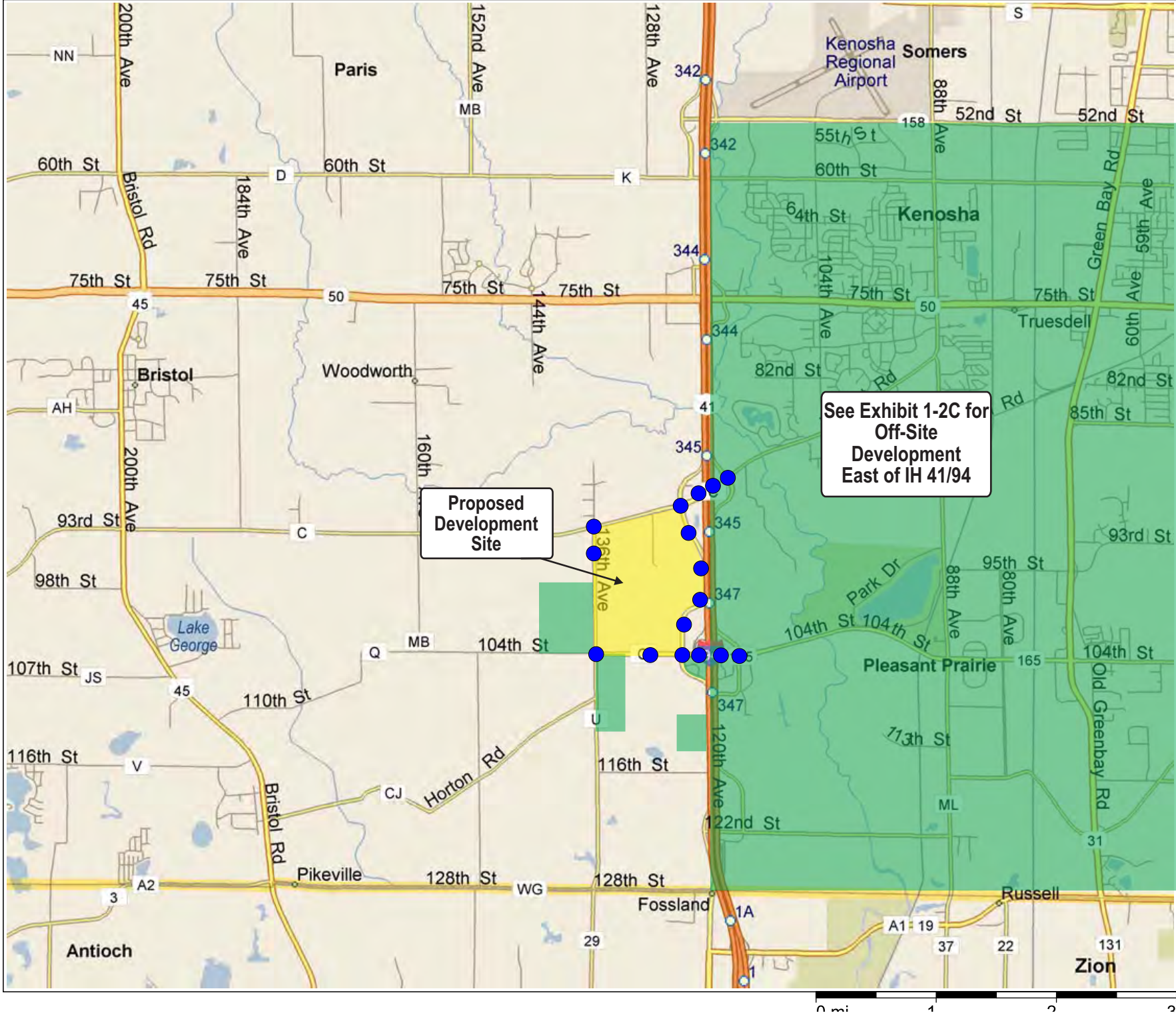
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 www.kohlbecker.com

Village of Pleasant Prairie, Kenosha County, Wisconsin



- Study Area Intersection
- Proposed Development Site
- Off-Site Development



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2128; 1-8-2018

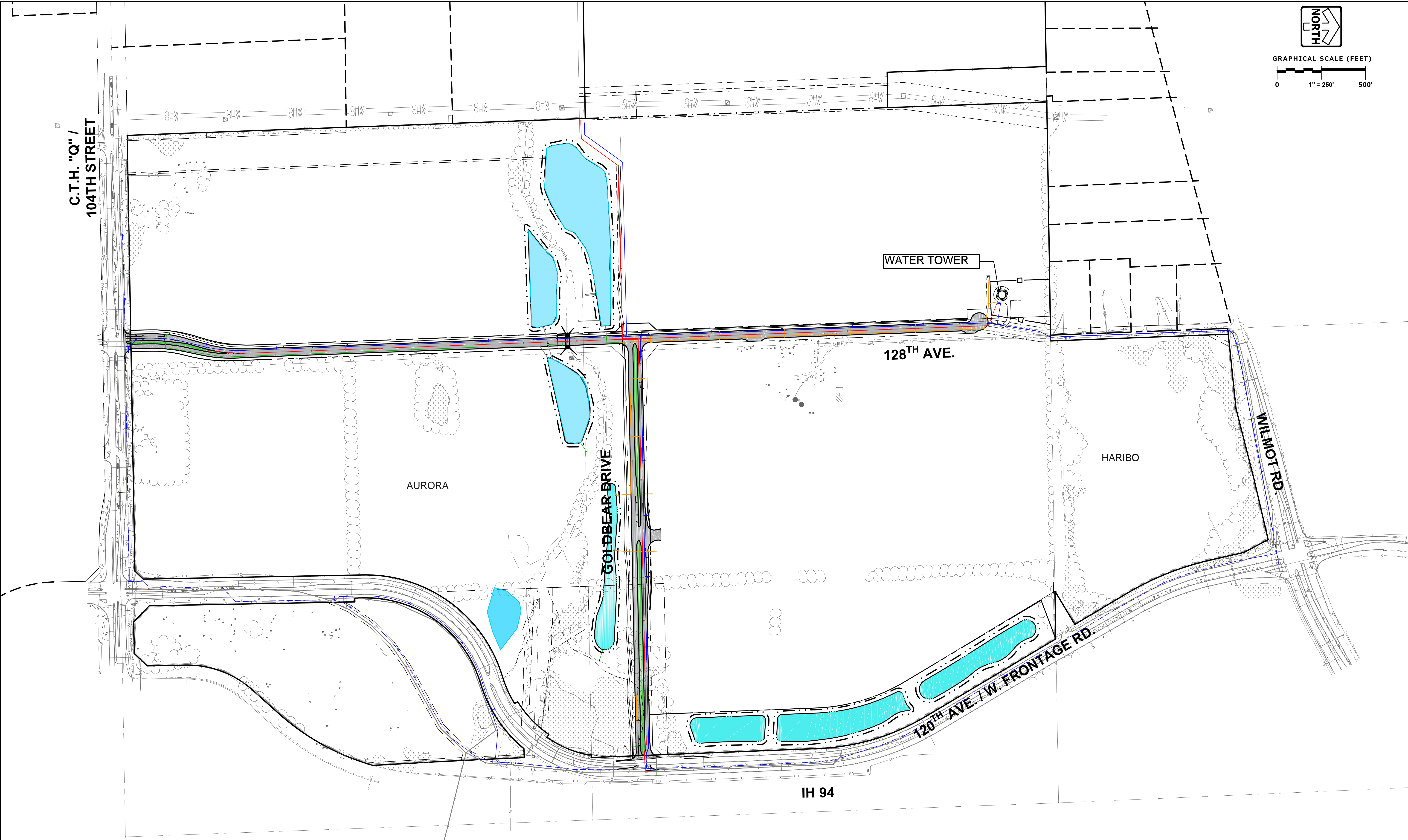


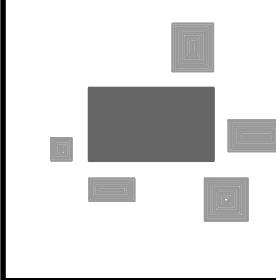
EXHIBIT 1-1 PROJECT LOCATION MAP

PRAIRIE HIGHLANDS DEVELOPMENT PLEASANT PRAIRIE, WISCONSIN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: AJS
REVIEWED: ARA
DRAFTED: EP





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**PRAIRIE HIGHLANDS
CORPORATE PARK
PLEASANT PRAIRIE, WI**

**INFRASTRUCTURE PLAN
OVERVIEW**

REVISIONS		

PEG JOB No. 897.00-WI

PEG PM: ARA

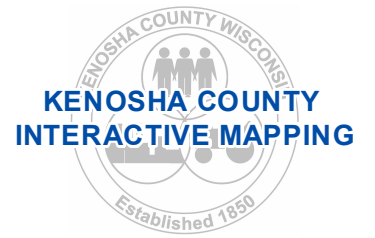
START DATE: 03-29-18

SCALE: 1" = 250'

SHEET
1

© COPYRIGHT 2017

128th Avenue south of CTH C



Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries



1 inch = 341 feet



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 4/14/2018



WETLAND DELINEATION
REPORT BY
R.A. SMITH NATIONAL, INC.
NOVEMBER 15, 2017

91-4-121-241-0601
HARIBO OF AMERICA
MANUFACTURING LLC

91-4-121-134-0315
VILLAGE OF
PLEASANT PRAIRIE

91-4-121-241-0701
VILLAGE OF
PLEASANT PRAIRIE

ID: W-12
SIZE: 0.036 ACRES
NWI CLASSIFICATION: PEM1C
IMPACT: 0.036 ACRES

ID: W-13
SIZE: 0.064 ACRES
NWI CLASSIFICATION: PEM1C
IMPACT: 0.064 ACRES

ID: W-14
SIZE: 1.028 ACRES
NWI CLASSIFICATION: PSS1 / PEM1C
IMPACT: 0.490 ACRES

TOTAL SITE
WETLAND
IMPACT: 0.590 AC.

W-12: 0.036 AC.
W-13: 0.064 AC.
W-14: 0.490 AC.

PROPOSED FUTURE
EXPANSION AREA
WAREHOUSE

PROPOSED FUTURE
HIGH BAY
WAREHOUSE PHASE 2

PROPOSED
BUFFER
WAREHOUSE

PROPOSED
FUTURE PHASE

PROPOSED EMPLOYEE PARKING

TRAILER YARD 12
TRUCK PARKING

PROPOSED
LOADING YARD

PROPOSED FENCE

TRUCK SCALE

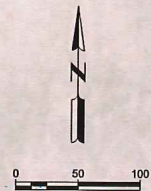
TRUCK SCALE

GATE 1

PROPOSED PROPERTY LINE

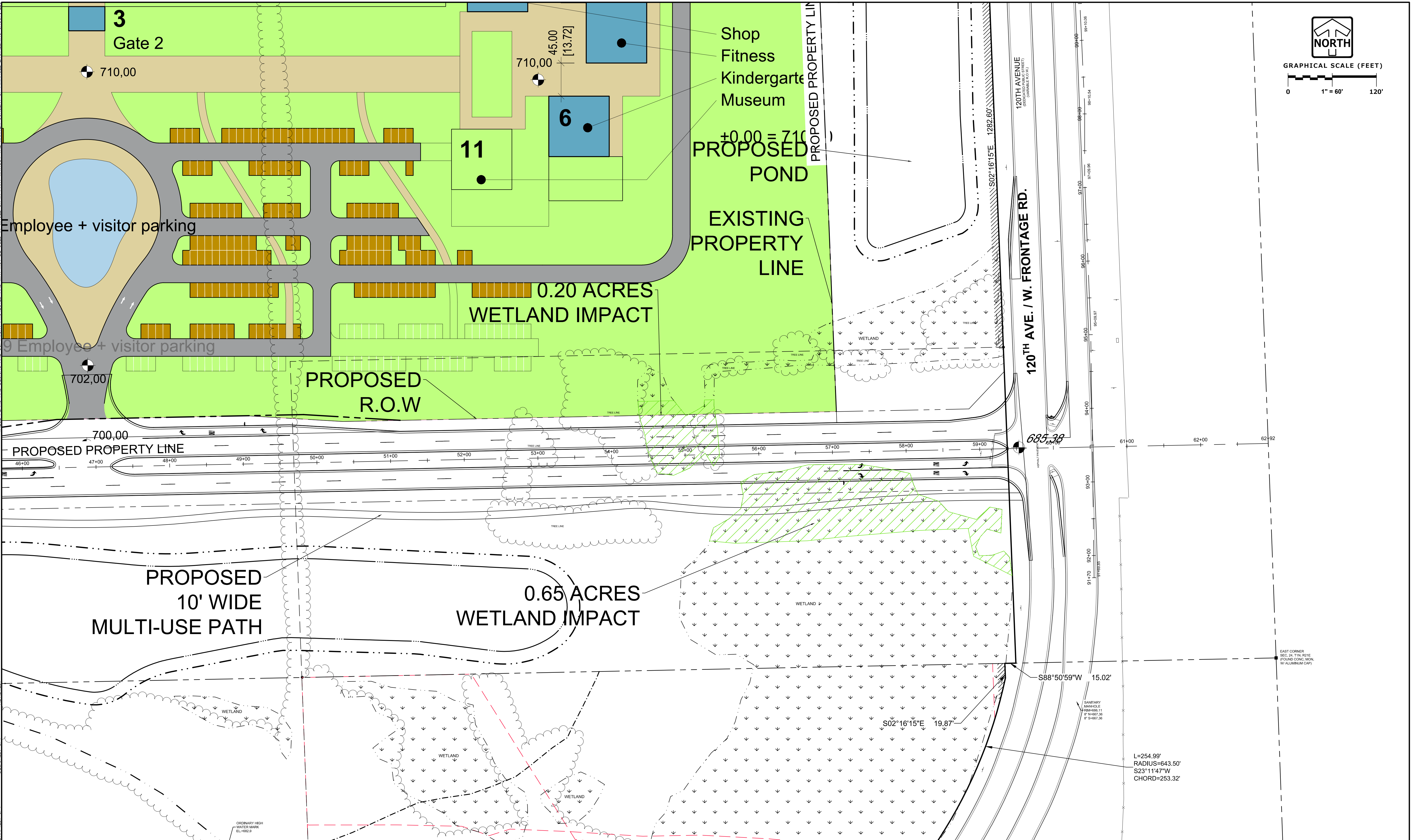
PROPERTY BOUNDARY

PROPOSED PROPERTY LINE



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DRAFTED: CPT
DESIGNED: CPT
REVIEWED:





PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PRAIRIE HIGHLANDS

PLEASANT PRAIRIE

ALTERNATIVE 1

REVISIONS	

REG. JOB NO. **897.00-WT**
REG. PM. **NC**
START DATE **3/1/2018**
SCALE **1"=80'**

SHEET 1

ALTERNATIVE 1

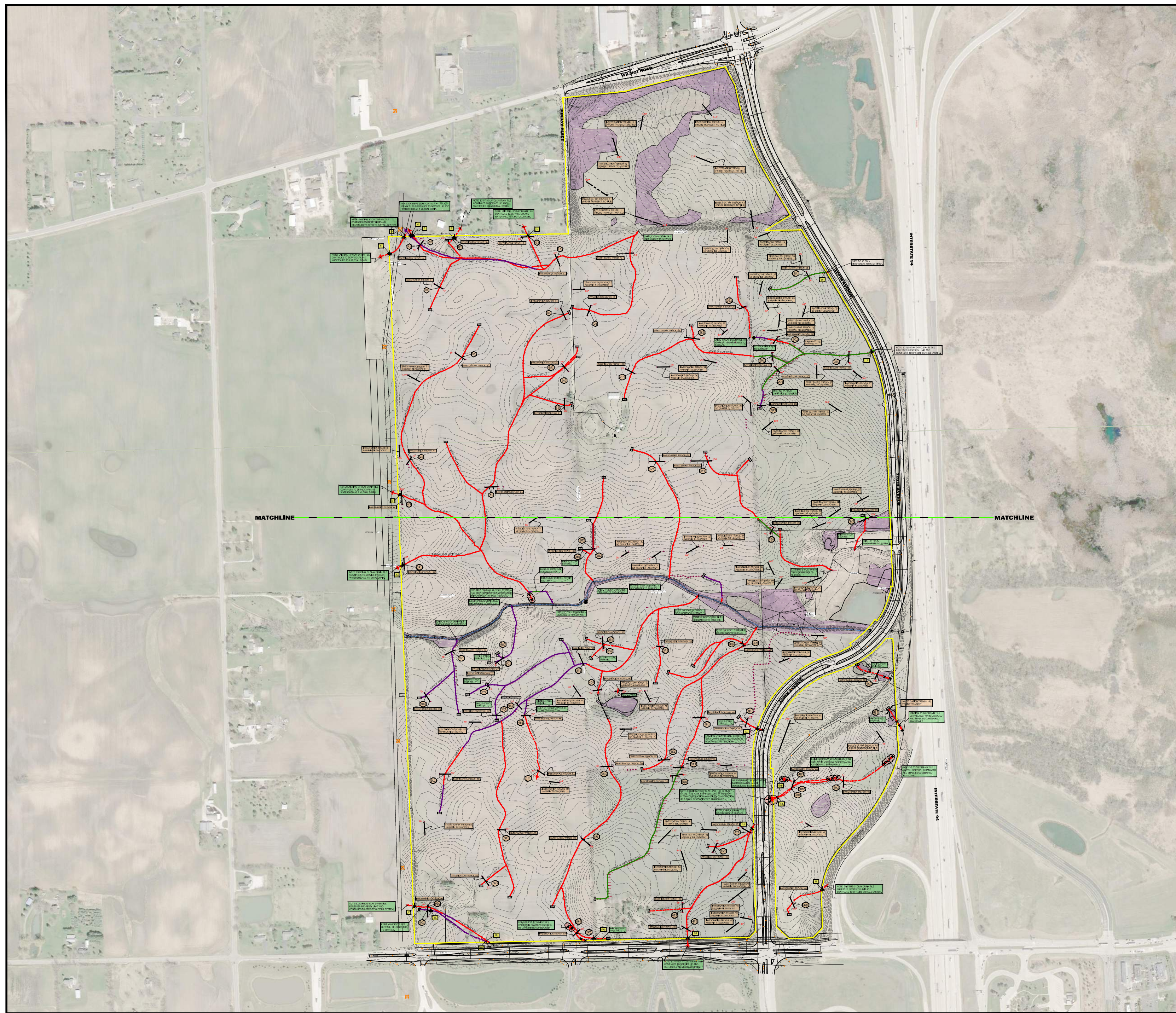
AGRICULTURAL EXISTING DRAIN TILE INVESTIGATION PLAN

PRAIRIE HIGHLAND PARK

PREPARED FOR PINNACLE ENGINEERING

SECTION NO. 24, PLEASANT PRAIRIE TWP., KENOSHA CO., WI.

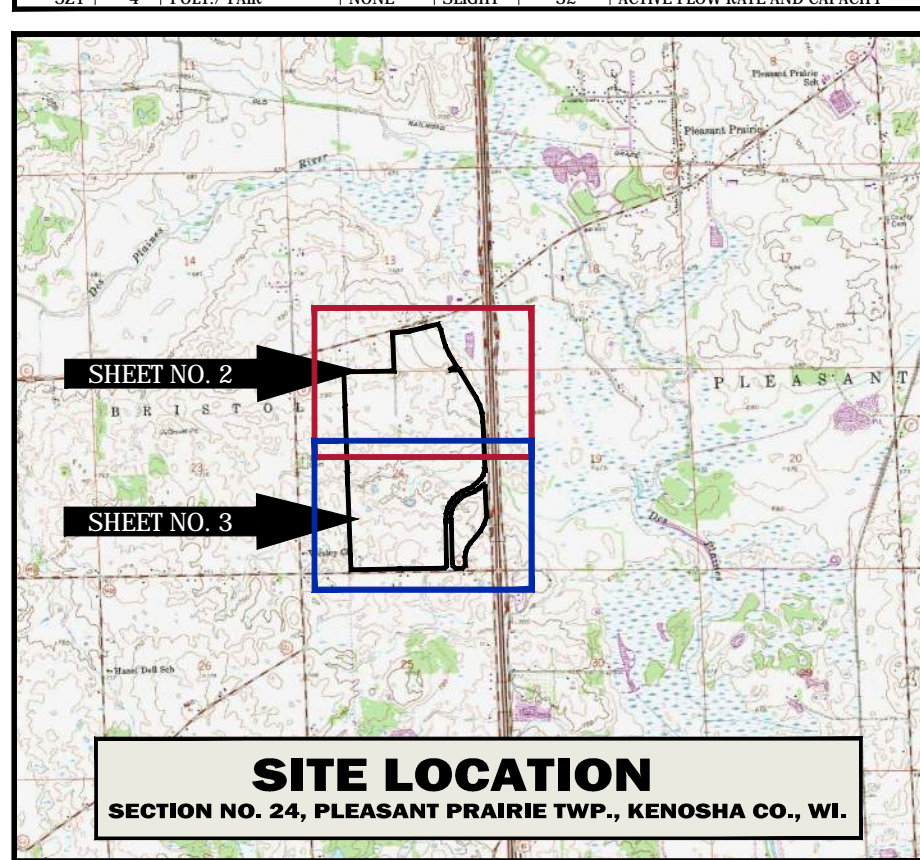
SHEET NO. 1 OF 3



NORTH & SOUTH SECTIONS (SHEETS 2 & 3)

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION CONDITION REPORT

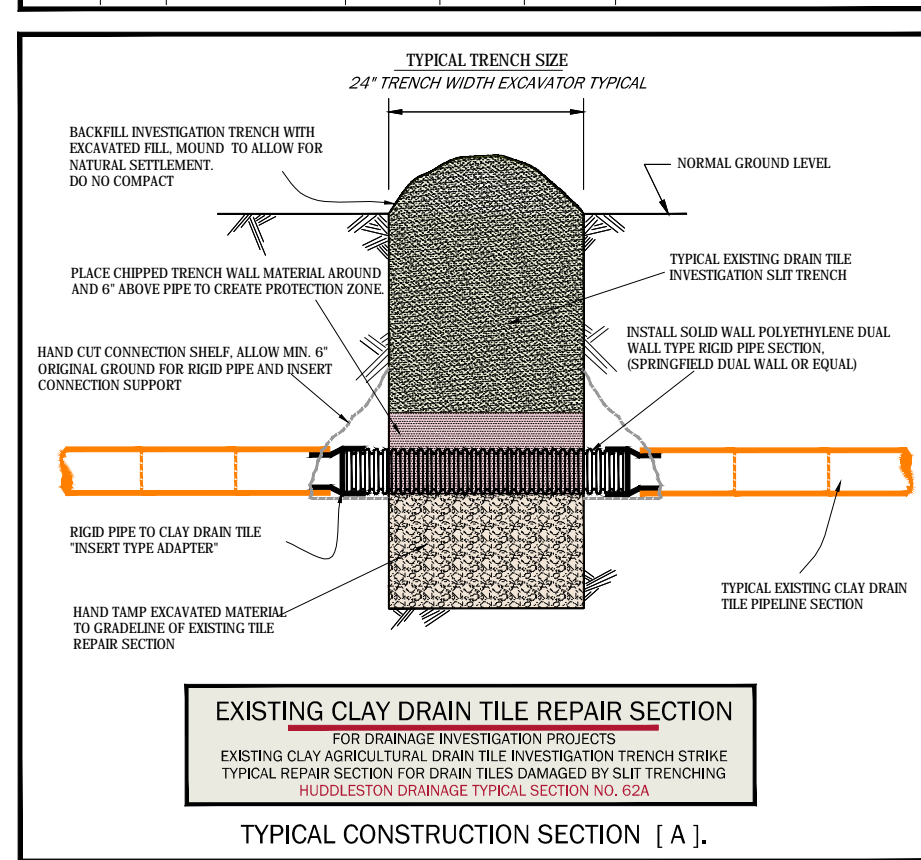
DESCRIPTION CHART		INVESTIGATION SLIT TRENCH LOCATIONS	
ID NO.	SZ.	TYPE / QUALITY	FIELD NOTES:
A1	4"	CLAY / GOOD	NONE SLIGHT 40' ACTIVE FLOW RATE AND CAPACITY
A2	4"	POLY / GOOD	90% CLEAN 77' ACTIVE FLOW RATE AND CAPACITY
B1	4"	CLAY / GOOD	NONE CLEAN 22' ACTIVE FLOW RATE AND CAPACITY
C1	3"	CLAY / GOOD	20% CLEAN 41' ACTIVE FLOW RATE AND CAPACITY
D1	3"	CLAY / GOOD	SLIGHT 95% 40' ACTIVE FLOW RATE AND CAPACITY
E1	3"	CLAY / GOOD	20% CLEAN 40' ACTIVE FLOW RATE AND CAPACITY
F	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
G	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
H	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
I	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
J	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
K	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
L	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
M	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
N	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
O1	3"	CLAY / GOOD	15% CLEAN 21' ACTIVE FLOW RATE AND CAPACITY
P	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
Q1	3"	CLAY / GOOD	25% CLEAN 24' ACTIVE FLOW RATE AND CAPACITY
R1	5"	CLAY / GOOD	NONE 5% 24' ACTIVE FLOW RATE AND CAPACITY
S1	3"	CLAY / GOOD	3% CLEAN 51' ACTIVE FLOW RATE AND CAPACITY
T	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
U	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
V1	4"	CLAY / GOOD	30% CLEAN 41' ACTIVE FLOW RATE AND CAPACITY
W1	3"	CLAY / GOOD	NONE CLEAN 28' ACTIVE FLOW RATE AND CAPACITY
X1	3"	CLAY / GOOD	15% 34' ACTIVE FLOW RATE AND CAPACITY
Y	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
Z1	3"	CLAY / GOOD	NONE CLEAN 28' ACTIVE FLOW RATE AND CAPACITY
2A1	3"	CLAY / GOOD	40% 20% 48' ACTIVE FLOW RATE AND CAPACITY
2A2	3"	CLAY / GOOD	80% 36' ACTIVE FLOW RATE AND CAPACITY
2B1	5"	CLAY / GOOD	10% CLEAN 31' ACTIVE FLOW RATE AND CAPACITY
2C	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2D	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2E1	4"	CLAY / GOOD	10% 20% 41' ACTIVE FLOW RATE AND CAPACITY
2F	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2G1	3"	CLAY / GOOD	FLOODED SLIGHT 40' RESTRICTED FLOW AND SURCHARGED
2H	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2I	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2J1	4"	POLY / GOOD	3% CLEAN 46' ACTIVE FLOW RATE AND CAPACITY
2K	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2L	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2M	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2N	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2O1	4"	CLAY / GOOD	10% CLEAN 33' ACTIVE FLOW RATE AND CAPACITY
2P1	4"	CONC / GOOD	10% CLEAN 33' ACTIVE FLOW RATE AND CAPACITY
2Q1	4"	CONC / GOOD	10% CLEAN 37' ACTIVE FLOW RATE AND CAPACITY
2R	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2S	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2T	6"	CONC / FAIR	40% CLEAN 36' ACTIVE FLOW RATE AND CAPACITY
2U	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2V	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2W1	4"	POLY / GOOD	SLIGHT CLEAN 46' ACTIVE FLOW RATE AND CAPACITY
2X	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
2Y1	3"	CLAY / GOOD	20% CLEAN 24' ACTIVE FLOW RATE AND CAPACITY
2Z	5"	CLAY / GOOD	15% CLEAN 37' ACTIVE FLOW RATE AND CAPACITY
3A1	3"	CLAY / GOOD	SLIGHT CLEAN 51' ACTIVE FLOW RATE AND CAPACITY
3B1	3"	CLAY / GOOD	SLIGHT 80% 32' SILENT RESTRICTED / PARTIAL CAPACITY
3C2	3"	CLAY / GOOD	NONE 1% 30' ACTIVE FLOW RATE AND CAPACITY
3D3	4"	CLAY / GOOD	NONE CLEAN 35' ACTIVE FLOW RATE AND CAPACITY
3E	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3F	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3G	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3H	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3I	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3J	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3K1	3"	CLAY / GOOD	FLOODED 20% 53' RESTRICTED FLOW AND SURCHARGED
3L	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3M	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3N	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3O	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3P	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3Q1	8"	CLAY / GOOD	40% CLEAN 41' ACTIVE FLOW RATE AND CAPACITY
3Q2	3"	CLAY / GOOD	FLOODED CLEAN 38' RESTRICTED FLOW AND SURCHARGED
3R1	5"	CLAY / GOOD	SLIGHT CLEAN 40' ACTIVE FLOW RATE AND CAPACITY
3S1	6"	CLAY / GOOD	10% CLEAN 45' ACTIVE FLOW RATE AND CAPACITY
3S2	5"	CLAY / GOOD	NONE CLEAN 36' ACTIVE FLOW RATE AND CAPACITY
3T1	5"	POLY / GOOD	25% CLEAN 46' ACTIVE FLOW RATE AND CAPACITY
3U1	4"	POLY / POOR	50% 10% 34' ACTIVE FLOW RATE AND CAPACITY
3U2	4"	POLY / POOR	FLOODED 10% 27' RESTRICTED FLOW AND SURCHARGED
3V1	4"	POLY / FAIR	10% CLEAN 48' ACTIVE FLOW RATE AND CAPACITY
3W1	4"	POLY / FAIR	SLIGHT SLIGHT 32' ACTIVE FLOW RATE AND CAPACITY
3X	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
3Y1	4"	POLY / FAIR	SLIGHT SLIGHT 30' ACTIVE FLOW RATE AND CAPACITY
3Z1	4"	POLY / FAIR	NONE SLIGHT 32' ACTIVE FLOW RATE AND CAPACITY



NORTH & SOUTH SECTIONS (SHEETS 2 & 3)

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION CONDITION REPORT

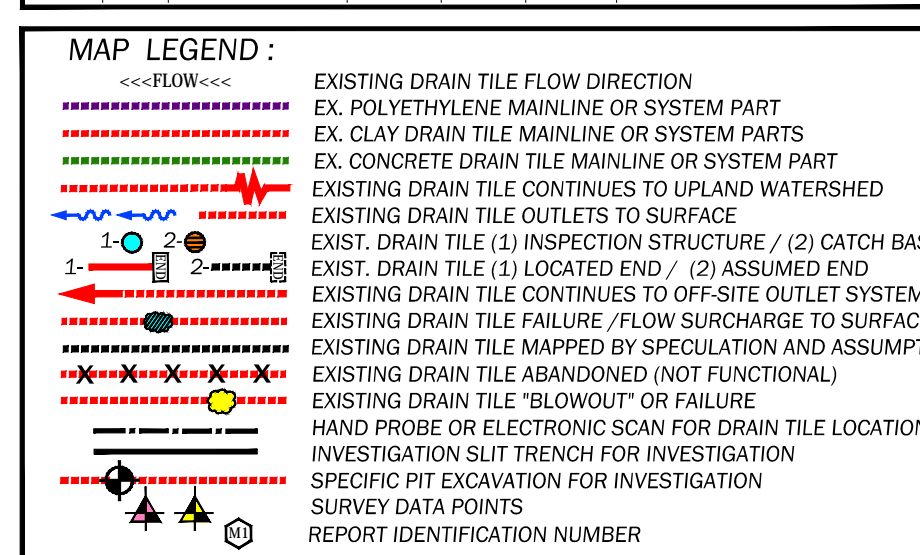
DESCRIPTION CHART		INVESTIGATION SLIT TRENCH LOCATIONS	
ID NO.	SZ.	TYPE / QUALITY	FIELD NOTES:
4A1	5"	POLY / FAIR	25% CLEAN 34' ACTIVE FLOW RATE AND CAPACITY
4B1	3"	CLAY / GOOD	FLOODED CLEAN 23' RESTRICTED FLOW AND SURCHARGED
4C2	4"	POLY / FAIR	NONE 10% 18' ACTIVE FLOW RATE AND CAPACITY
4C	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4D1	6"	CLAY / GOOD	10% CLEAN 47' ACTIVE FLOW RATE AND CAPACITY
4E1	8"	CMP POOR	NONE FULL 22' RESTRICTED FLOW AND SURCHARGED
4F	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4G	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4H1	6"	CLAY / GOOD	NONE CLEAN 49' ACTIVE FLOW RATE AND CAPACITY
4I	6"	CLAY / GOOD	20% CLEAN 50' NO FLOW, DOWNSTREAM ABANDONED
4J	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4K1	4"	CLAY / FAIR	FLOODED SLIGHT 34' RESTRICTED FLOW AND SURCHARGED
4L1	4"	CLAY / GOOD	FLOODED 20% 37' RESTRICTED FLOW AND SURCHARGED
4M	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4N1	6"	CLAY / GOOD	10% CLEAN 45' ACTIVE FLOW RATE AND CAPACITY
4O1	6"	CLAY / GOOD	NONE CLEAN 41' ACTIVE FLOW RATE AND CAPACITY
4O2	3"	CLAY / GOOD	NONE CLEAN 22' ACTIVE FLOW RATE AND CAPACITY
4O3	3"	CLAY / GOOD	NONE 50% 25' ACTIVE FLOW RATE AND CAPACITY
4P	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4Q1	3"	CLAY / GOOD	10% CLEAN 31' ACTIVE FLOW RATE AND CAPACITY
4R	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4S	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4T1	4"	CLAY / GOOD	20% CLEAN 39' ACTIVE FLOW RATE AND CAPACITY
4U	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4V1	3"	CLAY / GOOD	10% CLEAN 26' ACTIVE FLOW RATE AND CAPACITY
4W	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4X	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
4Y1	4"	CLAY / GOOD	SLIGHT 20% 34' ACTIVE FLOW RATE AND CAPACITY
4Z1	3"	CLAY / GOOD	NONE CLEAN 26' ACTIVE FLOW RATE AND CAPACITY
5A	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
5B	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
5C	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
5D1	4"	CONC / GOOD	NONE CLEAN 34' ACTIVE FLOW RATE AND CAPACITY
5E1	6"	CLAY / GOOD	NONE CLEAN 40' ACTIVE FLOW RATE AND CAPACITY
5F1	5"	CLAY / GOOD	NONE CLEAN 47' ACTIVE FLOW RATE AND CAPACITY
5G1	4"	CLAY / GOOD	10% 5% 45' ACTIVE FLOW RATE AND CAPACITY
5H	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
5I1	5"	CLAY / GOOD	SLIGHT CLEAN 34' ACTIVE FLOW RATE AND CAPACITY
5J1	5"	CLAY / GOOD	20% CLEAN 64' ACTIVE FLOW RATE AND CAPACITY
5K1	5"	CLAY / GOOD	10% CLEAN 54' ACTIVE FLOW RATE AND CAPACITY
5L1	4"	CLAY / GOOD	SLIGHT CLEAN 46' ACTIVE FLOW RATE AND CAPACITY
5M	—	NO DRAIN TILE	— NO DRAIN TILE LOCATED
5N1	8"	CLAY / GOOD	NONE 40% 37' ACTIVE FLOW RATE AND CAPACITY
5O1	8"	POLY / FAIR	FLOODED CLEAN 33' ACTIVE FLOW RATE AND CAPACITY
5Q2	3"	CLAY / GOOD	SLIGHT CLEAN 38' ACTIVE FLOW RATE AND CAPACITY
5P1	3"	CLAY / POOR	NONE FLOODED 19' RESTRICTED FLOW AND SURCHARGED
5P2	5"	CLAY / GOOD	50% 10% 32' ACTIVE FLOW RATE AND CAPACITY



NORTH & SOUTH SECTIONS (SHEETS 2 & 3)

EXISTING AGRICULTURAL DRAIN TILE PERIMETER INGRESS / EGRESS DATA POINTS

DESCRIPTION CHART		SURVEY DATA POINT LOCATIONS	
DATA POINT	SZ.	TYPE / QUALITY	FIELD NOTES:
1	3"	CLAY / GOOD	SLIGHT 95% 45' LATERAL AT PROPERTY INGRESS
2	4"	CLAY / GOOD	NONE CLEAN 20' LATERAL AT PROPERTY INGRESS
3	4"	CLAY / GOOD	NONE SLIGHT 52' LATERAL AT PROPERTY INGRESS
4	4"	POLY / GOOD	90% CLEAN 46' LATERAL AT PROPERTY INGRESS
5	3"	CLAY / GOOD	FLOODED 20% 47' LATERAL AT PROPERTY INGRESS
6	3"	CLAY / GOOD	FLOODED 25% 42' LATERAL AT PROPERTY INGRESS
7	3"	CLAY / GOOD	NONE CLEAN 44' LATERAL AT PROPERTY INGRESS
8	3"	CLAY / GOOD	SLIGHT CLEAN 38' LATERAL AT PROPERTY INGRESS
9	6"	CLAY / GOOD	SLIGHT CLEAN 49' MAINLINE AT PROPERTY INGRESS
10	3"	CLAY / GOOD	50% 10% 45' LATERAL NEAR PROPERTY INGRESS
11	6"	CLAY / GOOD	20% CLEAN 52' LATERAL AT PROPERTY INGRESS
12	3"	CLAY / GOOD	10% CLEAN 32' LATERAL AT PROPERTY INGRESS
13	6"	CLAY / GOOD	NONE CLEAN 41' MAINLINE AT PROPERTY INGRESS
14	3"	CLAY / GOOD	NONE CLEAN 35' LATERAL AT PROPERTY INGRESS
15	4"	CLAY / GOOD	20% CLEAN 44' MAINLINE AT PROPERTY INGRESS
16	4"	CLAY / GOOD	SLIGHT 20% 63' MAINLINE AT PROPERTY INGRESS
17	6"	CONC / GOOD	40% CLEAN 45' MAINLINE AT PROPERTY INGRESS
18	4"	POLY / GOOD	5% CLEAN 42' MAINLINE AT PROPERTY INGRESS
19	8"	POLY / FAIR	FLOODED 20% 35' MAINLINE NEAR END
20	6"	CLAY / GOOD	SLIGHT CLEAN 52' MAINLINE NEAR END
21	8"	POLY / FAIR	FLOODED 10% 37' MAINLINE NEAR DISCHARGE



REPORT LEGEND :	
ID NO.	POINT OF EXCAVATION FOR SPECIFIC DRAIN TILE INVESTIGATION.
SZ. (SIZE)	DRAIN TILE INTERNAL DIAMETER IN INCHES.
MATERIAL / QUALITY	TYPE OF TILE MATERIALS. PIPE QUALITY - GOOD, FAIR & POOR.
FLOW %	PERCENTAGE OF TILE DIAMETER OCCUPIED BY ACTIVE FLOW.
①	RESTRICTED OR BACKED UP FLOW, SURCHARGED CONDITION
SLT %	PERCENTAGE OF TILE DIAMETER OCCUPIED BY RESTRICTIVE SLT.
②	ABANDONED. FILLED WITH SLT BLOCKAGE. NO FLOW POTENTIAL
DEPTH	MEASUREMENT FROM EXISTING GROUND LEVEL TO PIPE INVERT.

(GENERAL NOTES)	
MAINLINE TILE	TRUNK LINE OR MUTUAL DRAIN, COLLECTOR OF SUB-SYSTEMS.
SUB-MAIN TILE	SECONDARY TRUNK LINE OR RANDOM SYSTEM COLLECTOR.
LATERAL TILE	FEDER LINE, SERVICE TILE OR SYSTEM SPUR.
'BLOWOUT'	EXISTING SYSTEM PIPE FAILURE OR RESTRICTION.
DRAIN TILE ENDS	MAINLINE, SUB-MAIN OR LATERAL PLANNED TERMINATION.
SLIT TRENCH	INVESTIGATION TRENCH, TYPICAL 2'-0" WIDE X 6'-0" DEPTH.

SPECIAL NOTES :	
• ALL EXISTING AGRICULTURAL DRAIN TILES LOCATED DURING THIS INVESTIGATION SURVEY HAVE BEEN IDENTIFIED ON THIS PLAN AND FIELD STAKED AT ~ 50' INTERVALS. IN SOME OCCASIONS CERTAIN EXISTING LOCAL DRAIN TILE SECTIONS MAY BE SPECULATED AND CONSIDERED AS AN ASSUMED ROUTE WHICH SHALL BE DELINEATED ON THIS PLAN.	
• ALL EXISTING DRAIN TILES DAMAGED DURING THE INVESTIGATION PROCESS SHALL BE REPAIRED TO THEIR ORIGINAL STATE IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE STANDARDS FOR DRAIN TILE INSTALLATION AND REPAIR.	
(HUDDLESTON DRAINAGE: (624) TYPICAL STANDARD '4')	
• ALL EXISTING DRAIN TILE LOCATION DIMENSIONS HAVE BEEN SURVEYED BY AGRICULTURAL GRADE GPS SURVEY SYSTEMS AND INCLUDE SUB-METER ACCURACY. ALL LOCATIONS PERTINENT TO FINAL DESIGN SHALL BE VERIFIED BY THE PROJECT SURVEYOR.	
• THIS DRAIN TILE INVESTIGATION REPORT IS INTENDED TO IDENTIFY EXISTING DRAIN TILE MAINLINE SYSTEMS ONLY WITH ADDITIONAL PRIORITY ON DRAIN TILES WHICH MAY SERVICE THE UPLAND PROPERTY OF OTHERS OR WITH MUTUAL DRAINAGE STATUS.	
• THIS DRAIN TILE INVESTIGATION REPORT SHALL BE FILED WITH HUDDLESTON DRAINAGE LAND DRAINAGE CO. AND WILL BE REPRODUCED AND DISBURSED ONLY BY PERMISSION OF THE CONTRACT PRINCIPALS.	
TOM HUDDLESTON, HUDDLESTON-McBRIDE DRAINAGE CO.	

PROJECT CLIENT: **PINNACLE ENGINEERING**
ADAM R. ART, P.E., PROJECT MANAGER
15880 W. BLUEMOUND RD., SUITE 210, BROOKFIELD, WI., 53005

APPROVED BY AND DATE: TOM HUDDLESTON 8/5/17
ACKNOWLEDGMENTS: HUDDLESTON DRAINAGE MAP and ARCHIVE SYSTEMS
DRAWN BY AND DATE: TOM HUDDLESTON 8/5/17

PROJECT DATE: 8/5/17
FIELD FILE NO.: 30-00-00HP
DRAWING NO.: 30-00-00HP

WEATHER CONDITIONS: SUNNY / WARM - 80s
DRAWING SCALE: 1" TO 200'

SHEET NO.: ONE OF THREE



PRAIRIE HIGHLAND PARK
HUDDLESTON McBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
9504 FOWLER RD., ROCHELLE, ILLINOIS PHONE 815-562-6007



MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Peggy Herrick, Assistant Planner / Zoning Administrator

FROM: Matthew Fineour, P.E., Village Engineer

SUBJ: Haribo of America – Concept Plan

DATE: March 12, 2018

Peggy,

The Engineering Department has reviewed the submitted concept plans for the above referenced project. Based on our review, we have the following comments listed below and as noted on the attached plan mark-up sheets. Refer to both this memo and the plan mark-up sheets for all engineering comments.

1. See comments on attached mark-up plan sheets.
 - a. Only plan sheets with comments are included.
 - b. Comments that apply to multiple locations are not repeated for every occurrence.

General Plan Comments

2. The aerial photo site representations do match the concept plans. Rectify discrepancies.
3. Provide a preliminary utility layout plan for on-site sewer, water, and storm water facilities for initial review and comments.
 - a. The concept plans seem to have contradictory information as to where on-site water and sanitary sewer will connect to the public system.
 - b. The on-site sanitary sewer shall be designed to minimize connection points to the public sewer system. Eliminate designs of laterals going through the outlot designated for the storm water management basins.
 - c. 128th Avenue is at a higher elevation than the building pads by approximately 10-feet. The site sanitary sewer connection will need to be routed down gradient to Goldbear Drive. The Village will provide preliminary sewer plans for reference.
 - d. Sampling manhole(s) are required and shall meet the requirements of Chapter 405 of the Village ordinance. Show proposed location(s) in the preliminary utility layout plan.
4. Provide information as to what is proposed at the utility connection area as shown on the concept plan. Why is a drive connection to 128th Avenue needed at this location? The drive connection shall be avoided at this location, unless actually warranted. What are the 50-foot high structures at this location?

5. The maximum width of a private drive to the WisDOT's West Frontage Road is 35-feet. A discussion of providing dedicated right-of-way for a public road entrance will need occur if the drive is proposed to be wider than 35-feet.
6. The Village will need to complete the corporate park Traffic Impact Analysis (TIA) and submit for WisDOT's approval, including Haribo's proposed layout of eliminating / relocating the existing public road access point to the north for the trucking entrance. The Village is currently working through the DOT TIA process.
7. Additional information is required as to the intent, use, logistics, and restoration of the proposed temporary gravel areas.
 - a. The proposed extent of the gravel appears unnecessary, expensive, and problematic. It is unclear as to how these areas will be used, managed, restored, or what is going to happen with all the gravel during site development phasing. Provide detailed information as to the need and use of the extensive gravel area and the logistics of grading, site construction, gravel areas associated with development phasing, and land restoration of areas within green space areas.
8. The site plan will need to consider overall site grading requirements and elevation changes, which may affect placement of structures or other site related items. For example, there will be a grade change from 128th Avenue to the building pad areas. This may affect the proposed parking garage and/or drive entrances. A preliminary site development grading plan shall be prepared for the development.

OTHER COMMENTS

9. Detailed site civil engineering plans shall be prepared and submitted which include the following:
 - a. Site grading and erosion control plans.
 - b. Site utility plans for sanitary sewer, water, and storm water infrastructure.
 - c. Landscaping plan.
 - d. Site lighting plan.
 - e. Details.
10. The design engineer shall refer to Chapter 405 – Design Standards and Construction Specifications for civil requirements and Village standard details.
11. Several design coordination efforts (roadway, land leveling, etc.) are ongoing. This memorandum does not cover issues or efforts that are ongoing that are beyond the concept plan review for the site.

The engineering plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed.

Project Participants

[illegible]

VOPP ENG REVIEW PLAN-MARK UP MARCH 12, 2018

Sheet Index

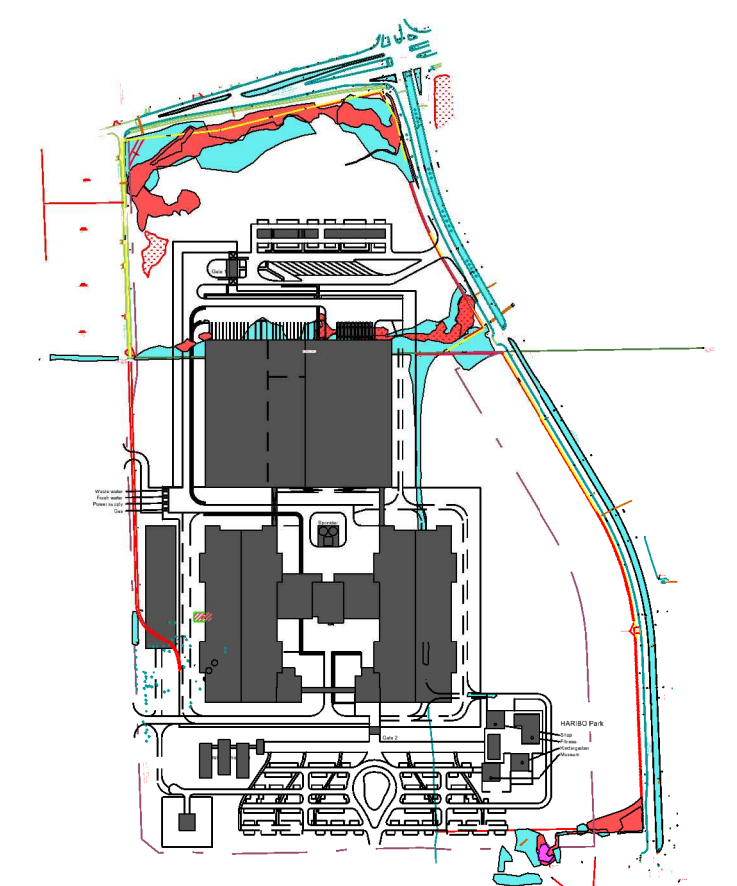
- Cover Sheet
- Site Plan
- Site Plan Setbacks
- Building Area Heights
- Landleveling Plan
- Landleveling Graveled Area Plan
- Project Phases
- Conceptual Civil Engineering Plan

[illegible]

Released for:	Drawing no.
---------------	-------------

MA XX 001

Overview



±0.00 = 710,00 sf asl

HARIBO
HARIBO of America

Project No. : 17014	
Phase : Masterplan	
Scale : NTS	
Size : A0	

Master Conceptual Plan Cover Sheet

17014_ARP_MX_XX_001_00_000

Project
Discipline
System
Version
Code

Drawn :	Checked :	Released :	Issue date :	Status group :	Drawing No. :	Index
mak	gab	gab	02/16/2018	02/16/2018		

Hietzstraße 20 · D-78671 Öggenhausen
Postfach 1380 · D-78553 Guggenhausen

Tel. +49 7235 600 · Fax +49 7235 65 155
info@johnbecker.de www.johnbecker.de

Prairie Highlands-Haribo
Phase 1 Perspective looking northwest

CONCEPT PLANS DO NOT SHOW THIS DRIVE IN
PHASE 1 - COORDINATE WITH FIRE
DEPARTMENT REGARDING FIRE ACCESS DRIVE
REQUIRMENTS FOR BUILDOUT AND
DEVELOPMENT PHASES- RECTIFY ALL
DESCREANCIES BETWEEN PLANS AND
DEPICTION

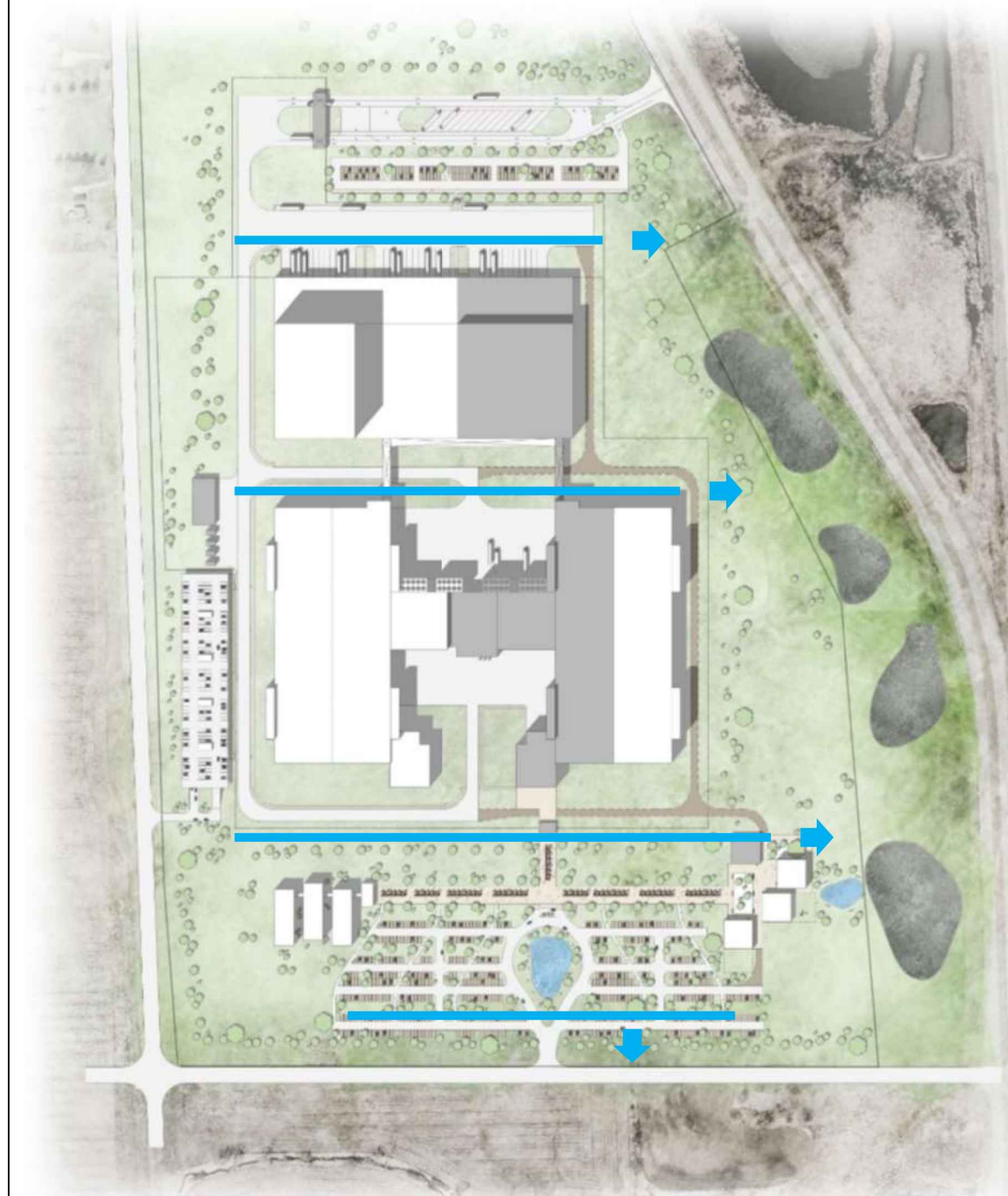
WHAT IS THIS...PLANS
SHOW FUTURE
MULTISTORY CAR
PARK BUT NOTHING
FOR PHASE 1

SOUTH ROAD
(GOLDBEAR DRIVE)
WILL BE A BOULEVARD



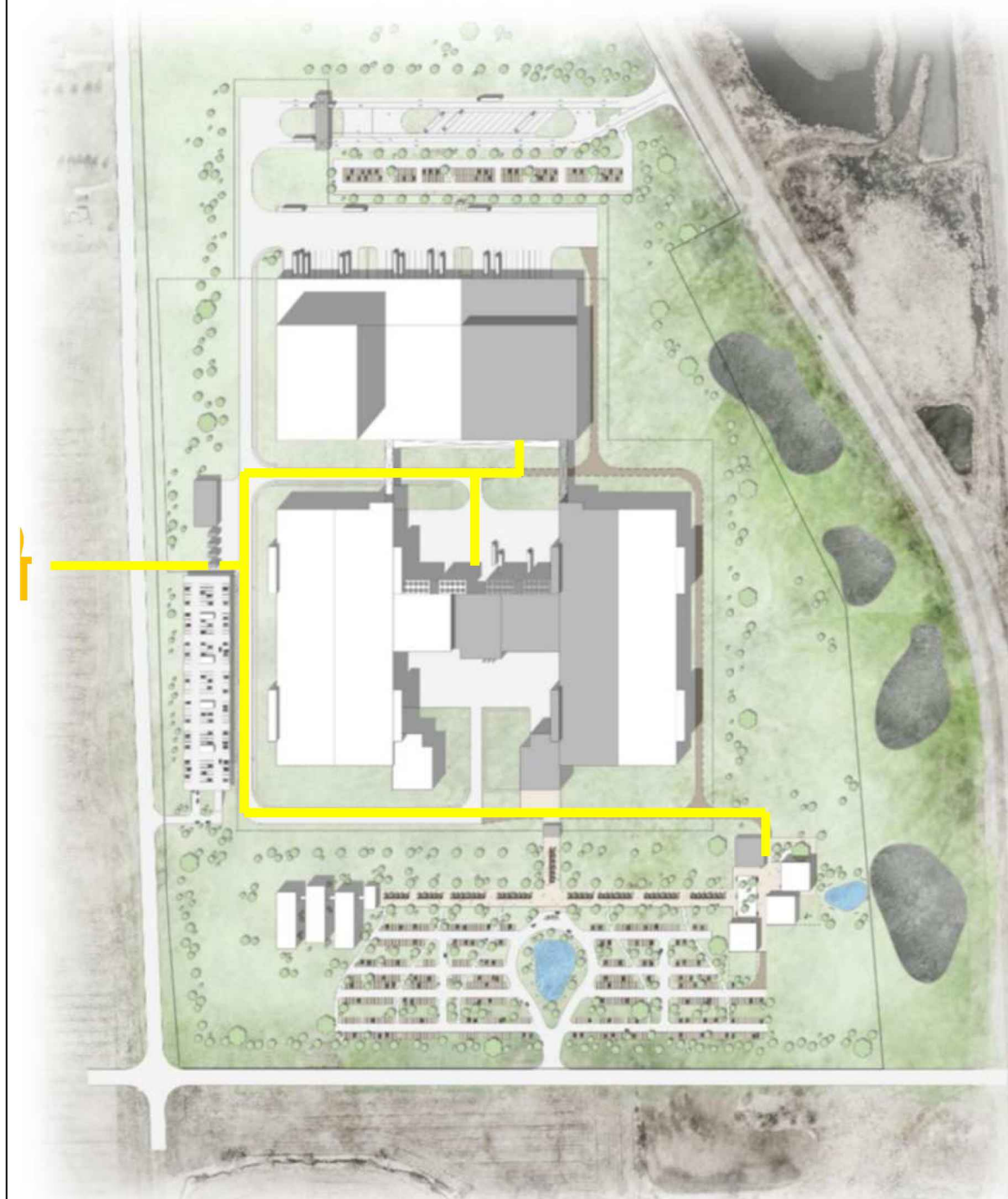


KOHLBECKER



➡ Rain Water Drainage
to public pond

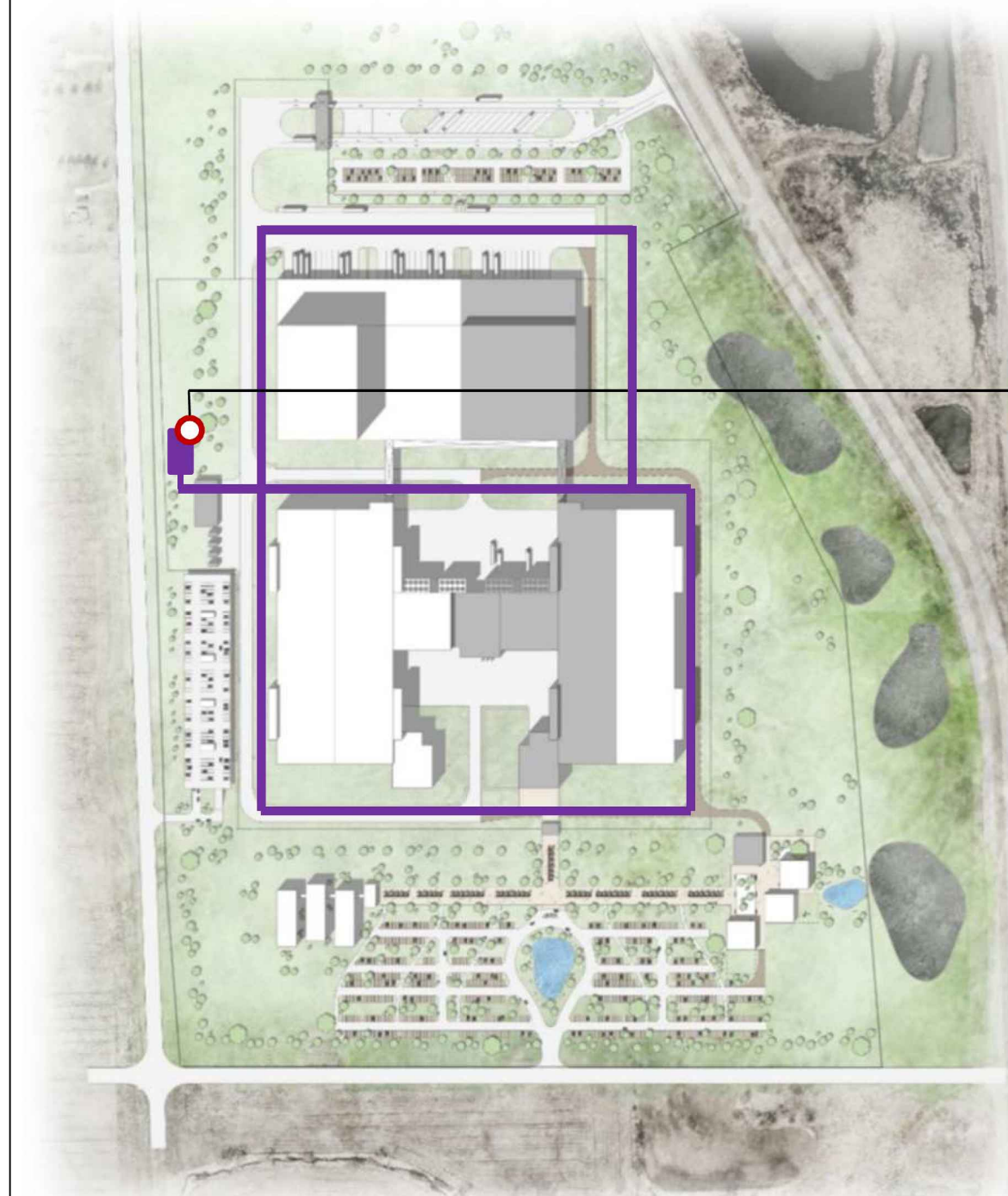
KOHLBECKER



 Natural Gas
from public
network

HARIBO TO COORDINATE WITH WE-ENERGIES

KOHLBECKER

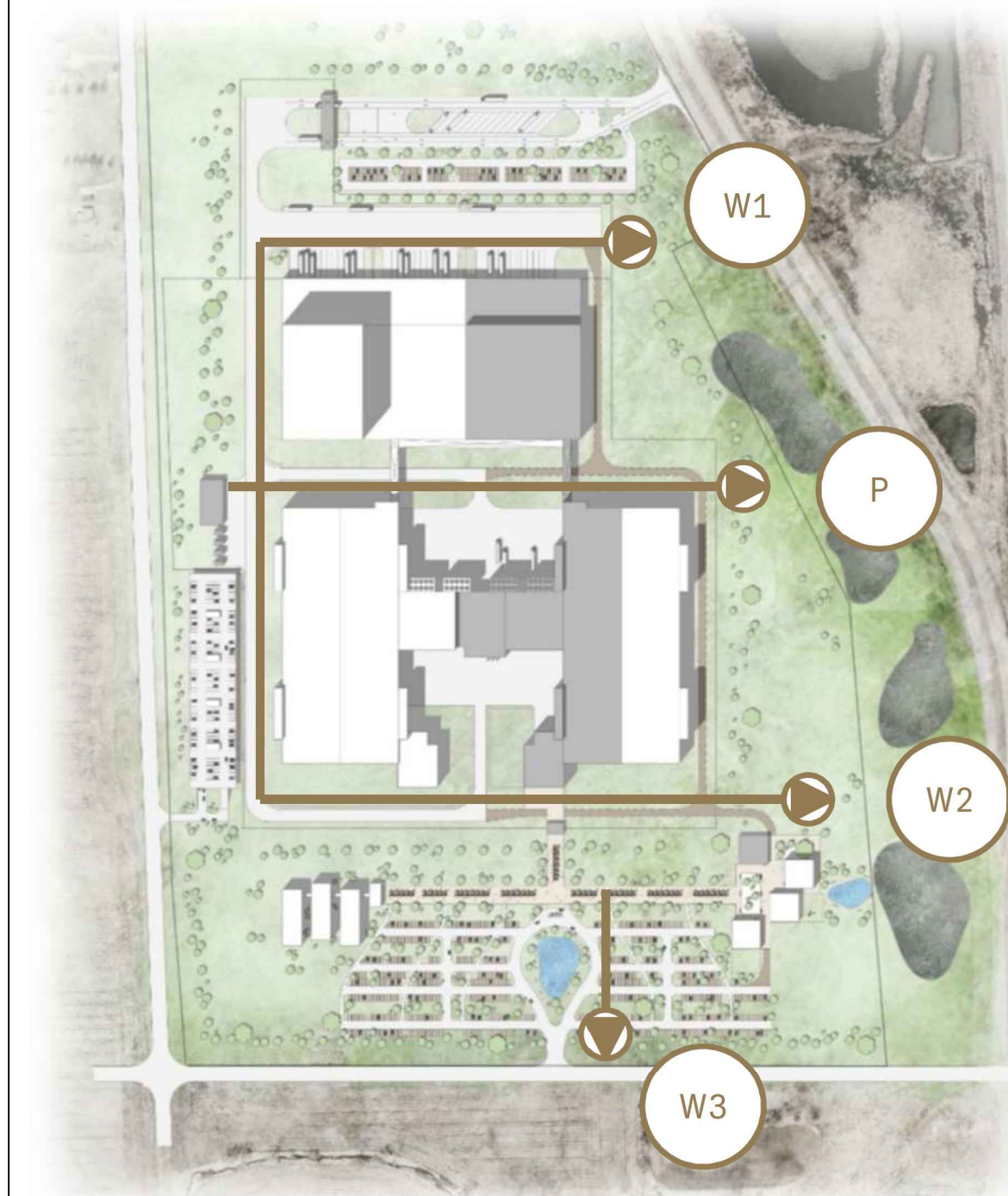


➔ Emergency Power

Diesel Generator

PROVIDE INFORMATION...IS THIS IN A BUILDING? THIS WILL NEED TO BE DISCUSSED WITH COMMUNITY DEVELOPMENT

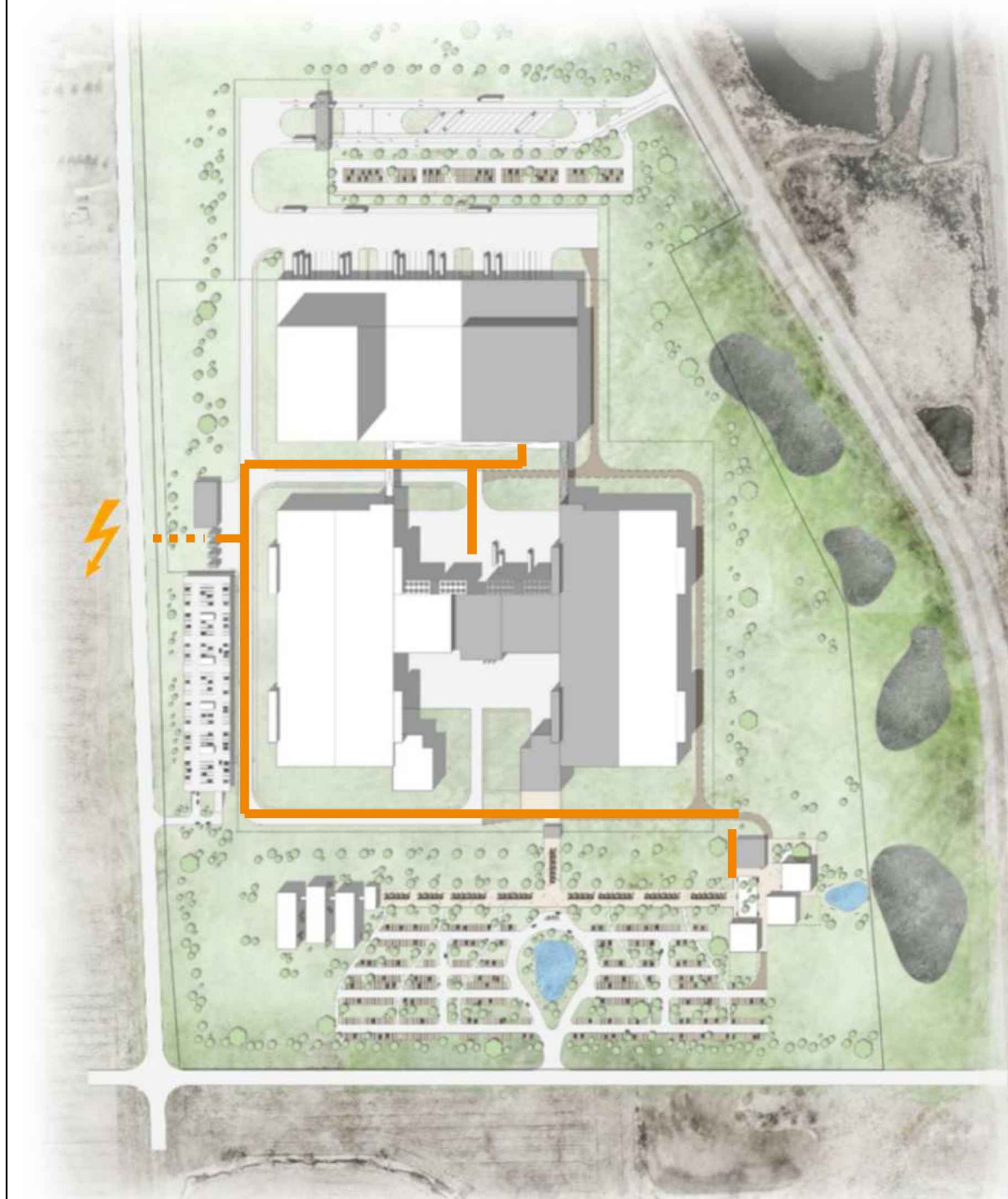
KOHLBECKER



 **Waste Water**
to public sewer

PROVIDE PRELIMINARY
UTILITY LAYOUT
— PLAN....THIS DOES NOT
APPEAR DESIRABLE

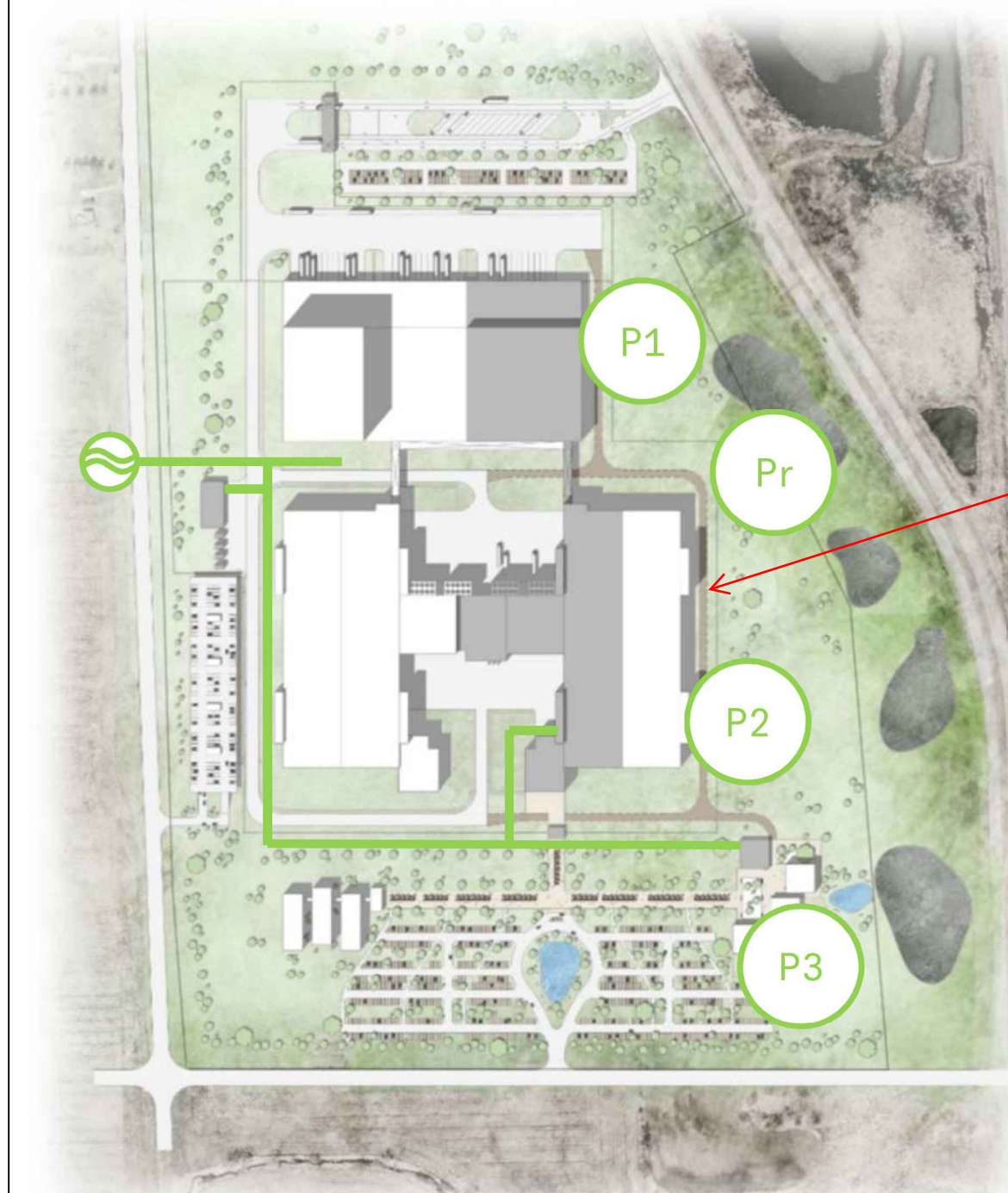
KOHLBECKER



 **Medium Voltage**
from public
network

HARIBO TO COORDINATE WITH WE-ENERGIES

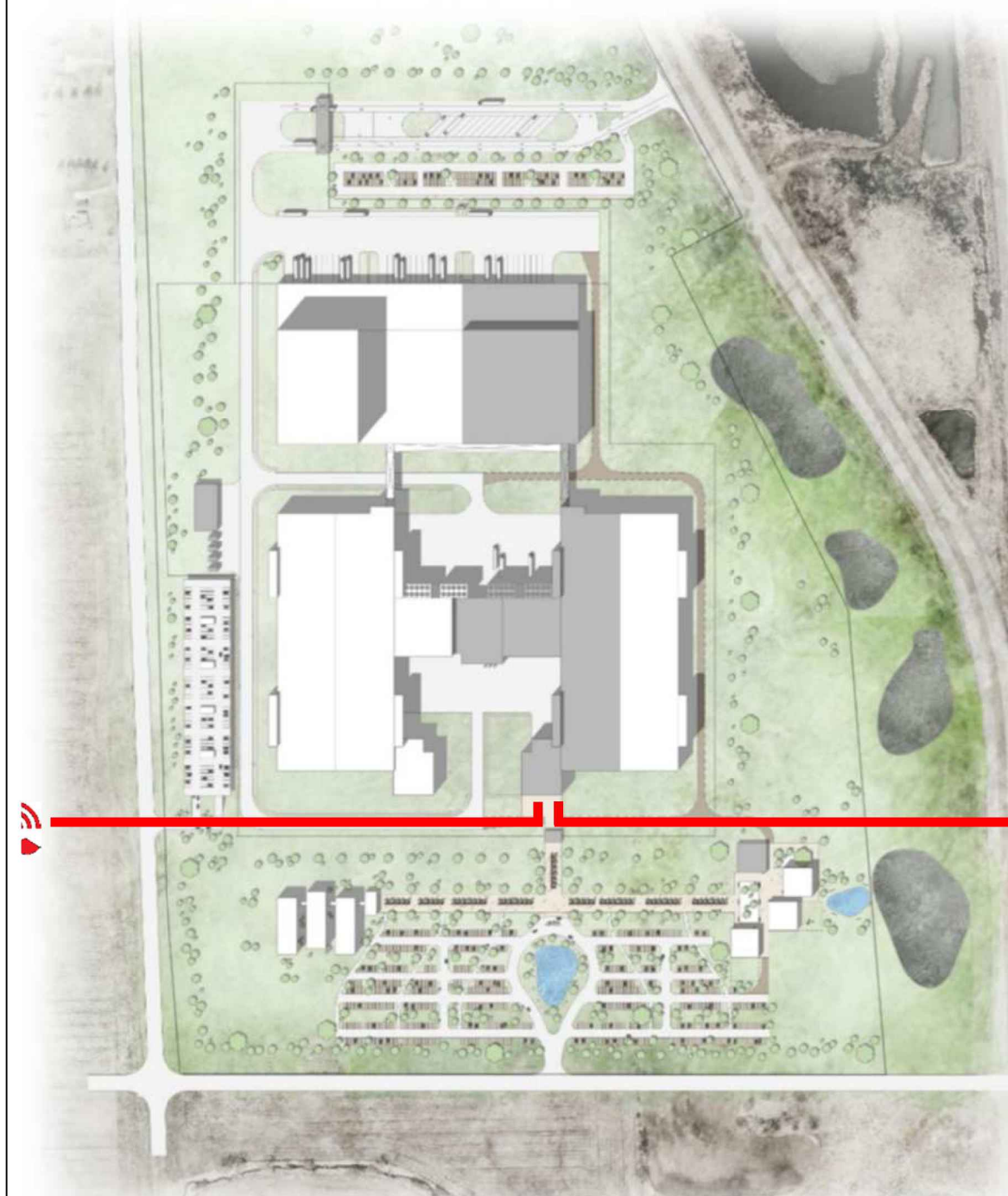
KOHLBECKER



 Potable Water
from public
network

DESIGN WILL NEED TO TAKE
INTERNAL LOOPING AND
FIRE HYDRANT SPACING
INTO ACCOUNT

KOHLBECKER



 IT & Telecommunication
from public
network

HARIBO TO COORDINATE WITH
RESPECTIVE PRIVATE UTILITY
SERVICE COMPANIES.

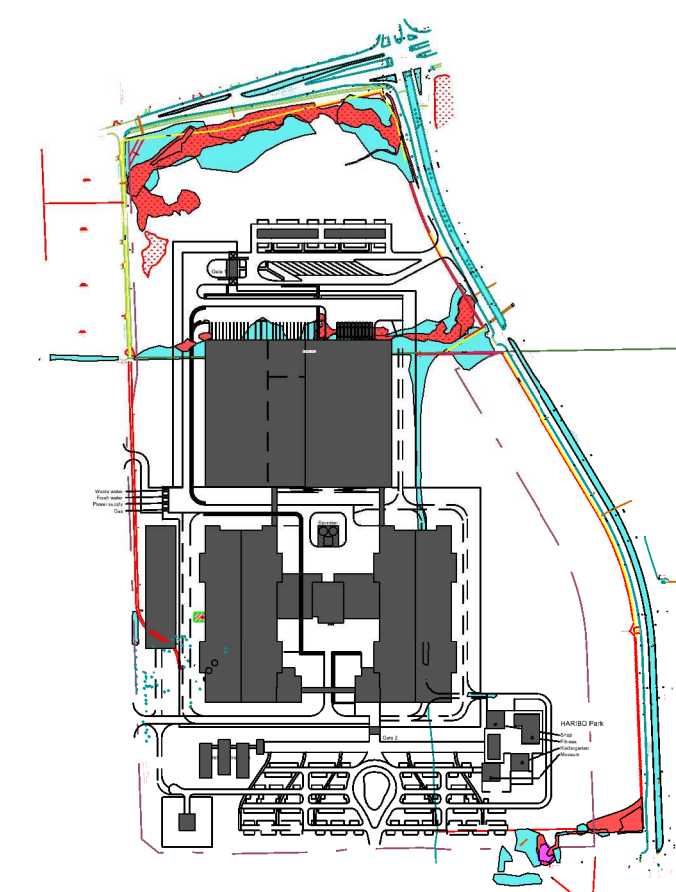
[illegible]

Released for:

Drawing no.

MA XX 008


Overview



±0.00 = 710.00 sf as

HARIBO
HARIBO of America

Project No. : 17014		Master Conceptual Plan									
Phase : Masterplan		Conceptual Civil Engineering Plan									
Scale : NTS											
Size : A0											
Drawn	Checked	Released	Issue date	Status date	Drawing No.						Index
mak	gob	gob	02/16/2018	02/16/2018	17014 ARP_MX_XX_008_00_000						
					<div> <div>Final</div> <div>Issue</div> <div>Print</div> <div>Cancel</div> <div>Close</div> </div>						



Hochschule 20-78671

Postfach 1380-70-78553

Gaggenau

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Fax +49 7235 68 155

info@kohnbecker.de www.kohnbecker.de

Untouched or sodded surface

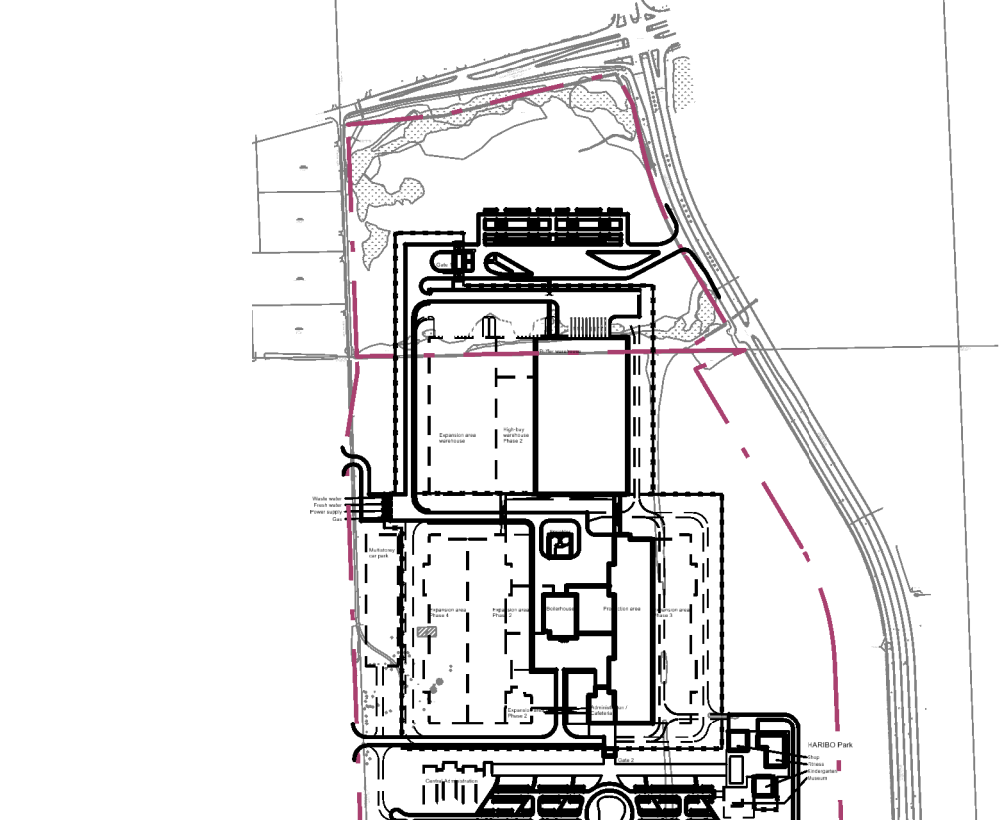
Gravel

FURTHER INFORMATION,
CLARIFICATION, AND DISCUSSION IS
REQUIRED REGARDING THIS PLAN

[illegible]

Released for:				Drawing no.
				MA-LA-005

Overview




HARIBO
HARIBO of America

Project No.		17014		<div>Master Conceptual Plan</div> <div>Landleveling</div> <div>Graveled areas</div>									
Phase		Masterplan											
Scale		1:2000											
Size		A0											
Drawn	Checked	Issue date	Status date	Drawing No.								Issue	
wlf	boe	01/09/2018	02/16/2018	17014_IP_P_MAL4_005_00_210 17014 IP P MA L4 005 00 210								1a	
<div>KOHLBECKER</div> <div>Geotechnik GmbH</div>				<div>Hilfenstraße 20 D-76571 Gagganau</div> <div>Postfach 1380 D-76553 Gagganau</div>								<div>Tel. +49 7225 600 Fax +49 7225 96 150</div> <div>info@kohlebecker.de www.kohlebecker.de</div>	

17014 in p xx xx xxx xx xxx don - 17014 in p ma la 005 00 2t




- A LOT OF THESE HEIGHTS SEEM HIGH...CLARIFY IF THIS IS THE ACTUAL HEIGHT OF STRUCTURES

<div><p>HARIBO of America</p></div>											
Project No.: 17014		Master Conceptual Plan Building Area Heights									
Phase: Masterplan											
Start: 1:2000											
Size: A0											
Drawn: wlf	Checked: boe	Released: <i>Boe</i>	Issue date: 02/16/2018	Status date: 02/16/2018	Drawing No.: 17014 IP	P: MA	LA	099	00	210	Index: 1a
					Project Name: <i>Boe</i>	Plan	Section	Detail	Section	Scale	
KOHLBECKER CONSULTING ENGINEERS			Hillsdale 20 D-76571 Gaggenau Postfach 1380 D-76563 Gaggenau			Tel: +49 7225 660 Fax: +49 7225 66 155 info@khlbecker.de www.khlbecker.de					



Office of the
Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Craig Roepke, Chief Fire & Rescue 
CC: Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Fire Department review of Master Conceptual Plan - Haribo
Permit/Trakit#: DEV1801-006
DATE: March 16, 2018

These are initial comments for the Master Conceptual Plan - Haribo received for the manufacturing complex located at the Northeast side of the Prairie Highlands corporate park.

The Fire & Rescue department have the following comments regarding the above project.

1. Clarify the area indicating Waste, Fresh Water and utility services. Is this an access into the property from the cul-de-sac location on the West? Please define this area's use.
2. All entrances into the complex (Gate #1, #2, and West center or future) shall have the ability for the department to access if not supervised or staffed.
3. Request to open a discussion for use of Heliport for area aeromedical helicopter service for medical airlift incidents within the area from surrounding fire agencies.
4. As specific information is developed for the project, the fire department will have additional comments.
5. All main roadways, fire lanes, and the access road to the Heliport shall be 30 feet wide.
6. Hydrant and utility details along with road width dimensioning are not shown and will be required for future review in updated revisions.
7. Review Village Ordinance 180-11 for regarding hard surface fire department access.
8. Review Village Ordinance 180-16 for hydrant spacing and fire loop requirements.
9. Public Safety Radio coverage systems will likely be required due to the density and composition of the buildings.
10. Fire Department overall comments are attached to this document. Many comments below will require further detail, but are being provided in advance to provide early opportunities for discussion and clarification.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

IT IS CRITICAL THAT ALL CONTRACTORS SPECIFICALLY FIRE SPRINKLER & ALARM DESIGNERS AND INSTALLERS RECEIVE AND UNDERSTAND THE CONTENT OF THIS DOCUMENT.

Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

**FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.
DUE TO CONSTRUCTION AND TIME CONSTRAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY
BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.
INFORMATION REGARDING PLAN SUBMITTAL CAN BE FOUND AT
<http://www.pleasantprairieonline.com/services/fireandrescue/ForContractors.asp>**

Pre-Construction Meeting: A pre-construction meeting may take place with the general contractor, the fire protection contractor, the Fire and Rescue Department, Village staff, and any other sub-contractor prior to the start of any project construction.

1. Site Access:

- a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition.
- b. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
- c. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
- d. All roadways and fire lanes must be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface.
- e. All exterior exit pathways as well as access to the Fire Pump room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
- f. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
- g. There shall be Knox padlocks or Knox key switches on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system locks.

2. Gates / Barriers: Any gates or barriers that are employed or installed on a private roadway or access shall have a minimum width clearance of fourteen (14) feet. Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable the securing mechanism to open or raise the gate or barrier. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13'6". There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel to maintain an open condition. The gate or barrier access on premise shall be readily identifiable to the AHJ.

3. Combination Water Sizing Confirmation: The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This

will typically include the designer's license stamp on the document.

4. **Required Licenses:** A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
5. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
6. **Review and Comments:** the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 1. Site accessibility (Plans provided do not specific clearances or distances)
 2. Fire Pump Location
 3. Pumper Pad
 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 1. Standpipe outlet locations
 2. Fire alarm pull stations
 3. Emergency and Exit Lighting
 4. Fire extinguishers

7. **Plan Review, Permits and Fees**

- a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin.
 - b. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.
 - c. An approved review must be completed before any permits will be issued and before construction can begin.
 - d. A submittal is not considered permitted or an approved plan.
 - e. Acquiring WI State approved plans is not acceptable to bypass the AHJ permit process.
8. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

The following fees and permits are generated directly from the Fire & Rescue Department.

- a. Bulk water Usage
- b. Fire Protection Plans for Underground and Aboveground
- c. Fire Alarm System Plans
- d. Kitchen Hood Systems Plans

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

9. **Occupancy:**

- a. All fire and life safety requirements must be in place and operational prior to any building being occupied.
 - b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
 - c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and the Village Building inspection department.
 - d. AEDs as required are in place.
10. **Hazardous Occupancies:** Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review

process.

11. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
12. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.
13. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.
14. **Elevators:**
 - a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
 - b. Review the proper sizing requirements with the fire department early in the planning process.
15. **Severe Weather Shelter:** The architect shall identify the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.
16. **Door Numbering:** Each exterior door shall be sequentially numbered.
 - a. Shall consist of a 4” reflective number in a color that is contrasting to the door color.
 - b. Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.
 - c. The starting numbering point shall be determined in the field and approved by the AHJ.
17. **On Premise Secure Key System:** Knox Company Rapid Entry System, “Knox Boxes” shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
18. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
19. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. These circuits shall be clearly labeled.
20. **Sprinkler System:** The building is to be equipped with an “automatic fire sprinkler system”. The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
21. **The following information as applicable, must be submitted with the sprinkler plans for review:**

Building height	Number of stories/floors	Mezzanines	Elevators
Hazard class	Commodity Class	Exterior storage	Fire protection

22. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance §180-16. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.
23. **Fire Protection Loop:** A fire protection (hydrant) loop shall be required as part of the overall fire protection

systems as outlined in §180-16(K)(5).

24. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.
25. **Fire hydrant / water main flushing:** can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.

26. Pumper Pad:

- a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".
- b. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.
- c. Both the hydrant and FDC shall be between 18" and 23" above finished grade as a pair.
- d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.
- e. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.
- f. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.
- g. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.
- h. The Fire Department connection shall be constructed along with an underground drain with access for inspection.
- i. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.
- j. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.
- k. Refer to the Village specification drawing for the pumper pad design.

27. Bollards:

- a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.
- b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.
- c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

28. Standpipes:

- a. The building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.
- b. Where required, standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).
- c. No 1-1/2" cap reductions are required.

29. Pump Room / Riser Room Door:

- a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
 - i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
 - ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
- b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the "Fire Department – Appendix A" attachment.

30. MSDS / SDS Station:

- a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
- b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
- c. The SDS information shall be organized in such manner that access to product information is intuitive.
- d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.

31. Strobe Light:

- a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
- b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
- c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.
- d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices.
- e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.
- f. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.

32. Fire Alarm System: There shall be a full function remote annunciator installed. Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design

- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
- c. **Smoke and Heat Detection:** Shall be installed as required.
- d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
- e. **PIV & Exterior Valves:** shall be monitored by the Fire Alarm system.
- f. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.
- g. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm

condition.

- h. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
- i. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
- j. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
- k. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- l. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. (e.g. RF Radio, cellular, VOIP, or other approved technologies allowed by code.)
- m. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
- n. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. Size of the drawing to be discussed with the fire department.
- o. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

Fire:	Pleasant Prairie Fire & Rescue
Medical:	Pleasant Prairie Fire & Rescue
<u>Phone numbers</u>	
Emergency:	(262) 694-1402
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

- 33. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department must be made aware and the system must meet all NFPA 72 requirements.
- 34. **Public Safety Radio Coverage:** Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:
 - a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and
 - b) A minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.
 - c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA,

Telecommunications Industry Association. The performance level is rated using “Delivered Audio Quality”. Industry standard DAQ definitions are shown in Table 1.

- d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

DAQ Delivered Audio Quality	Subjective Performance Description
1	Unusable, speech present but unreadable.
2	Understandable with considerable effort. Frequent repetition due to noise / distortion.
3	Speech understandable with slight effort. Occasional repetition required due to noise / distortion.
3.5	Speech understandable with repetition only rarely required. Some noise / distortion.
4	Speech easily understood. Occasional noise / distortion.
4.5	Speech easily understood. Infrequent noise / distortion.
5	Speech easily understood.

- e) The frequency range which must be supported shall be 151.0000 to 160.0000 MHz, in both digital and analog signals.

Testing Procedures:

- A. Initial Tests. Public safety employees or their designees will perform initial tests. A Certificate of Occupancy shall not be issued to any new structure if the building fails to comply with this section.
- B. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

1. Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted signal booster amplifiers as needed. The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio System.
2. In the event that a signal booster is employed it shall meet the following minimum requirements:
 - a. be fully encased within a dust resistant case;
 - b. be contained in a National Electrical Manufacturer’s Association (NEMA) 4-type waterproof cabinet;
 - c. battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet;
 - d. the signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or shall sound an audible signal at a constantly attended location;
 - e. Have FCC certification prior to installation.

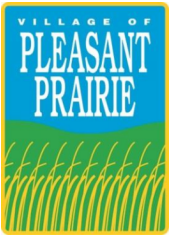
Secondary Power

Emergency responder radio coverage systems shall be provided with an approved secondary source of power conforming to NFPA 72. The secondary power supply shall be capable of operating the emergency responder radio coverage system for a period of at least twenty-four (24) hours. When primary power is lost, the power supply to the emergency responder radio coverage system shall automatically transfer to the secondary power supply.

Field Testing

Fire Department personnel, after providing reasonable notice to the owner or their representative, shall have the right to enter onto the property to conduct field-testing to be certain the required level of radio coverage is present.

35. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N if modifications are made to the system.
 - b. The fire alarm contractor shall provide the owner with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the design" if modifications are made to the system.
 - c. Copy of contract with fire alarm central monitoring station.
 - d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - e. Copies of the fire protection underground flushing documents.
 - f. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - g. Copies of the fire sprinkler operational test certificates.
 - h. Copies of the fire alarm test documents.
 - i. Copies of other test documents such as, hood/duct, smoke, etc...
 - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - k. Provide in electronic format (USB, CD, etc) all Floor plans and fire protection plans for the building in an as-built condition.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED is in place at such time that the occupancy inspection is conducted.
 - n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Haribo

Date: March 19, 2018

1. Building Inspection Department information:
Hours: Mon-Fri, 8am-5pm.
Phone# 262-694-9304
Email: buildinginspection@plprairiewi.com
2. Permit applications can be found online at pleasantprairieonline.com
3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
4. All contractors requiring permits shall not commence work until permit issuance.
5. We are currently inspecting to the 2009 IBC, IEBC, IMC, IECC, IFGC, 2003 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
6. Please submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS). Please be aware state plumbing plan review has a long lead time, plan accordingly.
7. Building Inspection Department will not issue permits until we receive the applicable state approval letter and plans.
8. All state approved drawing must be available at job site for inspector review during inspections.
9. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.
10. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

11. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
12. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.
13. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.
14. All equipment must be “LISTED” by a nationally recognized testing laboratory.
15. All equipment, materials, etc. must be rated for the environment in which they will be used.
16. Please contact me with any questions on permitting and/or plan submittal.
17. Provide adequate ADA accessible parking and locate per 2009 IBC.



COMPREHENSIVE PLAN AMENDMENT

I (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie 2035 Comprehensive Plan as hereinafter requested related to the following property:

Property Location: Prairie Highlands Corporate Park - Haribo Site

Legal Description: See Attached Exhibit C (Lot 1 of Certified Survey Map No. 2849)

Tax Parcel Number(s): 91-4-121-241-0601

Check all that apply

☒ Land Use Plan Amendment:

To change the land use designation from Business Area and Conservation District
to Industrial Lands

☐ Neighborhood Plan Amendment to _____ Neighborhood

☐ Other Amendment to the Comprehensive Plan (specify) _____

Petitioner's interest in the requested amendment:

For the HARIBO project to effectively use the site, the land use for the northern portion of the site needs to be converted to industrial use with ancillary uses as described in the PUD application.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

I (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Wesam Saber, authorized representative
Print Name: of Haribo of America Manufacturing, LLC

Signature: 

Address: 9500 Bryn Mawr Ave

Rosemont IL 60018

(City) (State) (Zip)

Phone: 847.349.5062


Fax: 847.260.0598

Email: wes.saber@haribo.com

Date: 16 February, 2018

APPLICANT/AGENT:

Brian Dunn, representative of Mead & Hunt
Print Name: _____

Signature: 
Digitally signed by Brian Dunn
DN: C=US, E=brian.dunn@meadhunt.com, OU=Mead & Hunt, OU=Food & Beverage, CN=Brian Dunn
Reason: I am the author of this document
Date: 2018.02.16 14:00:51-05'00'

Address: 2440 Deming Way

Middleton WI 53562

(City) (State) (Zip)

Phone: 608.443.0587

Fax: 608.273.6391

Email: brian.dunn@meadhunt.com

Date: 16 February, 2018

Community Development Department, 9915 39th Avenue, Pleasant Prairie WI 53158

262-925-6717

Exhibit C

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redivision of all of Lot 1 of Certified Survey Map No. 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

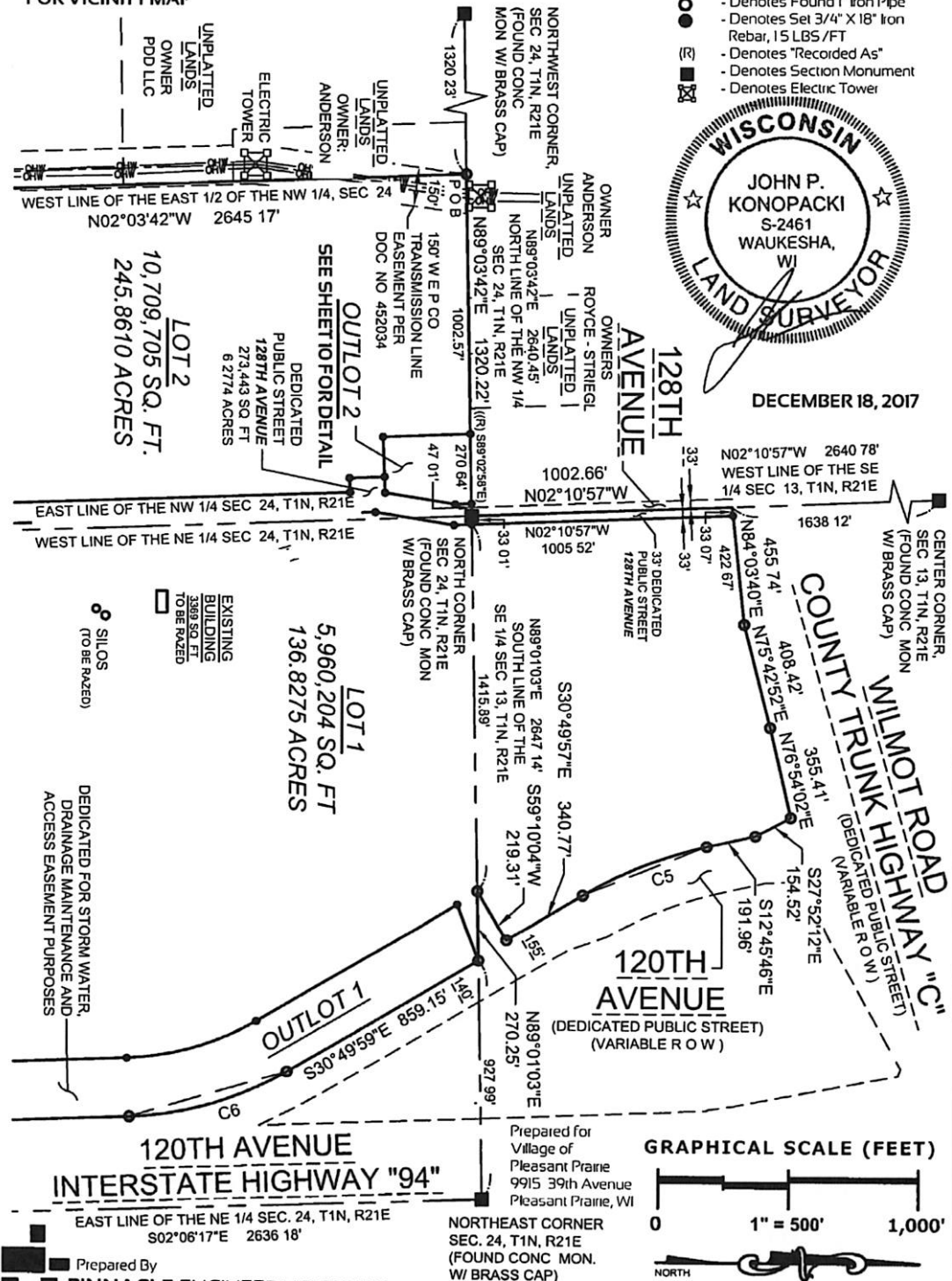
SEE SHEET 6
FOR VICINITY MAP

LEGEND:

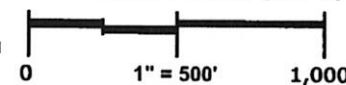
- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT
- (R) - Denotes "Recorded As"
- - Denotes Section Monument
- ⊞ - Denotes Electric Tower



DECEMBER 18, 2017



GRAPHICAL SCALE (FEET)



Prepared By
PINNACLE ENGINEERING GROUP

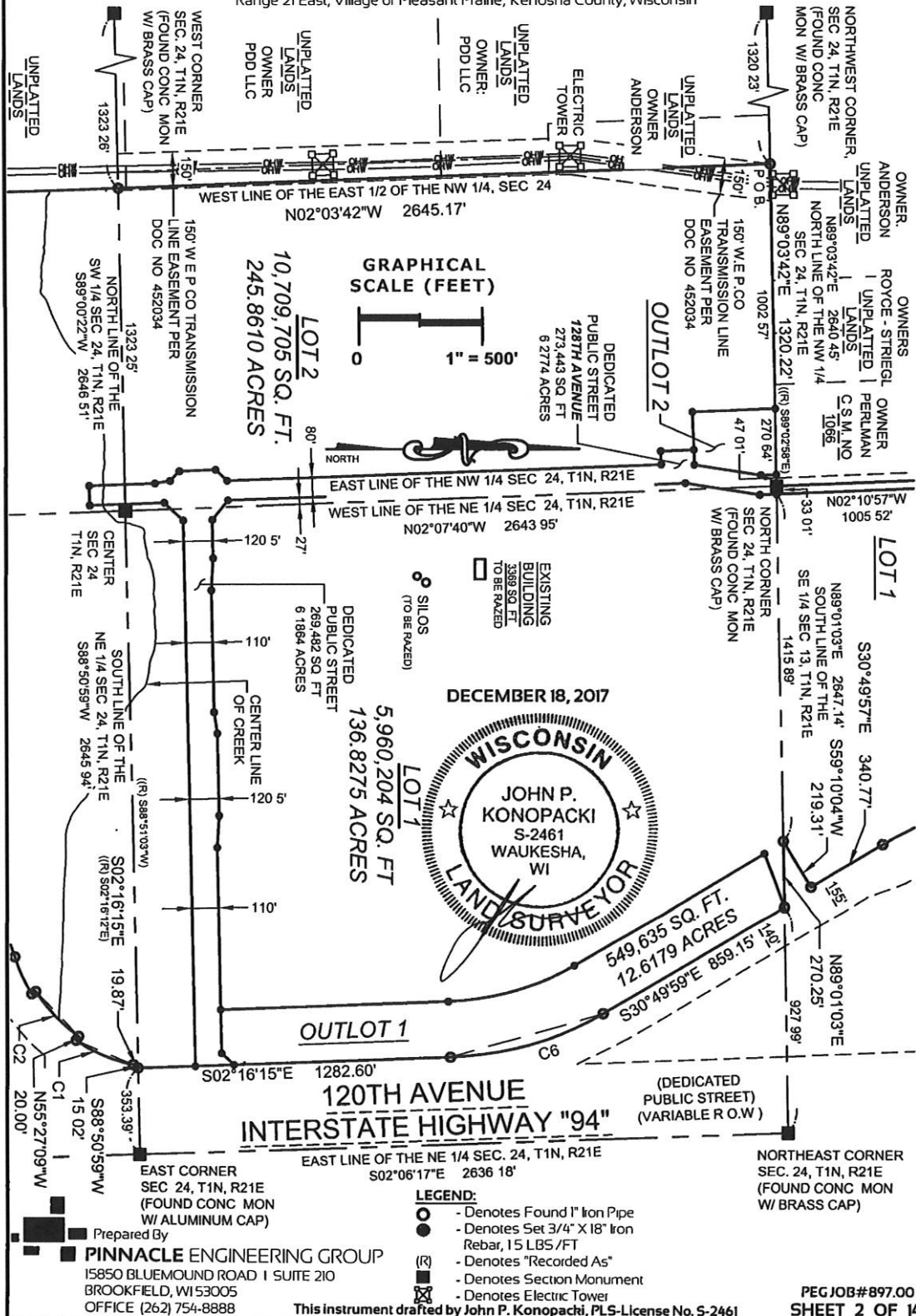
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 1 OF 14

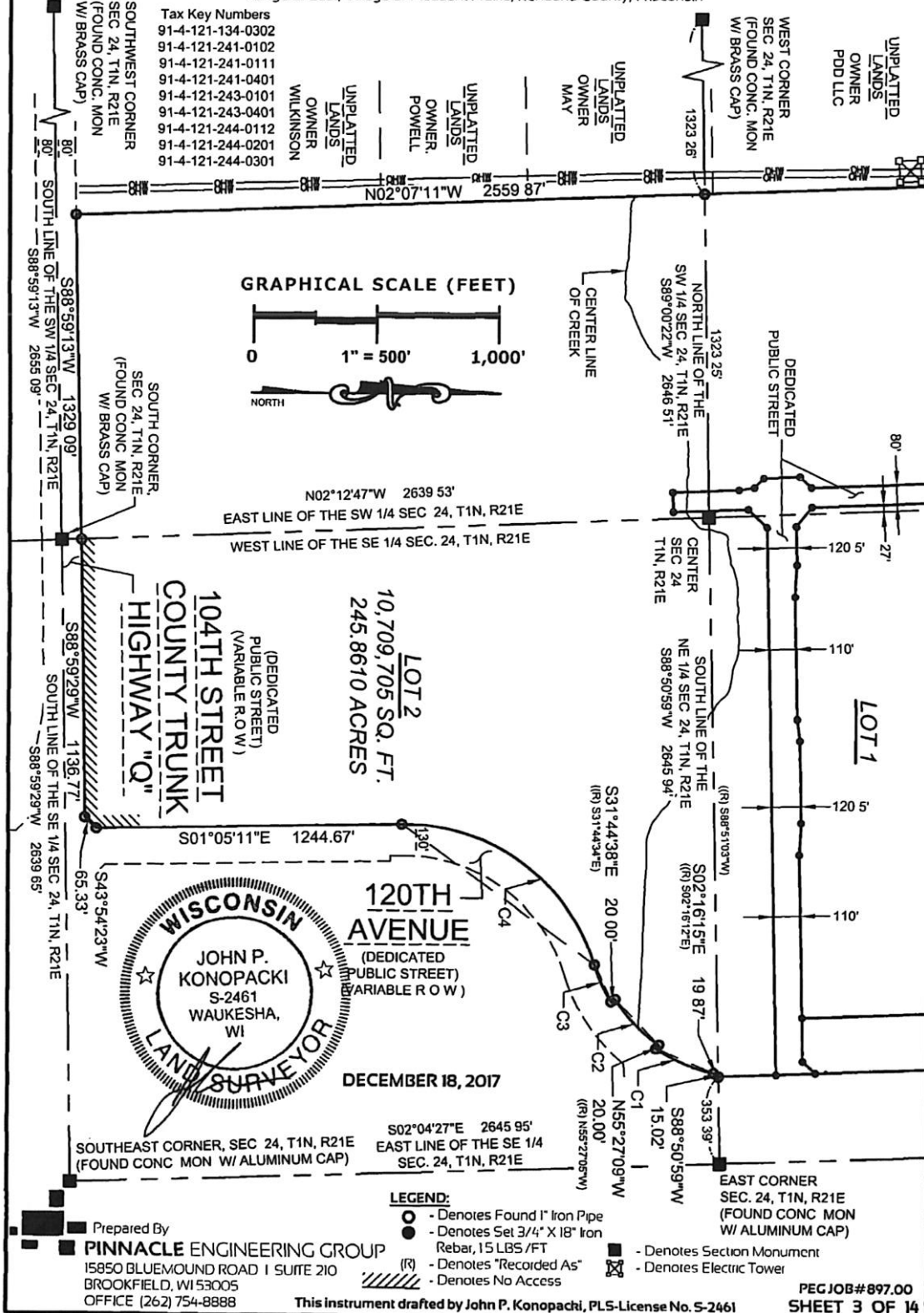
CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

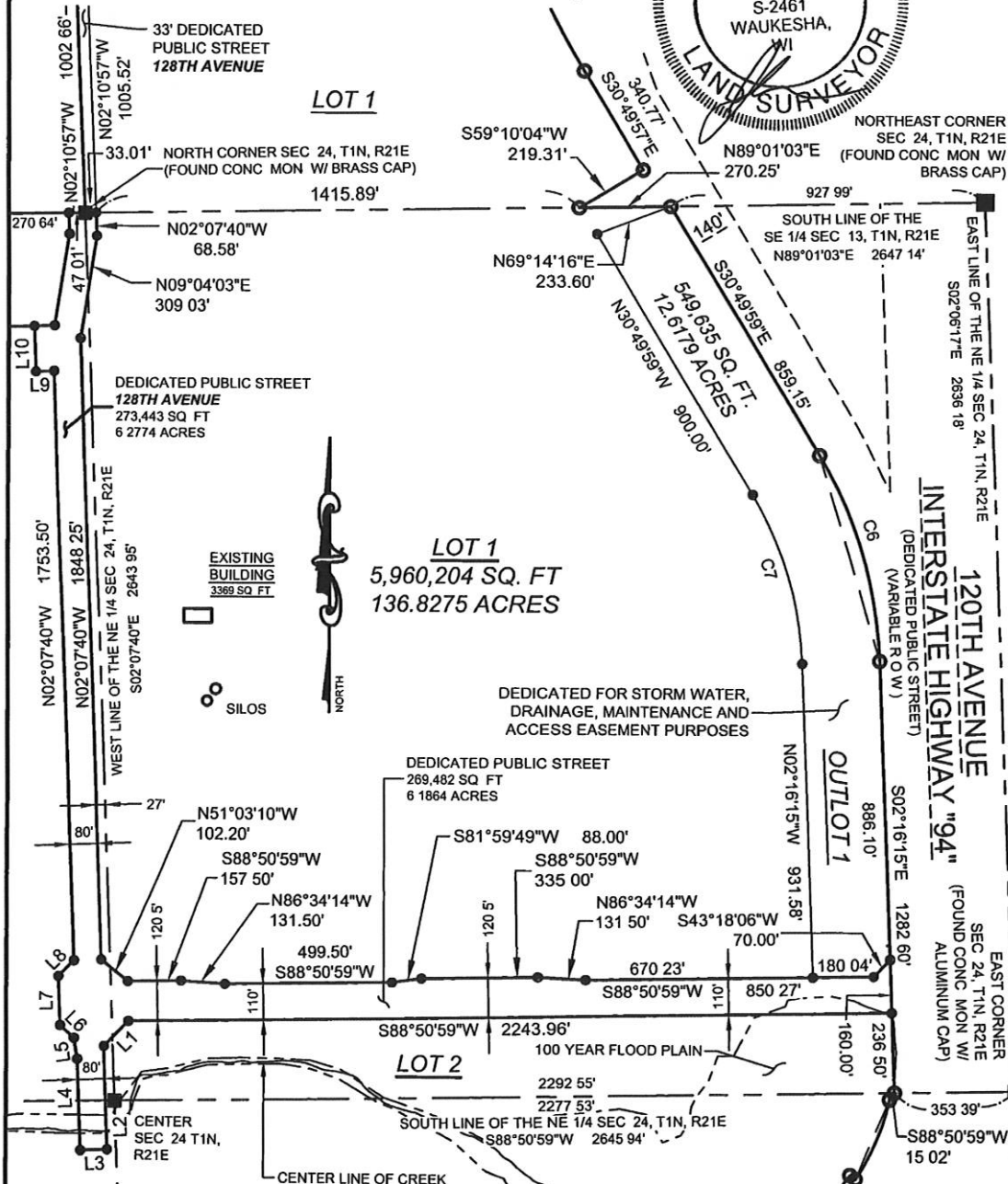
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LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT
- (R) - Denotes "Recorded As"
- - Denotes Section Monument



DECEMBER 18, 2017



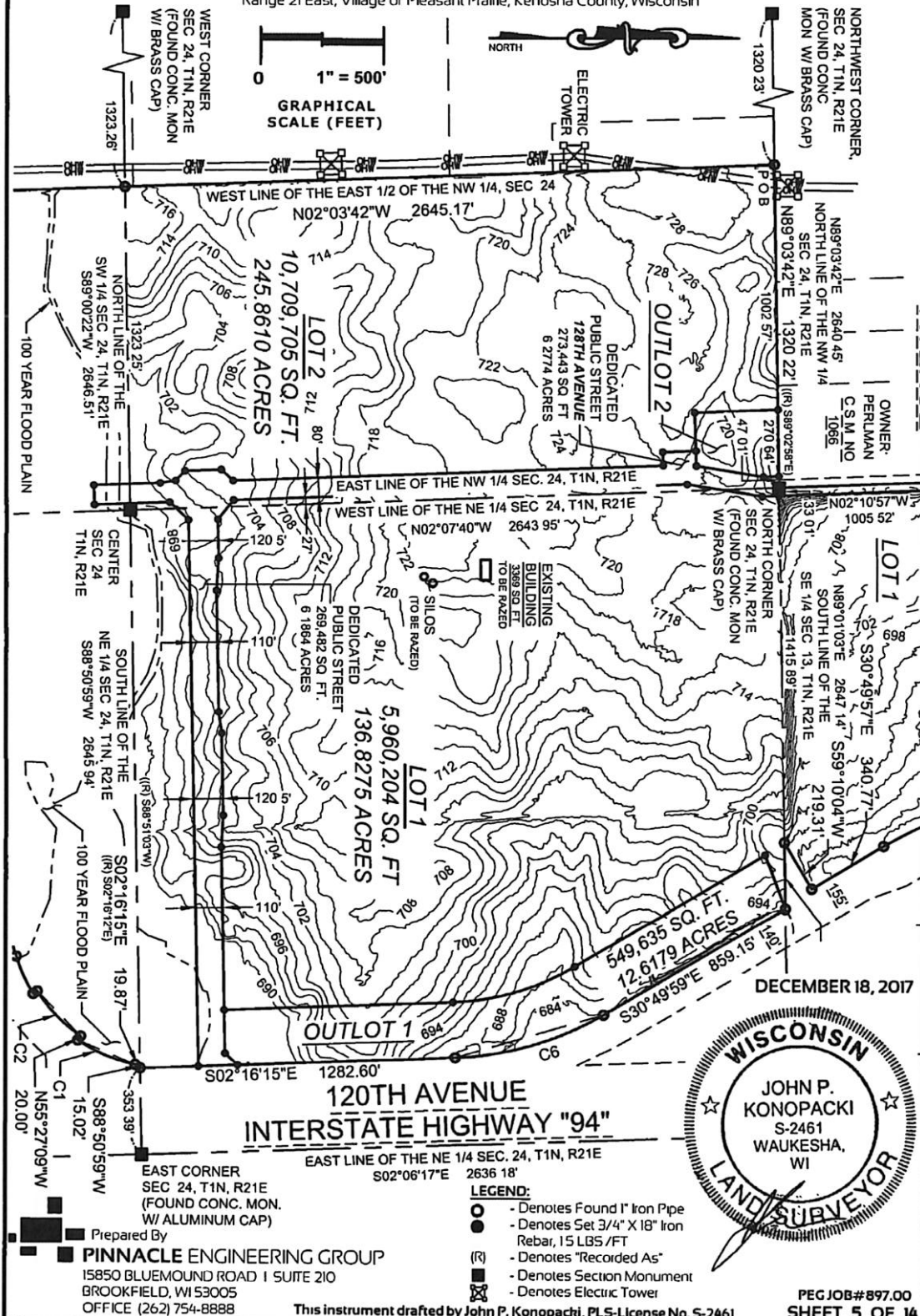
Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 4 OF 14

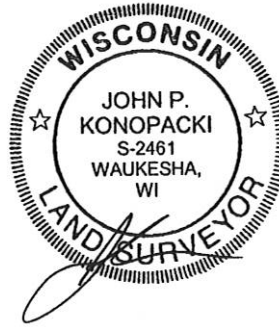
CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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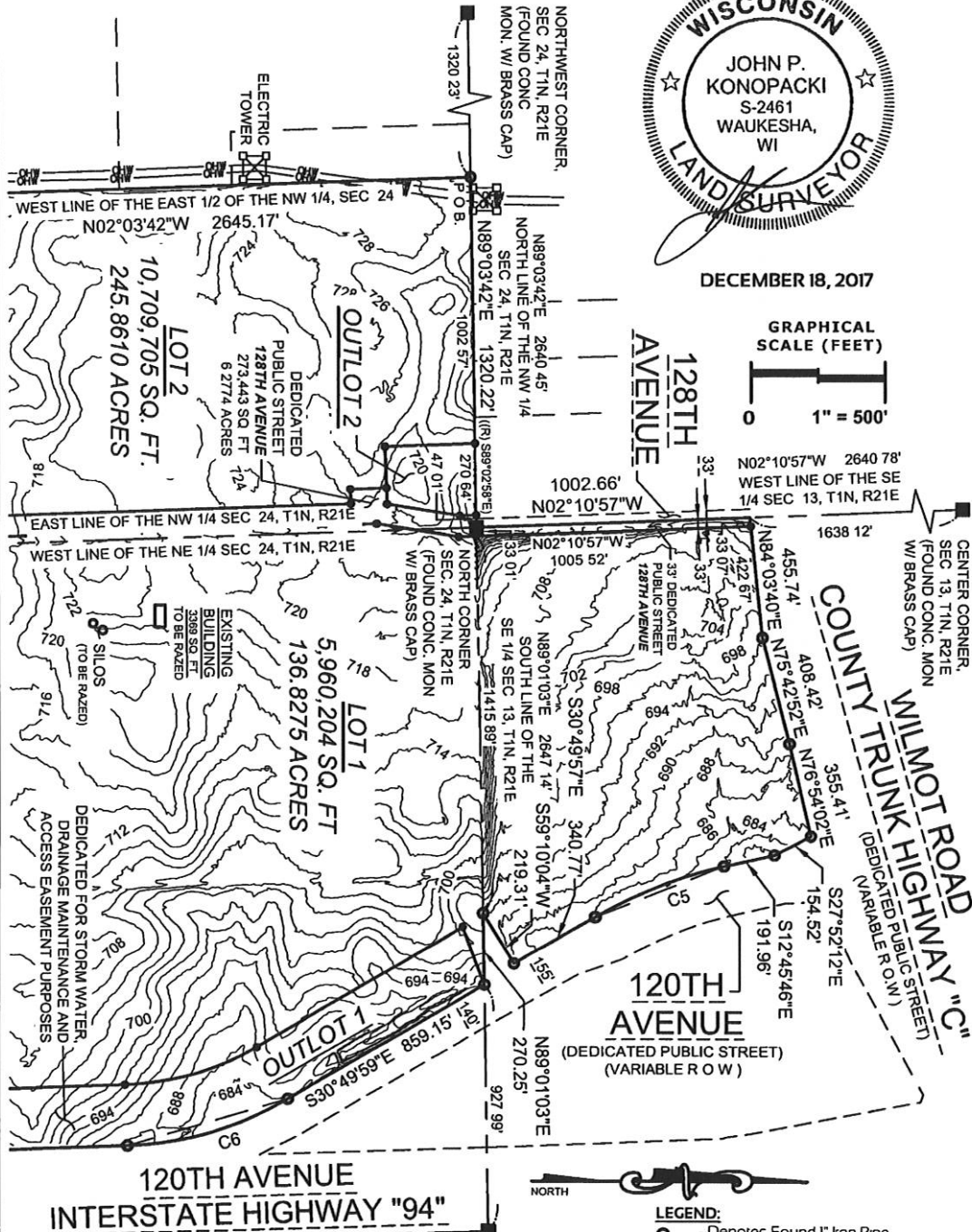
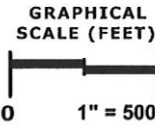


CERTIFIED SURVEY MAP NO. 2849 Doc#1810901

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DECEMBER 18, 2017



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- (R) - Denotes "Recorded As"
- - Denotes Section Monument
- ⊗ - Denotes Electric Tower

EAST LINE OF THE NE 1/4 SEC 24, T1N, R21E
S02°06'17"E 2636 18'
Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

NORTHEAST CORNER
SEC 24, T1N, R21E
(FOUND CONC MON.
W/ BRASS CAP)

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 6 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY, SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify

That I have surveyed, mapped and divided all of Lot 1 of Certified Survey Map No. 2714, recorded in the Register of Deeds Office for Kenosha County on November 7, 2012 as Document No. 1686990 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said Section 24, thence North 89°03'42" East along the north line of the Northwest 1/4 of said Section 24, 1320.23 feet to the west line of the East 1/2 of said Northwest 1/4 and the Point of Beginning,

Thence continue North 89°03'42" East along said north line, 1320.22 feet to the North corner of said Section 24, thence North 02°10'57" West along the west line of the Southeast 1/4 of said Section 13, 1002.66 feet to a point on the south right of way line of Wilmot Road - County Trunk Highway "C", thence North 84°03'40" East along said south right of way line, 455.74 feet, thence North 75°42'52" East along said south right of way line, 408.42 feet, thence North 76°54'02" East along said south right of way line, 355.41 feet to the west right of way line of 120th Avenue, thence the following courses along said west right of way line of 120th Avenue

South 27°52'12" East, 154.52 feet,

South 12°45'46" East, 191.96 feet to a point of curvature,

Southeasterly 515.58 feet along the arc of said curve to the left, whose radius is 1635.00 feet and whose chord bears South 21°47'48" East, 513.45 feet,

South 30°49'57" East, 340.77 feet,

South 59°10'04" West, 219.31 feet to the south line of the Southeast 1/4 of said Section 13,

North 89°01'03" East along said south line, 270.25 feet,

South 30°49'59" East along said West line 859.15 feet to a point of curvature,

Southeasterly 639.08 feet along the arc of said curve to the right, whose radius is 1282.00 feet and whose chord bears South 16°33'07" East, 632.48 feet,

South 02°16'15" East, 1282.60 feet to the south line of the Northeast 1/4 of said Section 24,

South 88°50'59" West along said south line, 15.02 feet,

South 02°16'15" East, 19.87 feet to a point of curvature,

Southwesterly 254.99 feet along the arc of said curve to the right, whose radius is 643.50 feet and whose chord bears South 23°11'47" West, 253.32 feet,

North 55°27'09" West, 20.00 feet to a point on a curve,

Southwesterly 258.00 feet along the arc of said curve to the right, whose radius is 623.50 feet and whose chord bears South 46°24'08" West, 256.16 feet,

South 31°44'38" East, 20.00 feet to a point on a curve,

Southwesterly 168.75 feet along the arc of said curve to the right, whose radius is 643.50 feet and whose chord bears South 65°46'08" West, 168.27 feet to a point of reverse curve,

Southwesterly 1046.81 feet along the arc of said curve to the left, whose radius is 806.50 feet and whose chord bears South 36°05'51" West, 974.86 feet,

South 01°05'11" East, 1244.67 feet,

South 43°54'23" West, 65.33 feet to the north right of way line of 104th Street - County Trunk Highway "Q",

thence South 88°59'29" West along said north right of way line, 1136.77 feet, thence South 88°59'13" West along said north right of way line, 1329.09 feet to the west line of the East 1/2 of the Southwest 1/4 of said Section 24, thence North 02°07'11" West along said west line, 2559.87 feet to the north line of said Southwest 1/4, thence North 02°03'42" West along the west line of the East 1/2 of the Northwest 1/4 of said Section 24, 2645.17 feet to the Point of Beginning

Dedicating lands as graphically shown for right of way purposes


Containing 17,846,114 square feet (409.6904 acres) gross and 17,303,189 square feet (397.2266 acres) net of land, more or less

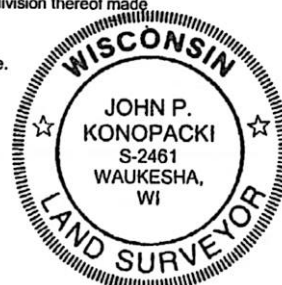
That I have made survey, land division and map by the Village of Pleasant Prairie, owner of said land

That such map is a correct representation of all the exterior boundaries of the land surveyed and land division thereof made

That I have fully complied with the provisions of s 236.34 of the Wisconsin State Statute

and the Village of Pleasant Prairie Land Division Control Ordinance in surveying and mapping the same.


John P. Konopacki
Professional Land Surveyor S-2461
Date: DECEMBER 18, 2017



Prepared By
 PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#897.00
SHEET 7 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redivision of all of Lot 1 of Certified Survey Map No 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

The following "Lot Owner Responsibilities" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown heron as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein

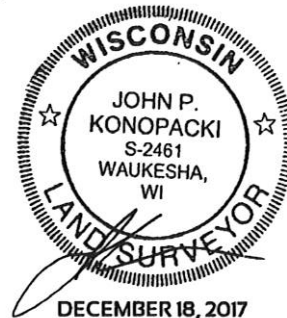
LOT OWNER RESPONSIBILITIES:

1 The fee interest in the areas shown as a Dedicated Public Street on this Certified Survey Map (CSM) were/are being dedicated, given, granted and conveyed to the Village of Pleasant Prairie, its successors and assigns (the "Village") and/or the Wisconsin Department of Transportation (WI DOT) for the construction, installation, repair, alteration, replacement, planting and maintenance of public roadway improvements, uses and purposes, including, without limitation, roadway pavement, curbs and gutters, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, roadway improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following a nonexclusive easement which is hereby reserved in the right-of-way by the Village and/or the WI DOT as shown on this CSM for the Lot Owners adjacent to the public street areas for the required planting, mowing, watering and maintenance and cutting of grass within the grassy terrace area and for the maintenance and replanting of street trees in the area between the roadway pavement and the Lots. In the event of any conflict between the rights of the Village and WI DOT under its existing fee interest in the Dedicated Public Street areas shown on this CSM and the rights of the Lot Owners pursuant to the public street dedication retained herein, the rights of the Village or WI DOT shall be deemed to be superior

The Village shall be responsible for all costs associated with the construction, installation, repair, alteration, and replacement of roadway improvements. The Lot Owners shall be responsible for the maintaining and mowing of the street terrace area; street tree pruning, watering, mulching, staking and other tree maintenance and replacements; payment of public street lights energy and maintenance costs, installation and maintenance of mailboxes, extensions and maintenance of private utility and communications facilities, and maintenance of the private storm water drainage improvements leading to the off-site retention basins used to handle storm water from the development site in accordance with the terms and conditions of the Village Municipal Code and the specific requirements of the respective Development Agreement approvals

2 Future perpetual nonexclusive utility easements coextensive with the future areas to be shown on the Lots by WE Energies (f/k/a W E P CO), AT & T (f/k/a Wisconsin Bell) and Spectrum (f/k/a Time Warner Cable Inc) and their respective successors and assigns (collectively the "Utility and Communications Grantees") as may be granted by the Lot Owners, shall be identified for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots and for any related ingress and egress. The future General Utility Easements shall also include the right to trim or cut down trees, bushes, branches, and roots as may be reasonably required, that are interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility lines, utility cables and related appurtenances, the elevation of the existing ground surface within the General Utility Easement areas shall only be altered in accordance with separate agreement between Utility and Communications Grantees and Lot Owners and as may be approved by the Village. Upon the installation of the required utilities, the Lot Owners shall be responsible to restore or cause to be restored, all such land, as nearly as is reasonably possible, to the conditions existing prior to installation of such utilities within the General Utility Easement, on which such easements are located on their Lots as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees. Unless there is a separate agreement entered into between the individual Lot Owners and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Utility and Communications Grantees, the Grantor shall be responsible for all restoration maintenance. No buildings, fences, or structures of any kind shall be placed within the General Utility Easement area without the approval of the Utility and Communication Grantees

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the public street areas to a vegetatively stabilized condition, the individual Lot Owners shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public streets without prior written approval of the Village and/or the WI DOT. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village or WI DOT and the rights of the private utility, electric or communications company in such public street areas, the Village's or the WI DOT's rights shall be deemed to be superior



DECEMBER 18, 2017

Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 8 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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"LOT OWNER RESPONSIBILITIES" AND "RESTRICTIVE COVENANTS" CONTINUED

RESTRICTIVE COVENANTS:

1 The Village of Pleasant Prairie hereby covenants that the respective Lot Owners shall have the obligation of replanting, maintaining and replacing the public street trees and maintaining the street terrace areas located within the right-of-way areas abutting the Lot Owner's property as shown on this CSM. Such replanting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-way areas, which might damage the street trees or might interfere with the Village's rights or the WI DOT's rights to maintain the public street improvements, unless approved by the Village and/or the WI DOT. This covenant shall run with the land, shall be binding upon the Lot Owners, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Lot Owners, and shall benefit and be enforceable by the Village and/or the WI DOT. Such street tree planting and terrace area maintenance shall be performed regularly for the trees and terrace areas abutting the Owner's Lot, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such public street tree or street terrace related maintenance activities, the respective Lot Owners not having maintained the trees or terrace areas, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

2 The Village of Pleasant Prairie hereby covenants that the respective Lot Owners shall have the obligation of protecting and preserving the wetland areas shown on their Lot on this CSM in those areas in which wetland fill permits have not been obtained. Such maintenance shall include removing of trash or debris in order to prevent a nuisance condition and as needed removing of dead, dying or decayed trees, evasive plant materials or species, and planting of wetland plant life as approved by the Village, Wisconsin Department of Natural Resources (WI DNR), and Army Corps of Engineers (ACOE). No mowing or cutting of the wetlands shall be allowed unless approved by the Village. No signage or fences shall be erected within the wetlands, which may damage the wetland areas. This covenant shall run with the land, shall be binding upon the Lot Owners, its successors and assigns and successors-in-title of the land, in their capacity as the Lot Owner, and shall benefit and be enforceable by the Village, WI DNR or ACOE. The Lot Owner shall perform such wetland maintenance as may be needed, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such wetland related maintenance activities, the respective Lot Owners shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.

3 The Village of Pleasant Prairie hereby covenants that the Lot Owners shall have the obligation of protecting and preserving the 100-Year floodplain areas shown on their Lot on this CSM in those areas in which floodplain fill permits have not been obtained. Such maintenance shall include removing of trash or debris in order to prevent a nuisance condition and as needed removing of dead, dying or decayed trees or plant life as approved by the Village, Wisconsin Department of Natural Resources (WI DNR), and Federal Emergency Management Agency (FEMA). No filling or land disturbance of the floodplains shall be allowed unless approved by the Village, WI DNR and FEMA. No signage or fences shall be erected within the floodplain, which may cause flooding or redirection of the water off of the Lot. This covenant shall run with the land, shall be binding upon the Lot Owner, its successors and assigns and successors-in-title of the land, in their capacity as the Lot Owner, and shall benefit and be enforceable by the Village, WI DNR or ACOE. The Lot Owner shall perform such floodplain maintenance as may be needed, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such floodplain related maintenance activities, the respective Lot Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.



DECEMBER 18, 2017

Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 9 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redivision of all of Lot 1 of Certified Survey Map No. 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

OWNER'S CERTIFICATE

We, the Village of Pleasant Prairie, a municipal body corporate, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Pleasant Prairie

The Village of Pleasant Prairie does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection

1 Village of Pleasant Prairie

IN WITNESS WHEREOF, Village of Pleasant Prairie, has caused these presents to be signed by Thomas G. Shirel and Jane M. Romanowski as the Interim Village Administrator and Village Clerk, respectively, of said company on this 21st day of December, 2017

Jean M. Walri-Harris
(Witness)

By Thomas G. Shirel
Thomas G. Shirel
Interim Administrator

Jean M. Walri-Harris
(Witness)

By Jane M. Romanowski
Jane M. Romanowski
Village Clerk

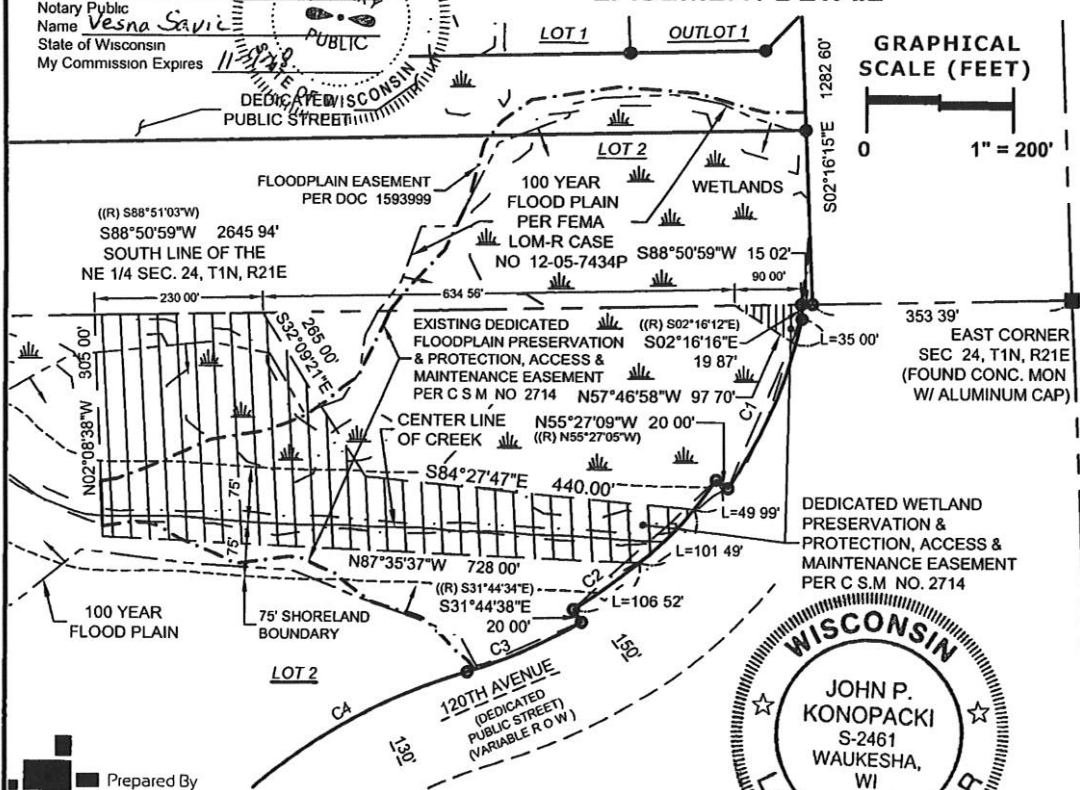
STATE OF WISCONSIN) SS
Kenosha COUNTY) SS

Personally came before me this 21st day of December, 2017, (name) Thomas G. Shirel (title) Interim Village Administrator and (name) Jane M. Romanowski (title) Village Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such members of said corporation, and acknowledged that they executed the foregoing instrument as such members as the deed of said corporation, by its authority.

Vesna Savic
Notary Public
Name Vesna Savic
State of Wisconsin
My Commission Expires 11-30-22



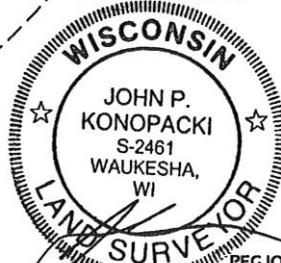
EASEMENT DETAIL



Prepared By
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DECEMBER 18, 2017

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PEG JOB#897.00
SHEET 10 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this 18th day of Dec., 2017

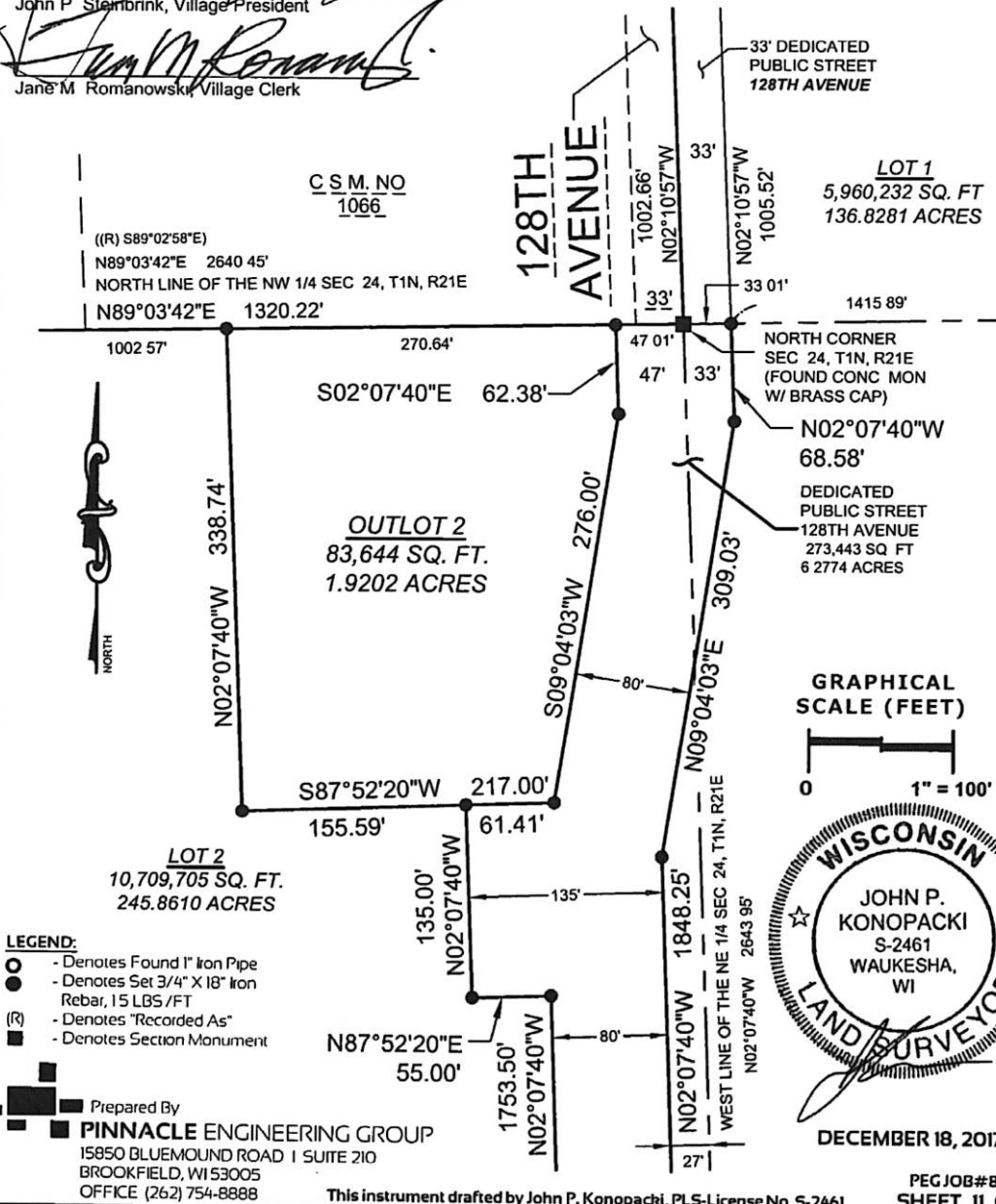
Thomas W Terwall
Thomas W Terwall, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this 18th day of Dec., 2017

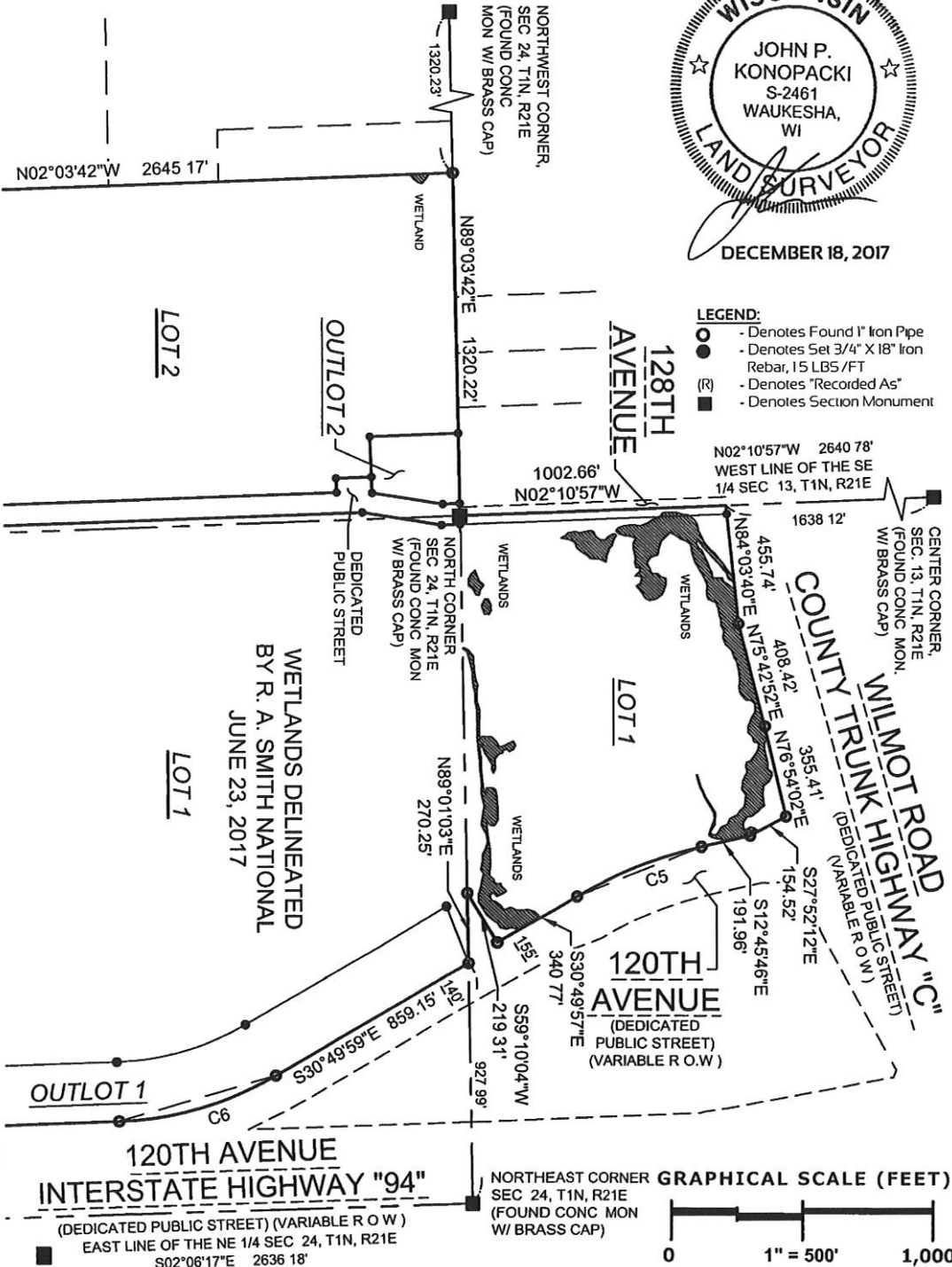
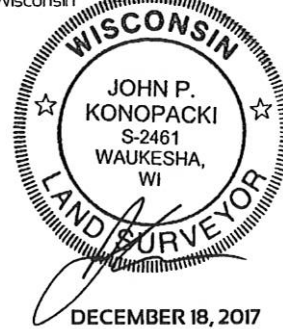
John P. Steinbrink, Village President

Jane M. Romanowski, Village Clerk

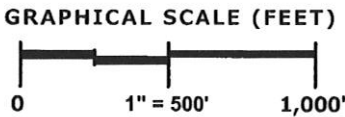


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- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Set 3/4" X 18" Iron Rebar, 15 LB5/FT
 - (R) - Denotes "Recorded As"
 - - Denotes Section Monument



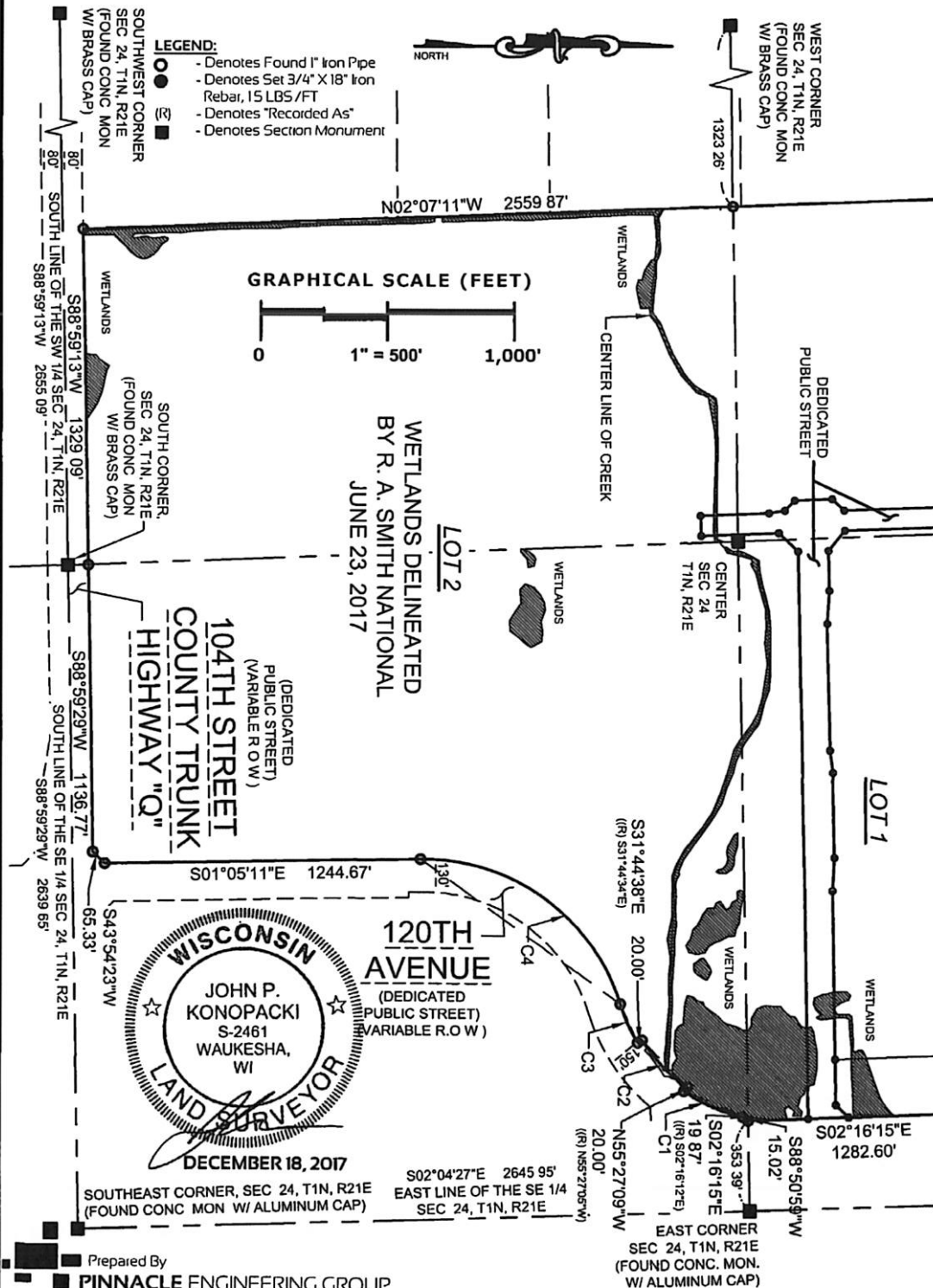
Prepared By
PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD 1 SUITE 210
 BROOKFIELD, WI 53005
 OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 12 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc # 1810901

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SHEET 13 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	254.99'	643.50'	022°42'12"	S23°11'47"W	253.32'	S11°50'41"W	S34°32'53"W
C1 (RECORDED AS)	(254.98')			(S23°11'50"W)			
C2	258.00'	623.50'	023°42'30"	S46°24'08"W	256.16'	S34°32'53"W	S58°15'23"W
C2 (RECORDED AS)			(023°42'31")	(S46°24'11"W)			
C3	168.75'	643.50'	015°01'31"	S65°46'08"W	168.27'	S58°15'23"W	S73°16'54"W
C3 (RECORDED AS)			(015°01'30")	(S65°46'11"W)			
C4	1046.81'	806.50'	074°22'05"	S36°05'51"W	974.86'	S73°16'54"W	S01°05'12"E
C5	515.58'	1635.00'	018°04'04"	S21°47'48"E	513.45'	S12°45'46"E	S30°49'50"E
C6	639.08'	1282.00'	028°33'43"	S16°33'07"E	632.48'	S30°49'58"E	S02°16'16"E
C7	524.42'	1052.00'	028°33'43"	N16°33'07"W	519.01'	S30°49'58"E	S02°16'16"E

WETLAND & FLOODPLAIN AREA RESTRICTIONS

- Grading and filling are prohibited, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers
- The removal of topsoil or other earthen materials is prohibited, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers
- The removal or destruction of any vegetative cover, ie, trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The introduction of plant material not indigenous to the existing environment of the Wetland & Floodplain area is prohibited, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers
- Ponds may be permitted subject to the approval by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers

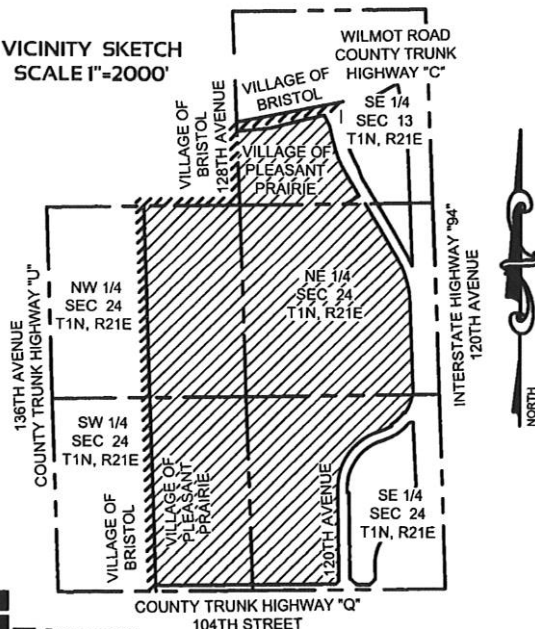
NOTES:

- All measurements have been made to the nearest one-hundredth of a foot
- All angular measurements have been made to the nearest one second
- Flood Zone Classification The property lies with in Zone "AE" of the Flood Insurance Rate Map Community Panel No. 55059C0187D and 55059C0189D dated JUNE 19, 2012 Zone "AE" areas have base flood elevations determined Floodplain shown based on Federal Emergency Management Agency Letter of Map Revision Case No. 12-05-7434P, effective June 20, 2013

DECEMBER 18, 2017



VICINITY SKETCH SCALE 1"=2000'



- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927) The north line of the Northeast 1/4 of Section 24, Township 1 North, Range 21 East bears S89°01'03"W
- Coordinates for the Northeast Corner of the Northeast 1/4 Section 24, Township 1 North, Range 21 East referenced to the Wisconsin State Plane Coordinate System, South Zone
Northeast Corner coordinates
N=202,970.66
E=2,552,033.51
- Contours are shown at a 2' intervals based Village of Pleasant Prairie Geographical Information System
- Wetlands delineated by R. A. Smith National June 23, 2017
- All access points to West Frontage Road shall be approved by the Village of Pleasant Prairie and WI Department of Transportation

LINE TABLE

LINE NO	BEARING	DISTANCE
L1	S43°21'39"W	105.16'
L2	S02°07'40"E	305.50'
L3	S87°52'20"W	80.00'
L4	N02°07'40"W	269.50'
L5	N09°06'06"W	63.50'
L6	N46°28'05"W	55.50'
L7	N02°07'40"W	148.50'
L8	N43°06'03"E	65.50'
L9	S87°52'20"W	55.00'
L10	N02°07'40"W	135.00'

Prepared By
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SHEET 14 OF 14

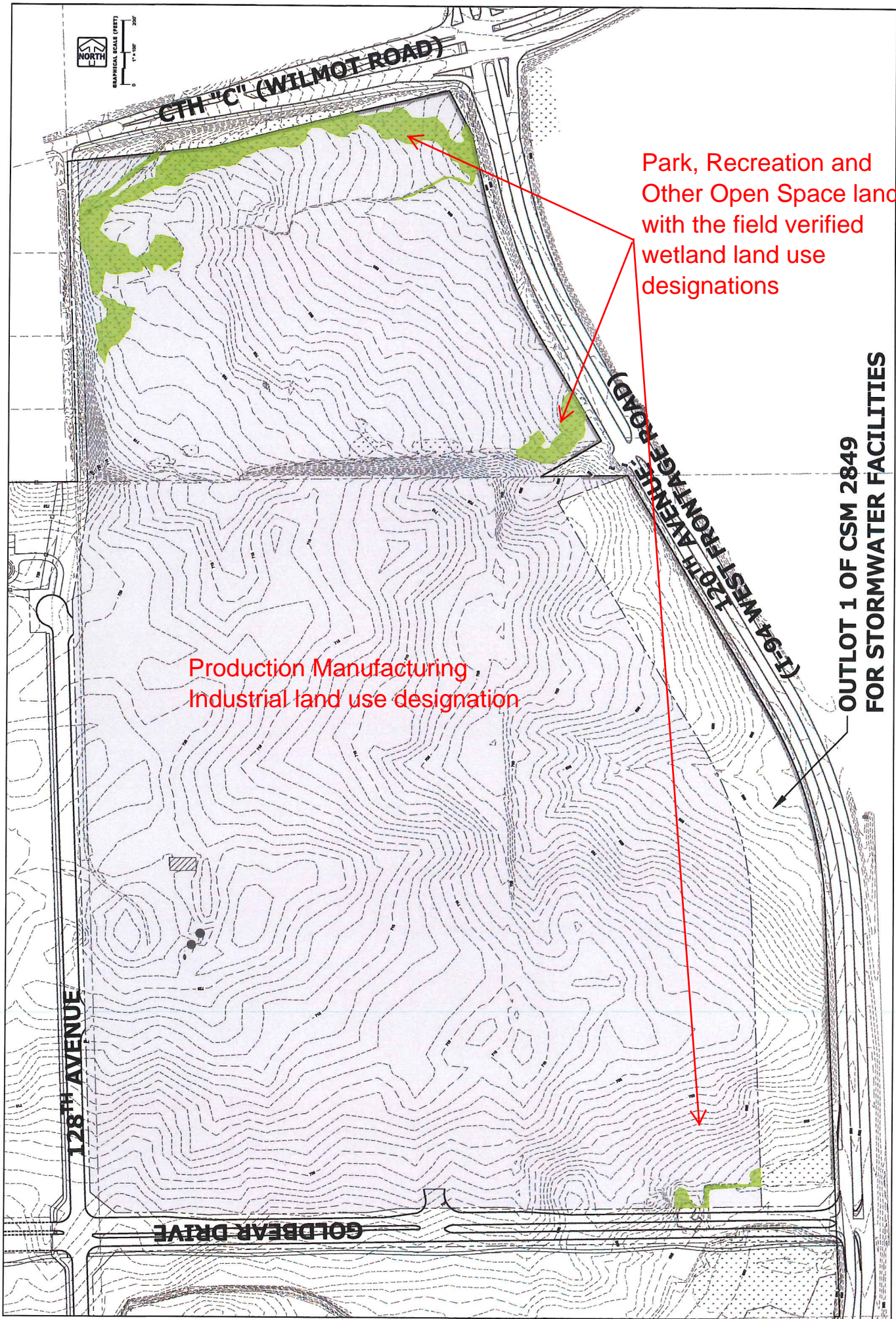


DOCUMENT

1810901

RECORDED

At Kenosha County, Kenosha WI 53140
JoEllyn M. Storz, Register of Deeds
December 27, 2017 9:26 AM
\$30.00
Pages 15





MASTER CONCEPTUAL PLAN APPLICATION

For Commercial and Industrial Projects

Name of Business: Haribo of America Manufacturing LLC

Site Address: Prairie Highlands Corporate Park - Haribo Site Suite #: _____

Tax Parcel Number: 91-4-121-241-0601

Zoning District(s): M-5, C-1

Name of Development: _____

Estimate Start date: Spring 2019 Estimate Completion Date of entire project: Spring 2021

Detailed Description of the Proposed Project and Use:

Haribo plans to build a new manufacturing facility in Pleasant Prairie to produce Gummy Bears and other Haribo products in the US to better serve the US market. The facility will consist of a manufacturing facility, a support building with locker rooms and office spaces to support the manufacturing facility, a buffering warehouse to house finished goods awaiting shipment to distribution facilities. The petitioner seeks leave to allow for other possible related uses as provided in the PUD overlay application.

Detailed Description of any known Company/Tenants:

Since 1920, HARIBO has been a family business which is now run by the third generation. In 2010, HARIBO was given a new corporate structure to create the necessary conditions to ensure that it permanently remained a family-run international company, to promote continued growth and international expansion, as well as to safeguard the continued success of the group in the 21st century. A grand total of 100 million GOLD BEARS are produced worldwide every day! Continuous brand management, which ensures the highest quality control, as well as consumer confidence, are largely responsible for the success at our 16 manufacturing locations throughout ten countries. Worldwide, HARIBO now employs almost 7,000 people.

"Kids and grown-ups love it so, the happy world of HARIBO". Who doesn't know the world famous and familiar advertising slogan of our company? Yet, no matter how cheerful and light-hearted the advertising message may be, our slogan carries an absolute commitment and promise to our customers. A promise which HARIBO has always kept, come what may. It is not without reason that HARIBO sweets are hugely popular with consumers and have been so for many decades!

A product as well-loved and popular as HARIBO does make people curious though. Our PR and marketing departments are constantly receiving requests for ever-more information about the colourful world of HARIBO. Consumers, retailers, and journalists all want to know just how, why and when HARIBO got started, why the traditional company from Bonn has this name and no other, how the colourful and varied product range of fruit gums, jellies, marshmallows and liquorice were developed and, last but not least, who it was who invented the legendary "Gold Bear" and how HARIBO eventually became what it is today: a globally successful company with legendary customer loyalty.

Generations have grown up with HARIBO sweets. Our top priority is to always meet the high quality standards and expectations of our consumers and that we at HARIBO continue to do this has been clearly proven by the numerous awards we keep on receiving. With ingenious products, creative packaging and specific concepts, the success story continues. The great innovation strength of the brand is thriving in the 21st century, too! All HARIBO fans are warmly invited to follow this success story at any time on www.haribo.com.

Select All that Apply

- ☒ The Development will be constructed in 4 phase(s)
- ☐ The Development abuts or adjoins State Trunk Highway _____
- ☒ The Development abuts or adjoins County Trunk Highway C
- ☐ The Development abuts the Kenosha County Bike Trail

SITE AND BUILDING INFORMATION

Lot Area: 136.8 (5,959,008 sq.ft.) ac. Total Impervious Surface Area: 1,230,256 (2,256,370) sq. ft.

Total Landscape Area: TBD sq.ft. Site % of Open Space 79 (62) %

Number of Buildings within the development proposed: _____

Building #1 Area: _____ sq. ft. Building #1 Height: _____ ft.

Building #2 Area: _____ sq. ft. Building #2 Height: _____ ft.

Building #3 Area: _____ sq. ft. Building #3 Height: _____ ft.

Building #4 Area: _____ sq. ft. Building #4 Height: _____ ft.

Building #5 Area: _____ sq. ft. Building #5 Height: _____ ft.

Building #6 Area: _____ sq. ft. Building #6 Height: _____ ft.

Building #7 Area: _____ sq. ft. Building #7 Height: _____ ft.

Building #8 Area: _____ sq. ft. Building #8 Height: _____ ft.

Building #9 Area: _____ sq. ft. Building #9 Height: _____ ft.

Building #10 Area: _____ sq. ft. Building #10 Height: _____ ft.

** Please refer to EXHIBIT A

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of regular parking spaces (on-site): 463 (580)

Total # of handicapped accessible spaces (on-site): 13/3 (14/3)

Total # of truck parking spaces (on-site): 12 Total # of dock doors: 20 (40)

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: 420 (1,750) Maximum number of daily trips: 500 (2,000)

Anticipated truck trips to and from the site:

Number of daily average trips: 40 (160) Maximum number of daily trips: 50 (200)

EMPLOYMENT AND OPERATIONAL INFORMATION

Proposed total number of full-time employees: 450 (1,450)

Proposed total number of part-time employees: N/A

Number of shifts: 3

Hours (Open to the public): Public areas only regular business hours (approximately 8AM to 5PM)

Delivery hours: 24/7

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☒ The property is serviced by Public Sanitary Sewer
- ☒ The property is serviced by Public Water
- ☒ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: 32 (106)

Is pre-treatment being proposed for sanitary sewer discharge? If required to comply with waste water limitations

If property is zoned M-1, M-2 or M-5 then the following shall be completed:

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

- | | | |
|---|-----|---------|
| <input checked="" type="checkbox"/> Factory Group F-1 (Moderate-hazard) | TBD | sq. ft. |
| <input checked="" type="checkbox"/> Factory Group F-2 (Low-hazard) | TBD | sq. ft. |
| <input checked="" type="checkbox"/> Storage Group S-1 (Moderate-hazard) | TBD | sq. ft. |
| <input checked="" type="checkbox"/> Storage Group S-2 (Low-hazard) | TBD | sq. ft. |
| <input checked="" type="checkbox"/> Business Group B | TBD | sq. ft. |
| <input type="checkbox"/> High-Hazard Group H | | sq. ft. |
| <input type="checkbox"/> Other _____ | | sq. ft. |

Types and quantities of goods and materials to be made, used or stored on site:

HARIBO produces high quality non-chocolate confections using sugars, gelatins, flavors, colors, corn starches, and other ingredients. Packaging materials are generally plastic and cardboard.

Types of equipment or machinery to be used on site:

Candy production equipment including forming, mixing, and cooking equipment. Candy packaging equipment including wrapping, packaging, and conveying. Material handling equipment including forklift trucks, pumps, and pallet jacks. Utility equipment such as boilers, air compressors, and air handlers.

Types and quantities of solid or liquid waste material which require disposal:

Please refer to attached EXHIBIT B.

Method of handling, storing and disposing of solid or liquid waste materials:

Any and all waste materials will be handled, stored and disposed of by trained employees and/or hired contractors. Appropriate waste containers will be used, storage will occur on-site until pick-up by waste disposal service.

Methods of providing site and building security other than the Village Police Department:

The facility will include security cameras, security fencing, and a guard on-site. The facility will be monitored and gates manned 24/7/365.

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

HARIBO will hire contractors and/or employees to maintain the facilities and site.

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

The site use change will be from an agricultural site to an industrial site. There will be additional traffic (trucks for shipping and receiving, employee cars, etc.), additional noises (vehicles, people, and exterior equipment such as air handlers), and different odors than an agricultural site. The trees that are along 128th will be left in place to serve as a visual screen between the residential neighborhood and the new production facility. In addition, the new facilities are located reasonably on the site to be as far from the residential area as practicable.

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project:

Air quality permit, Wetland permit, Village Land Use Plan Amendment, PUD, Zoning map and text amendment, Site and operational plan, WRAPP, Wi-DOT, Sanitary sewer and water utilities, State review, Construction permit, Fire protection permit

PLANS AND OTHER ATTACHMENTS

- Three (3) full size and a PDF copy of the Master Conceptual Plan, which shall include at a minimum:

- Detailed and Dimensioned Site Plan
- Conceptual Engineering Plans
- Phasing Plan (if applicable)
- ~~Floor Plans and Elevations~~ **
- Proposed Zoning District Change(s)

- Application Fee

- Any other information as specified by the Village

Refer to attached exhibits:

Exhibit E - Drawing Z-101

Exhibit F - Drawing 17014_AR_P_MA_XX_001_00_000

Exhibit G - Drawing 17014_AR_P_MA_XX_007_00_000

Exhibit H - Drawing 17014_AR_P_MA_XX_008_00_000

Exhibit I - Drawing 17014_ip_p_ma_la_001_00_2t0_1a

Exhibit J - Drawing 17014_ip_p_ma_la_002_00_2t0_1a

Exhibit K - Drawing 17014_ip_p_ma_la_005_00_2t0_1a

Exhibit L - Drawing 17014_ip_p_ma_la_006_00_2t0_1a

Exhibit M - Drawing 17014_ip_p_ma_la_099_00_2t0_1a

** Note:

Per phone conversation with Tom Shircel on 2/13/2018 it was discussed that floor plans and elevations cannot be submitted at this early stage of design. It is Haribo's intent to keep the Village of Pleasant Prairie up to date on any progress as the design evolves.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

I (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Wesam Saber, authorized representative
Print Name: of Haribo of America Manufacturing, LLC

Signature: 

Address: 9500 Bryn Mawr Ave

Rosemont IL 60018
(City) (State) (Zip)

Phone: 847.349.5062

Fax: 847.260.0598

Email: wes.saber@haribo.com

Date: 16 February, 2018

APPLICANT/AGENT:

Brian Dunn, representative of Mead & Hunt
Print Name:

Signature: 
Digitally signed by Brian Dunn
DN: C=US, E=brian.dunn@meadhunt.com, OU=Food & Beverage, CN=Brian Dunn
Reason: I am the author of this document
Date: 2018.02.16 13:57:29 -06'00'

Address: 2440 Deming Way

Middleton WI 53562
(City) (State) (Zip)

Phone: 608.443.0587

Fax: 608.273.6391

Email: brian.dunn@meadhunt.com

Date: 16 February, 2018

SITE AND BUILDING INFORMATION

EXHIBIT A

Site and Building Information Exhibit

Note:

Numbers not in parentheses reflect Phase 1

Numbers in parentheses reflect Phase 4, full build-out

Lot area: 136.8 ac (5,959,008 sq. ft.)

Total impervious surface area: 1,169,266 (2,335,975) sq. ft.

Total landscape area:

Site % of open space: 80 (60) %

Number of Buildings within the development proposed: 6 (11)

Building #1 *Production area:*

Area: 217,368 (689,648) sq. ft.

Height: 100 ft.

Building #2 *Buffer warehouse:*

Area: 262,500 (584,800) sq. ft.

Height: 170 ft.

Building #3 *Gate 2:*

Area: 3,240 (3,240) sq. ft.

Height: 30 ft.

Building #4 *Shop:*

Area: to be determined (7,399) sq. ft.

Height: 85 ft.

Building #5 *Fitness:*

Area: to be determined (14,234) sq. ft.

Height: 85 ft.

Building #6 *Kindergarten:*

Area: to be determined (7,399) sq. ft.

Height: 85 ft.

Building #7 *Gate 1:*

Area: 1,775 (1,775) sq. ft.

Height: 30 ft.

Building #8 *Sprinkler:*

Area: 10,032 (10,032) sq. ft.

Height: 100 ft.

Building #9 *Utilities:*

Area: 1,513 (1,513) sq. ft.

Height: 50 ft.

Building #10 *Central Administration:*

Area: to be determined (31,956) sq. ft.

Height: 85 ft.

Building #11 *Museum:*

Area: to be determined (7,399) sq. ft.

Height: 85 ft.

Building #12 *Multistorey car park:*

Area: to be determined (79,608) sq. ft.

Height: 66 ft.

INDUSTRIAL WASTE INFORMATION

EXHIBIT B

Industrial Waste Information

The anticipated industrial waste amounts per year are as follows:

Biodegradable waste:	726 to / 1,600,560 lbs
Plastic foil/wrap:	45,6 to / 100,530 lbs
Paper:	413 to / 910,500 lbs
Non-recyclable waste:	92 to / 202,800 lbs
Powder boards:	21625 Stück / pcs.
WCB-Boxes:	9180 Stück / pcs.
Mixed transportation materials:	106 to / 233,700 lbs

(These materials are recyclable/re-usable)

Project Participants

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	Electrical Emergency						
	Emergency		+1 800 662 4797				
Communication / Data USA	Midwest Fiber Networks Inc.						
	Time Warner Cable Business Class						
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Sheet Index

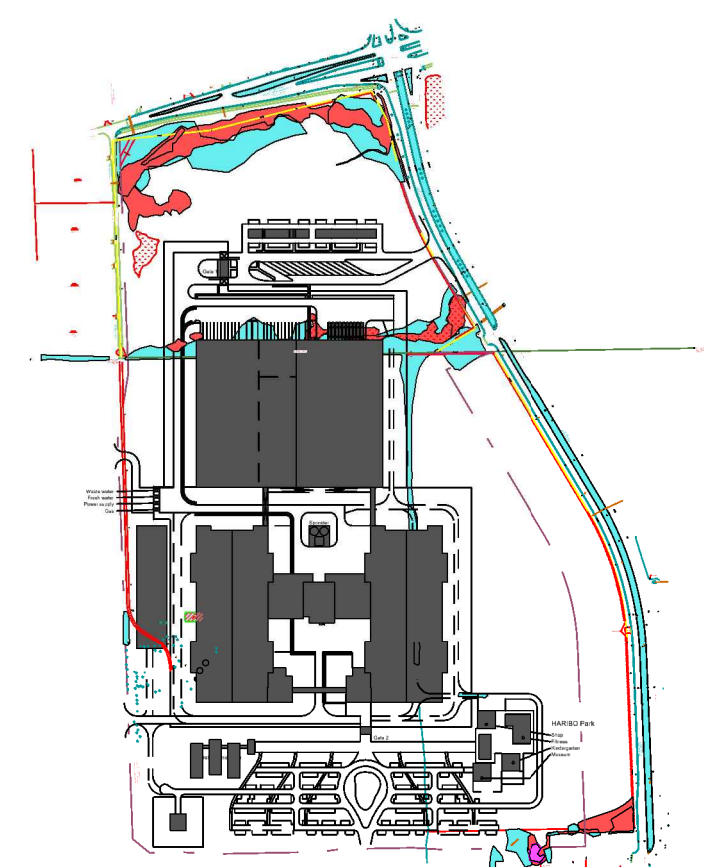
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- Site Plan
- Site Plan Setbacks
- Building Area Heights
- Landleveling Plan
- Landleveling Graveled Area Plan
- Project Phases
- Conceptual Civil Engineering Plan

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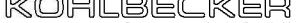
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Overview



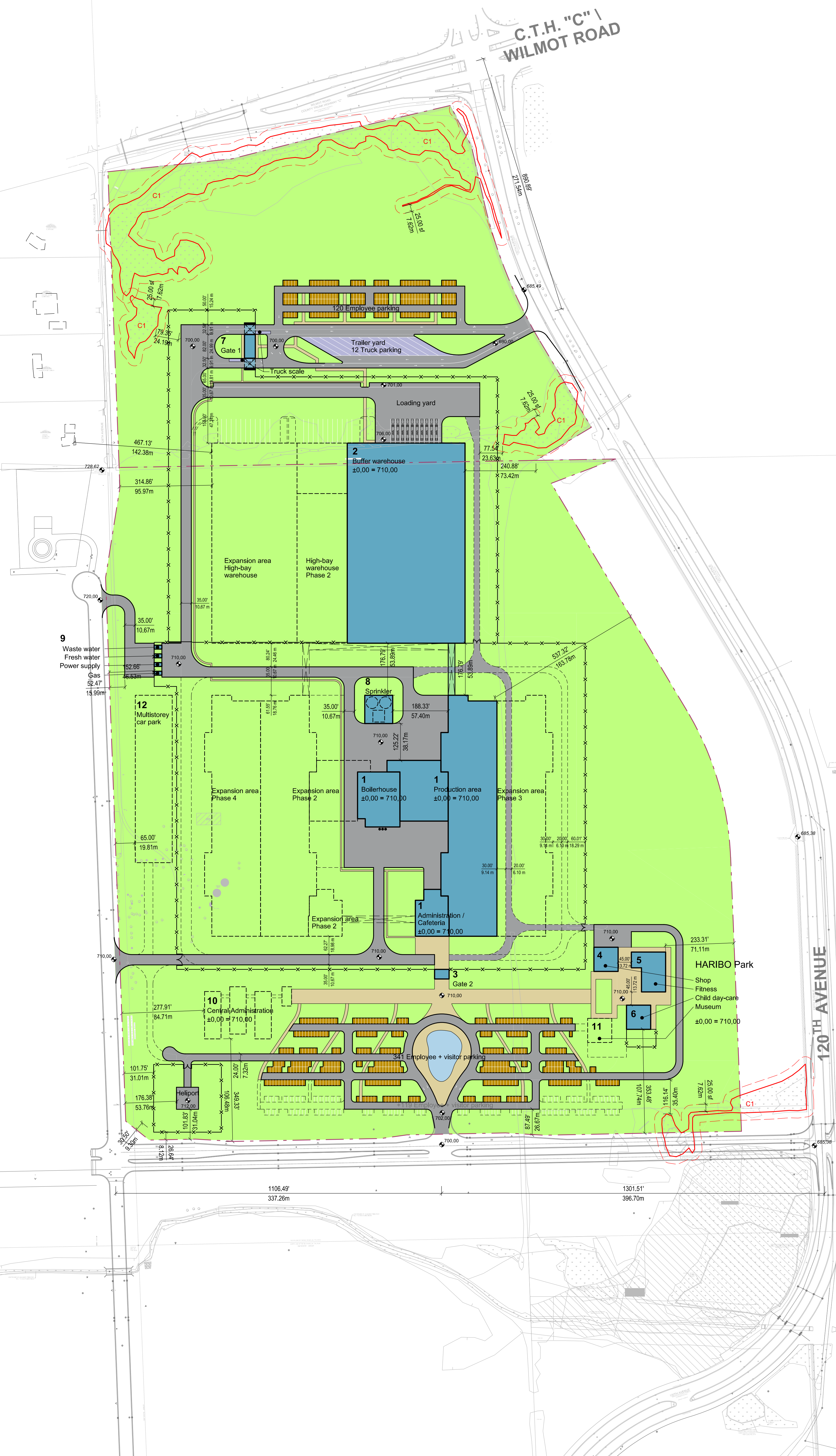
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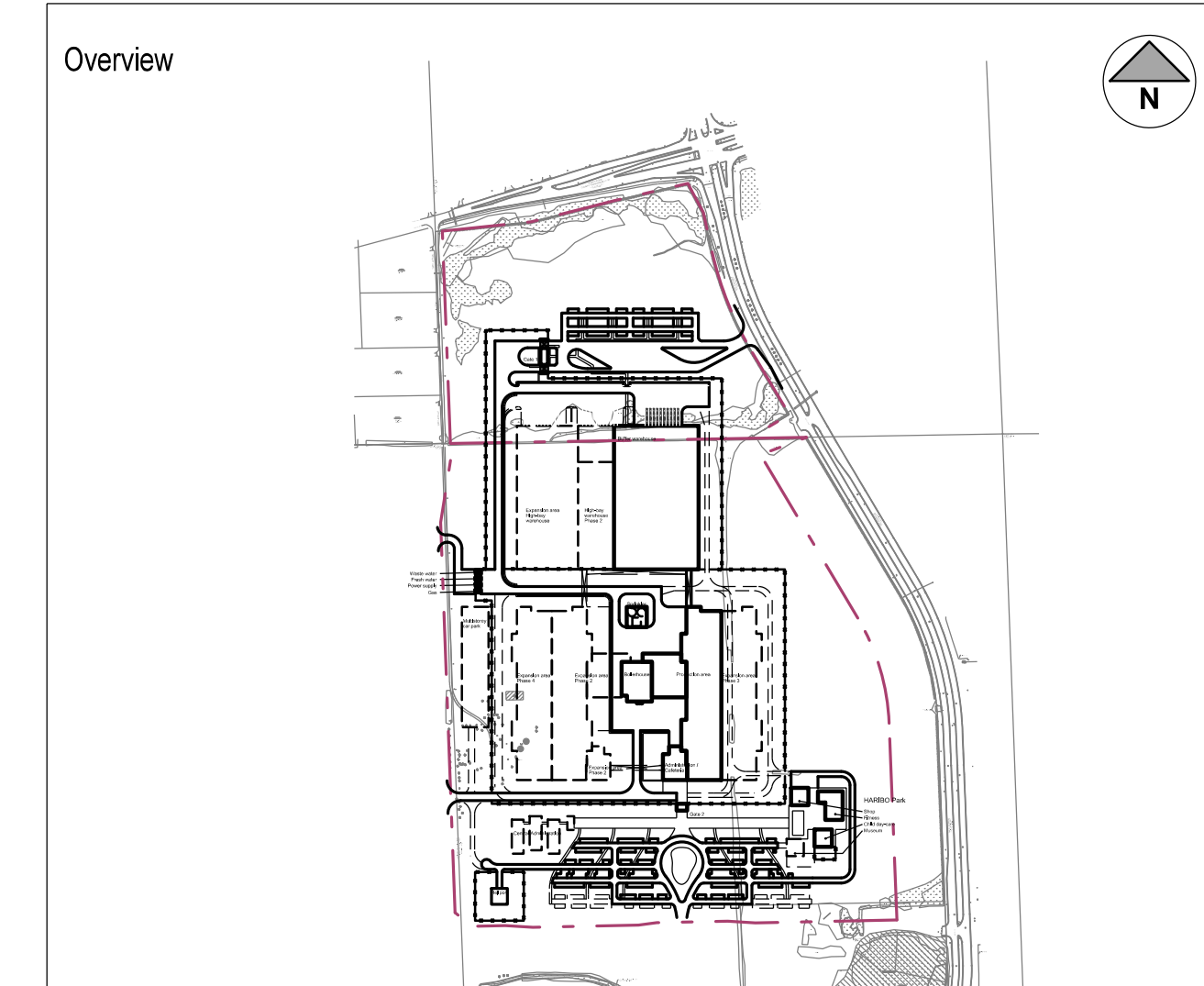
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 Kohn Pedersen Fox Associates Geospatial Group					Hightstown 20-D-7871 Signage Postcode 1380-D-78553 Signage					Tel: 609.7235.600 Fax: 609.7235.65 155 www.kohnpedersen.com				

Prairie Highlands-Haribo
Phase 1 Perspective looking northwest



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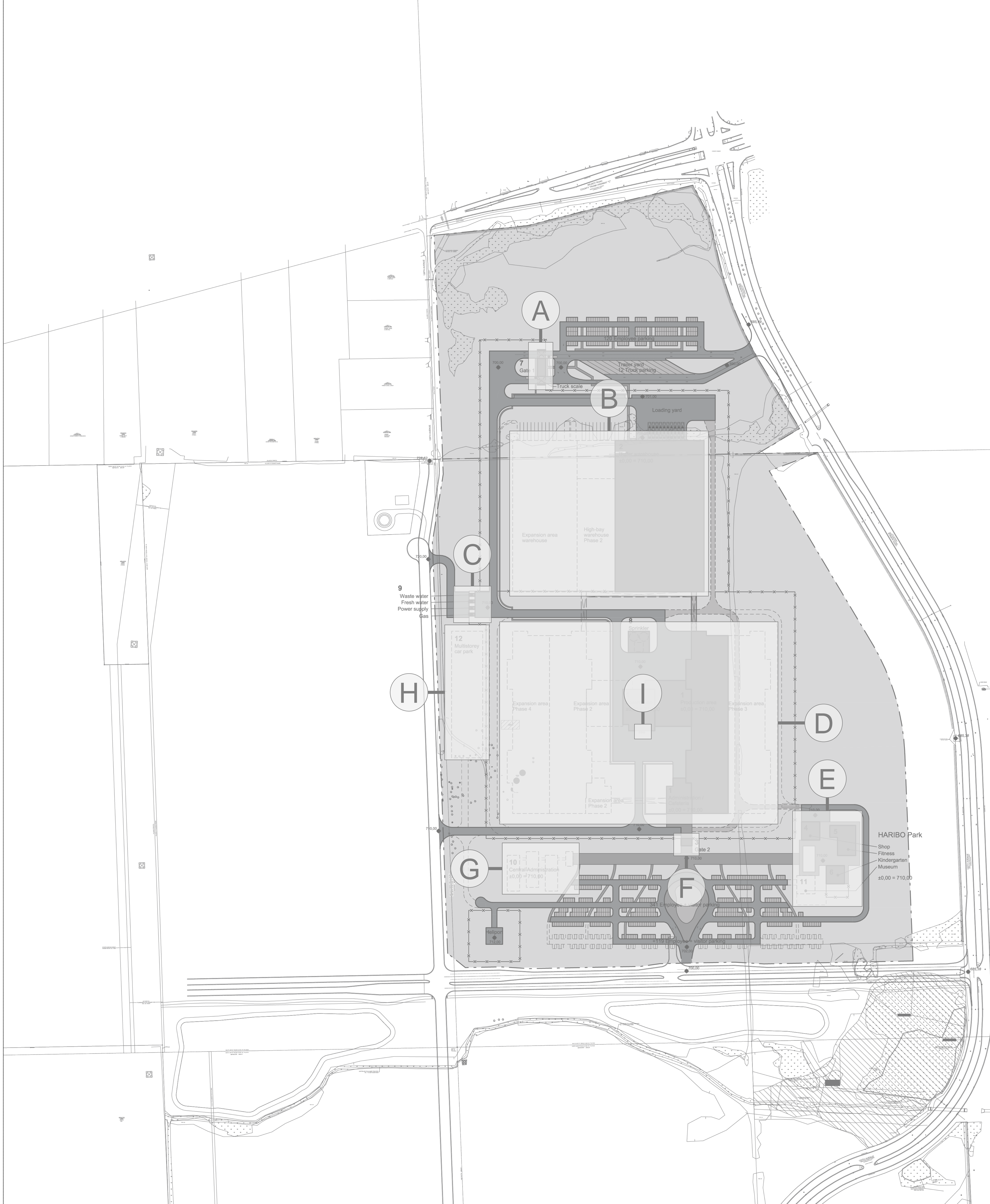
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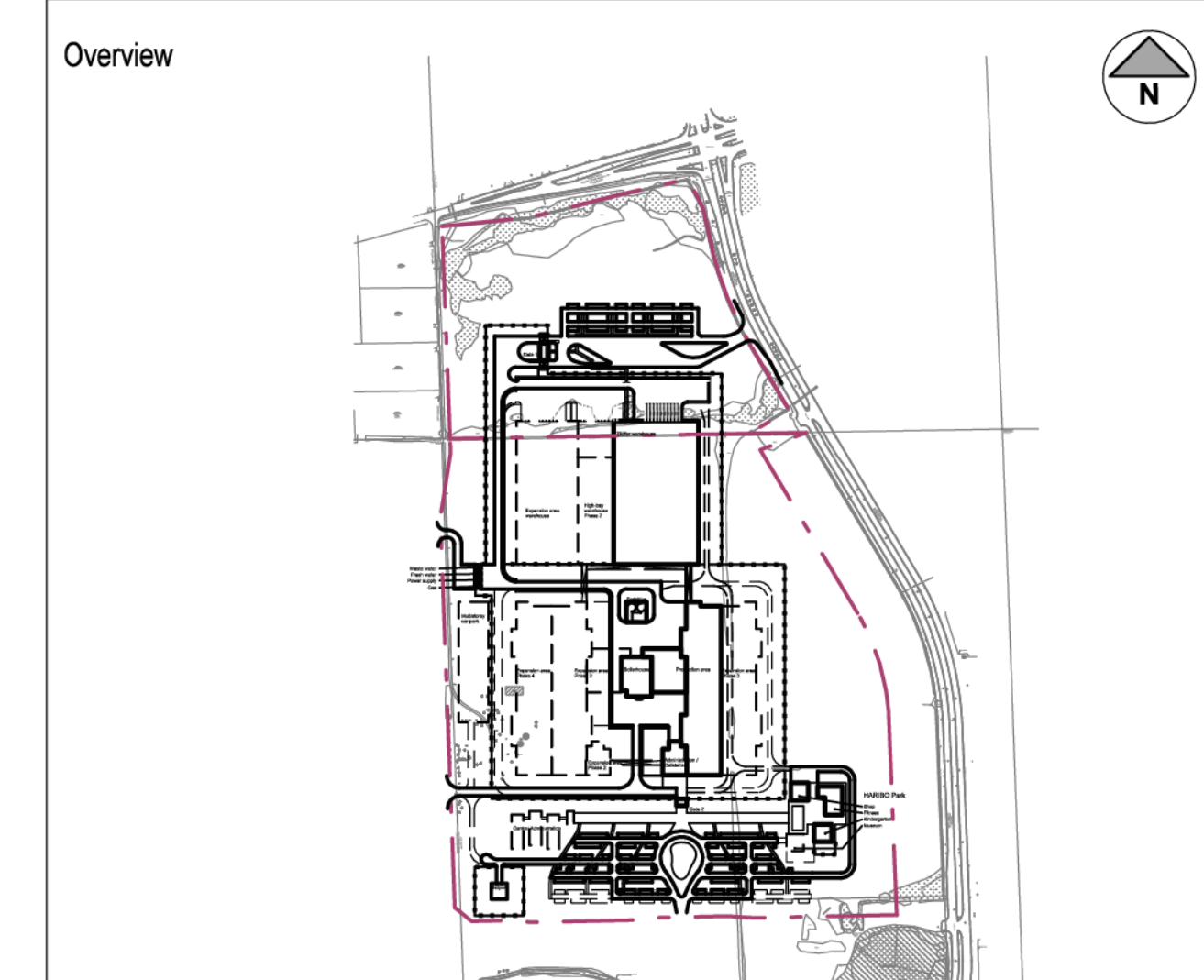
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A	Gate House	approx.	30 ft
B	Warehouse / High-bay Buildings	approx.	150 ft
C	Utility Buildings	approx.	20 ft
D	Production Buildings	approx.	120 ft
E	Museum, Daycare, Shop and Fitness Buildings	approx.	50 ft
F	Gate House	approx.	30 ft
G	Central Administration Offices	approx.	85 ft
H	Parking Structure	approx.	66 ft
I	Chimneys	approx.	TBD

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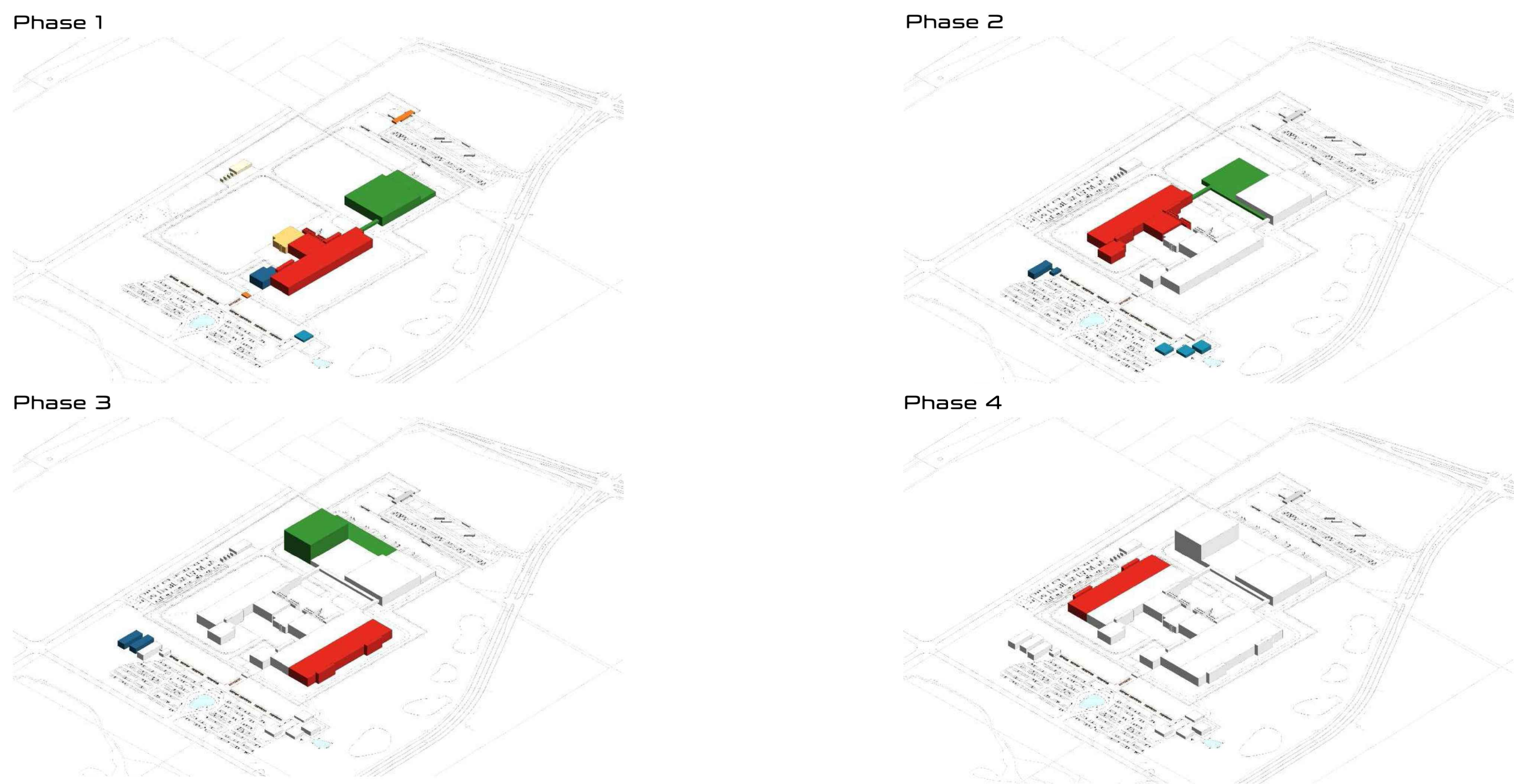
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			Hirsbrunnstr. 4 D-78571 Guggenau Postfach 1380 D-78553 Guggenau			Tel. +49 7225 600 Fax +49 7225 68 155 info@kohlbecker.de www.kohlbecker.de						

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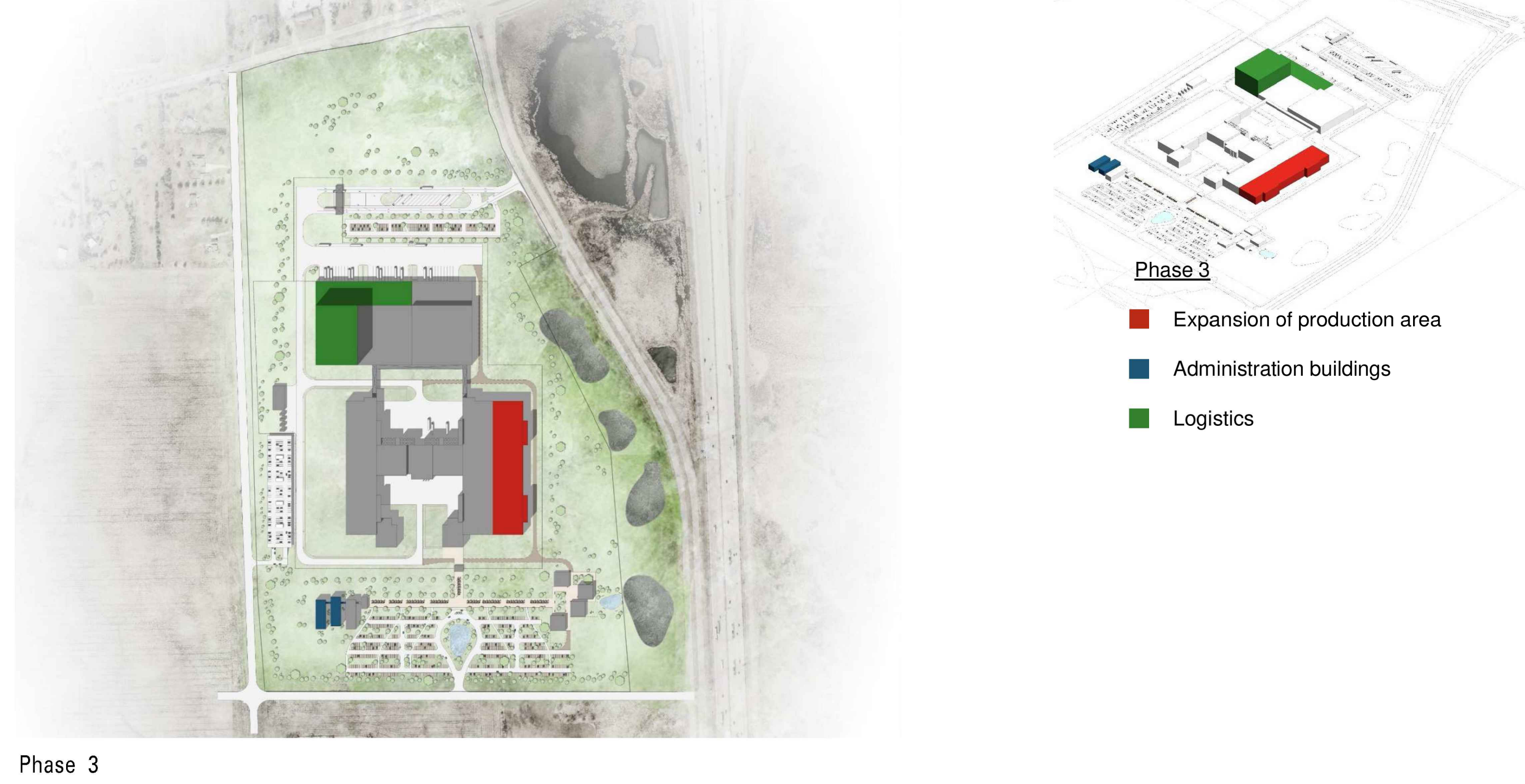
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KOHLBECKER



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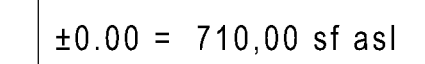
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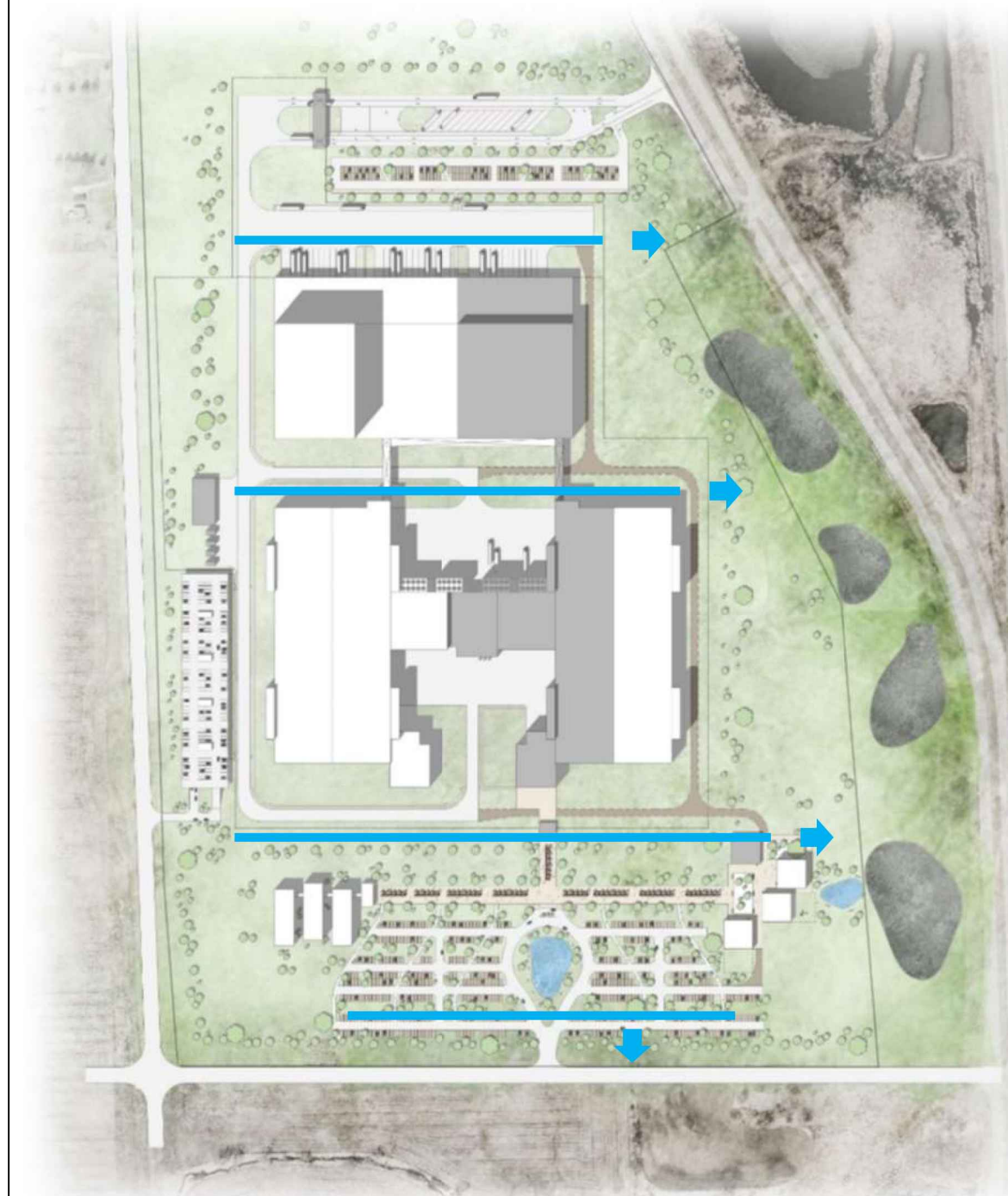
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Geoplanning GmbH

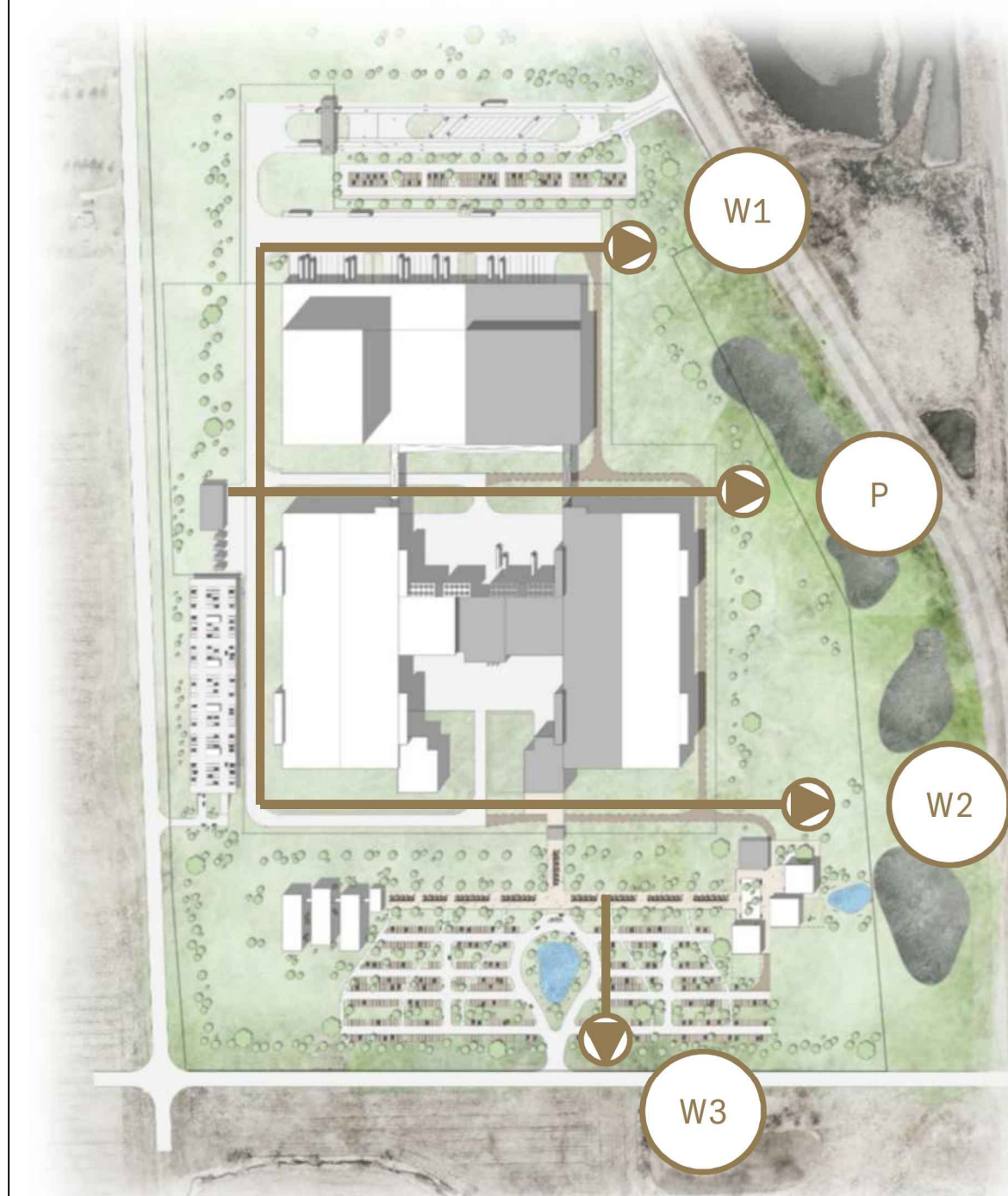
Hohenstaufen 20-76871 Gaggenau
Postfach 1380 - D-76933 Gaggenau

Tel. +49 7225 960 Fax +49 7225 96 155
info@kohlbecker.de www.kohlbecker.de

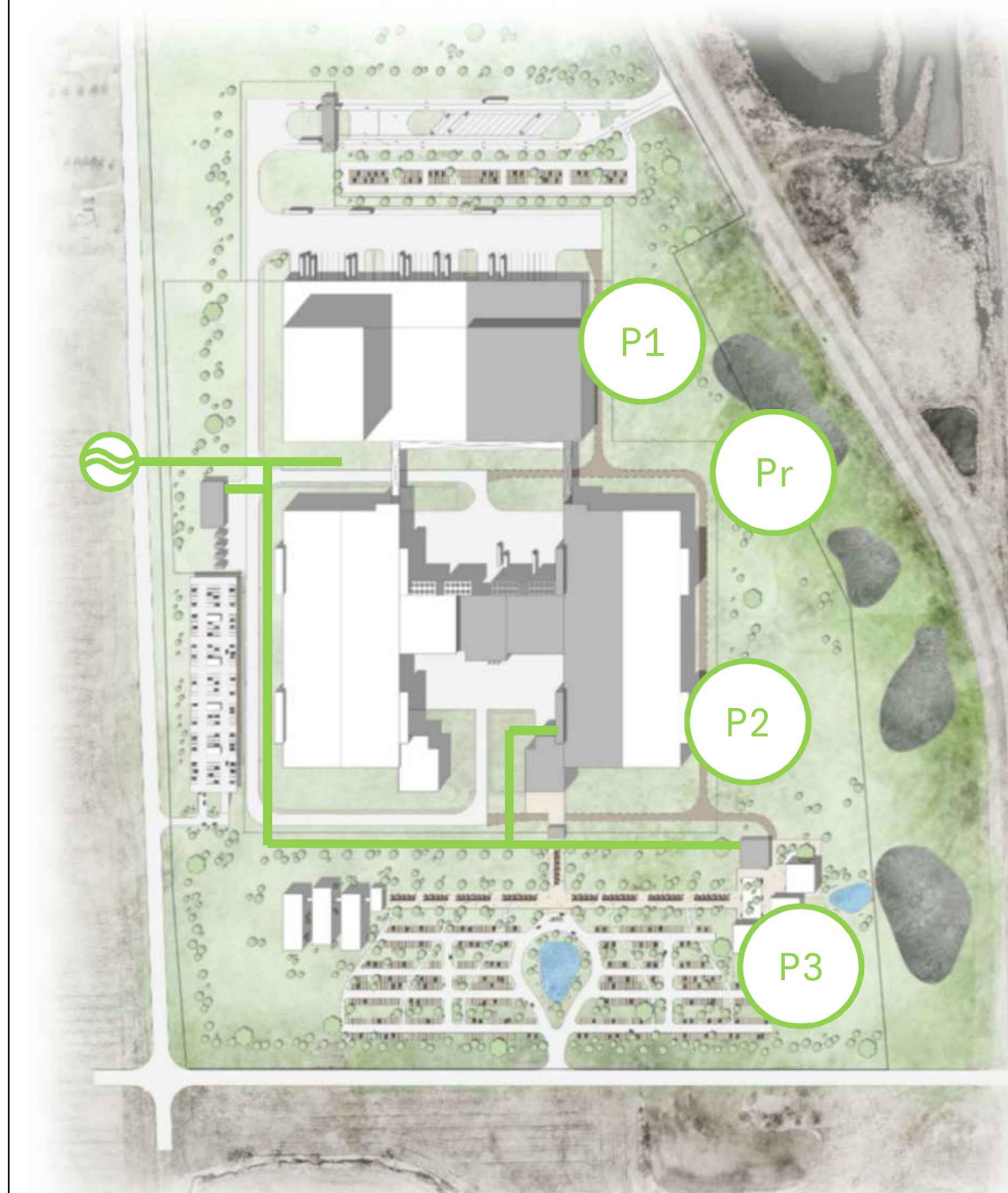
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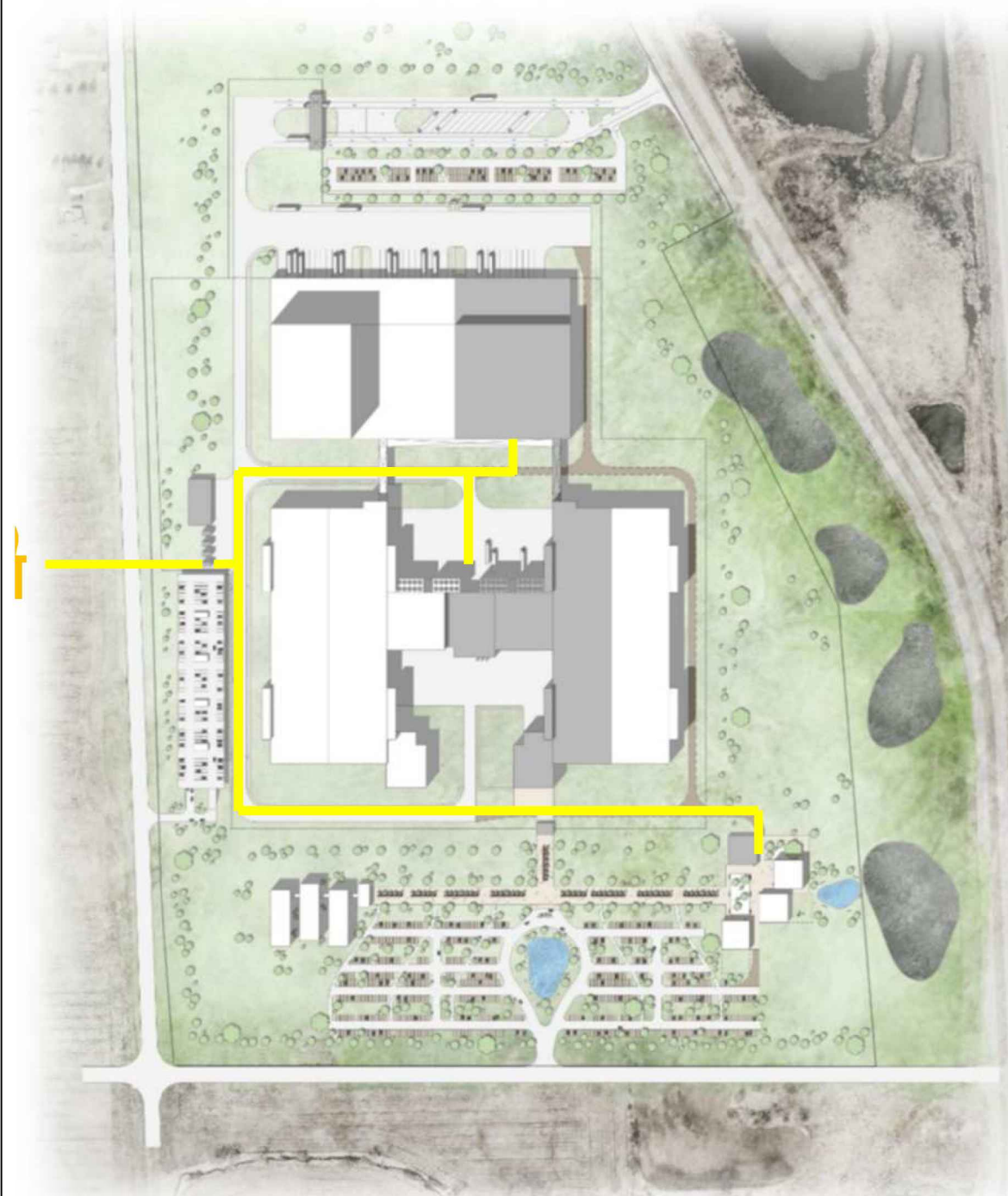
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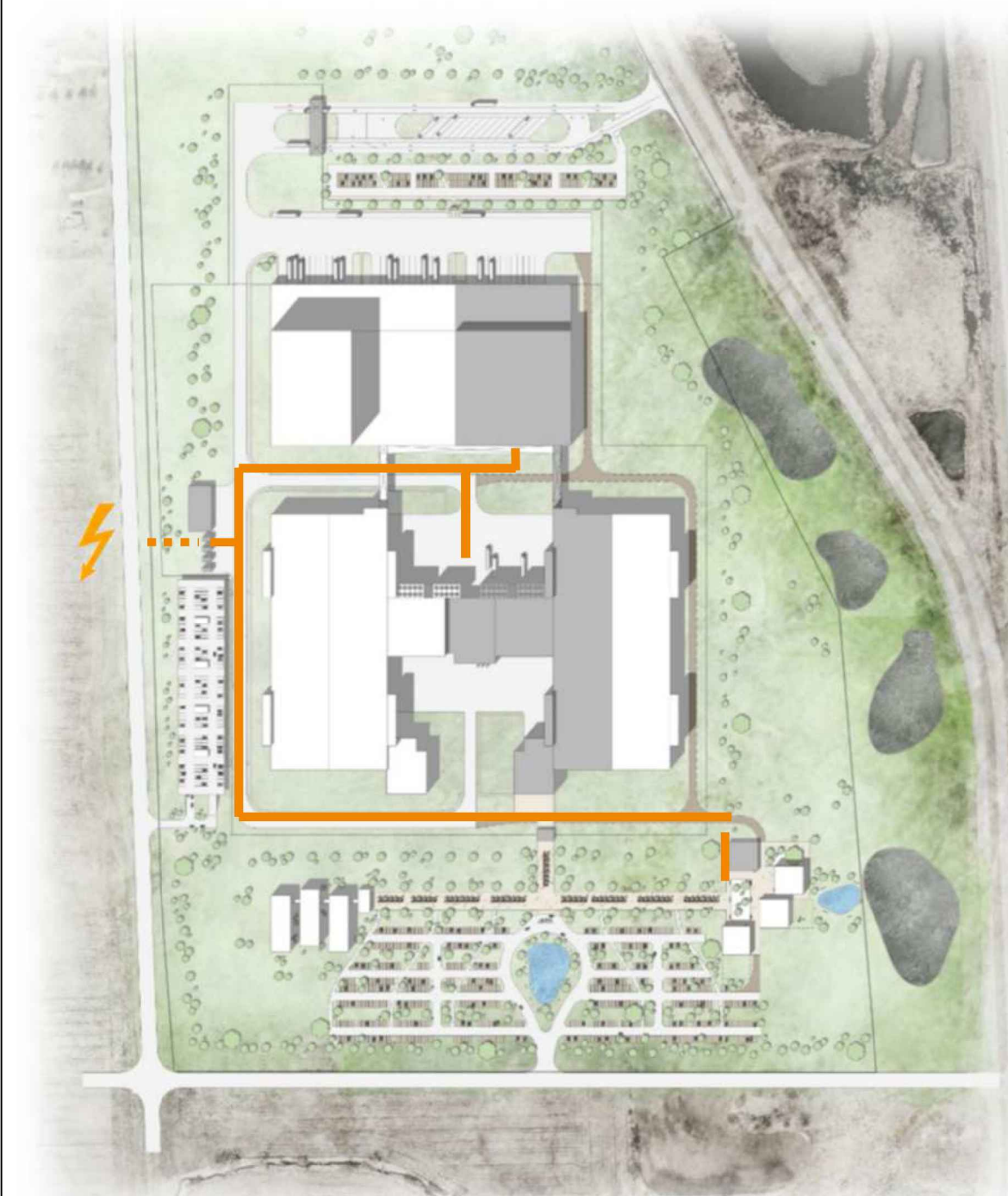
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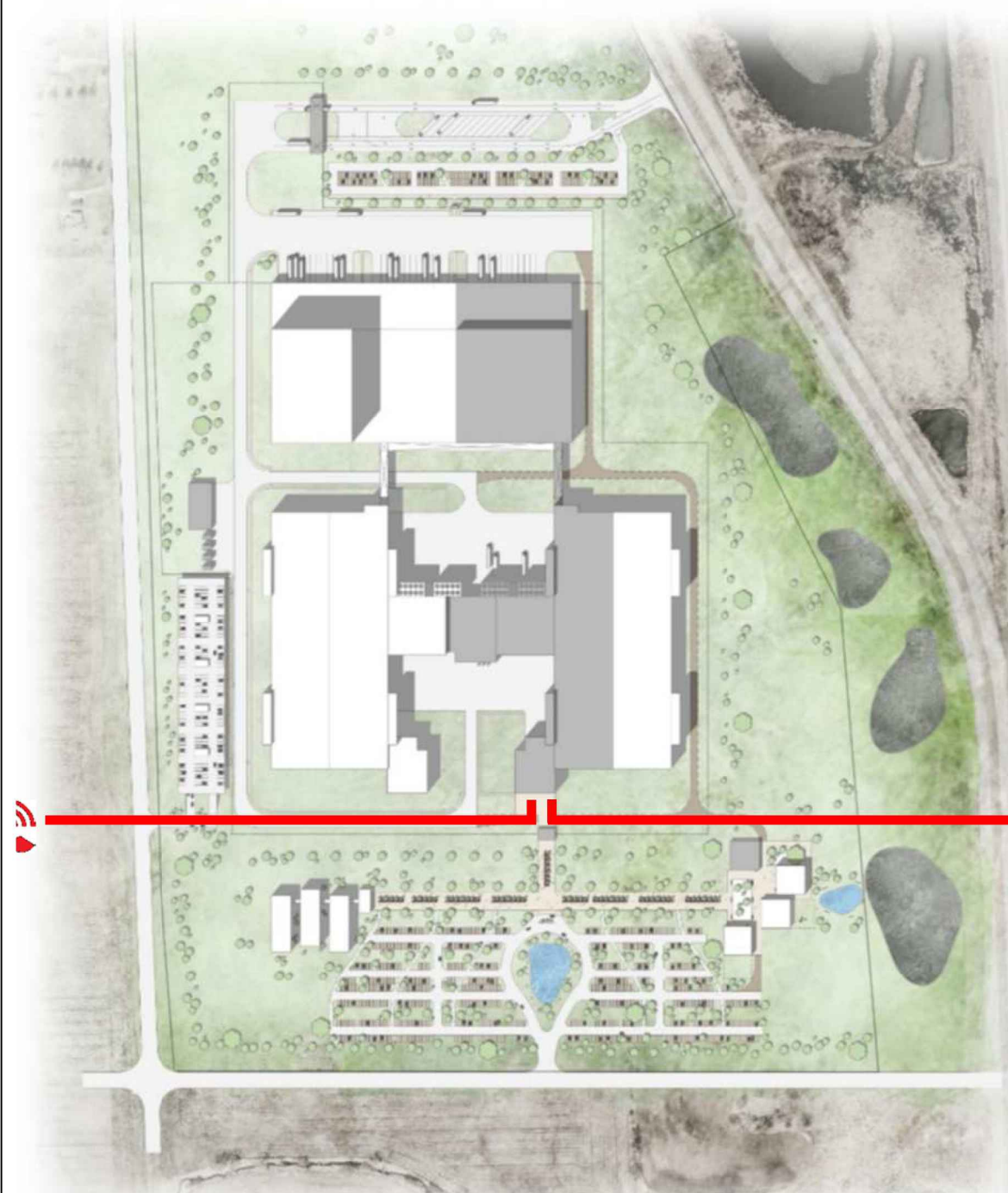
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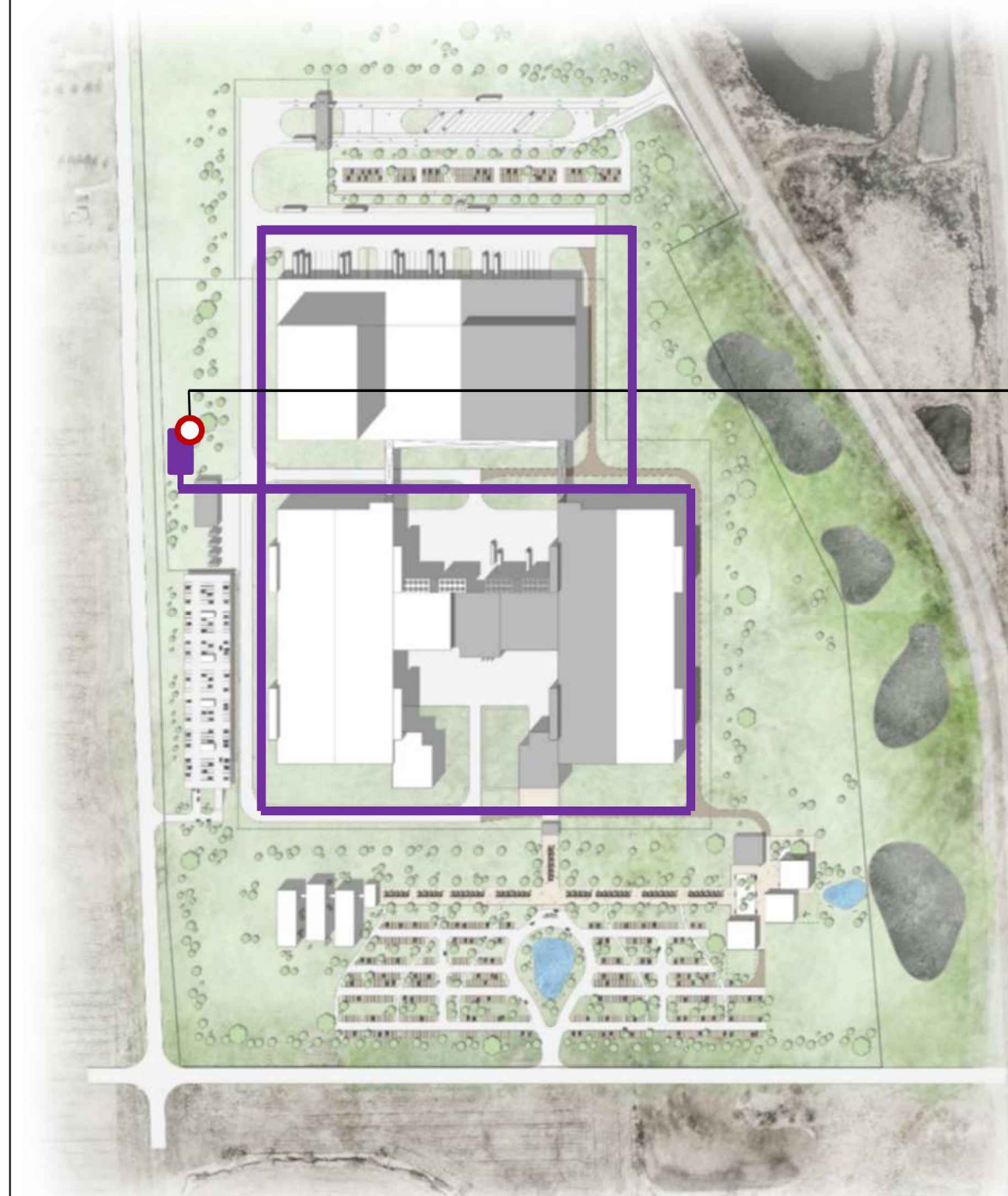
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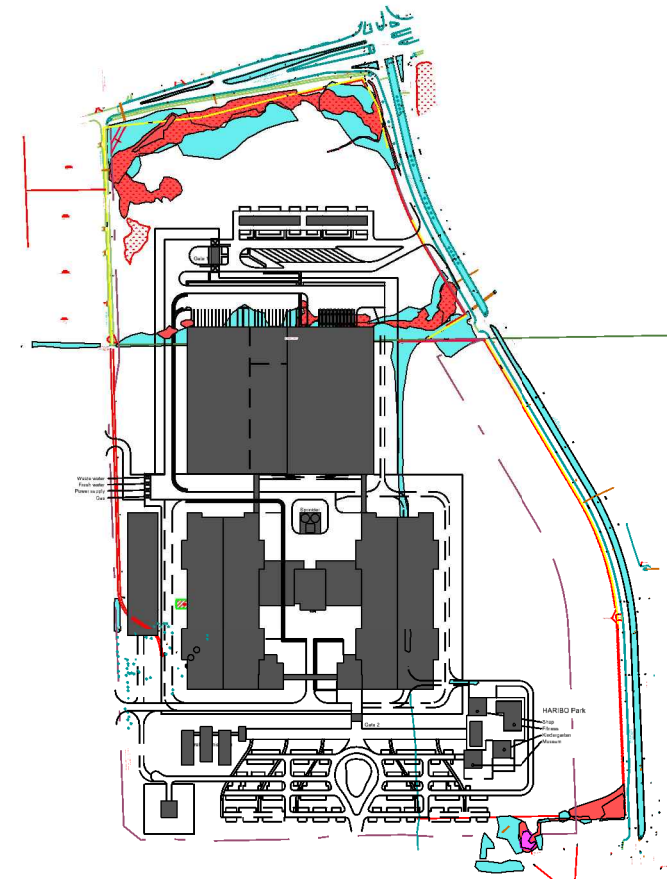


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Overview



±0.00 = 710,00 sf asl

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 707,00 Leveling (graveled or sodded surface)

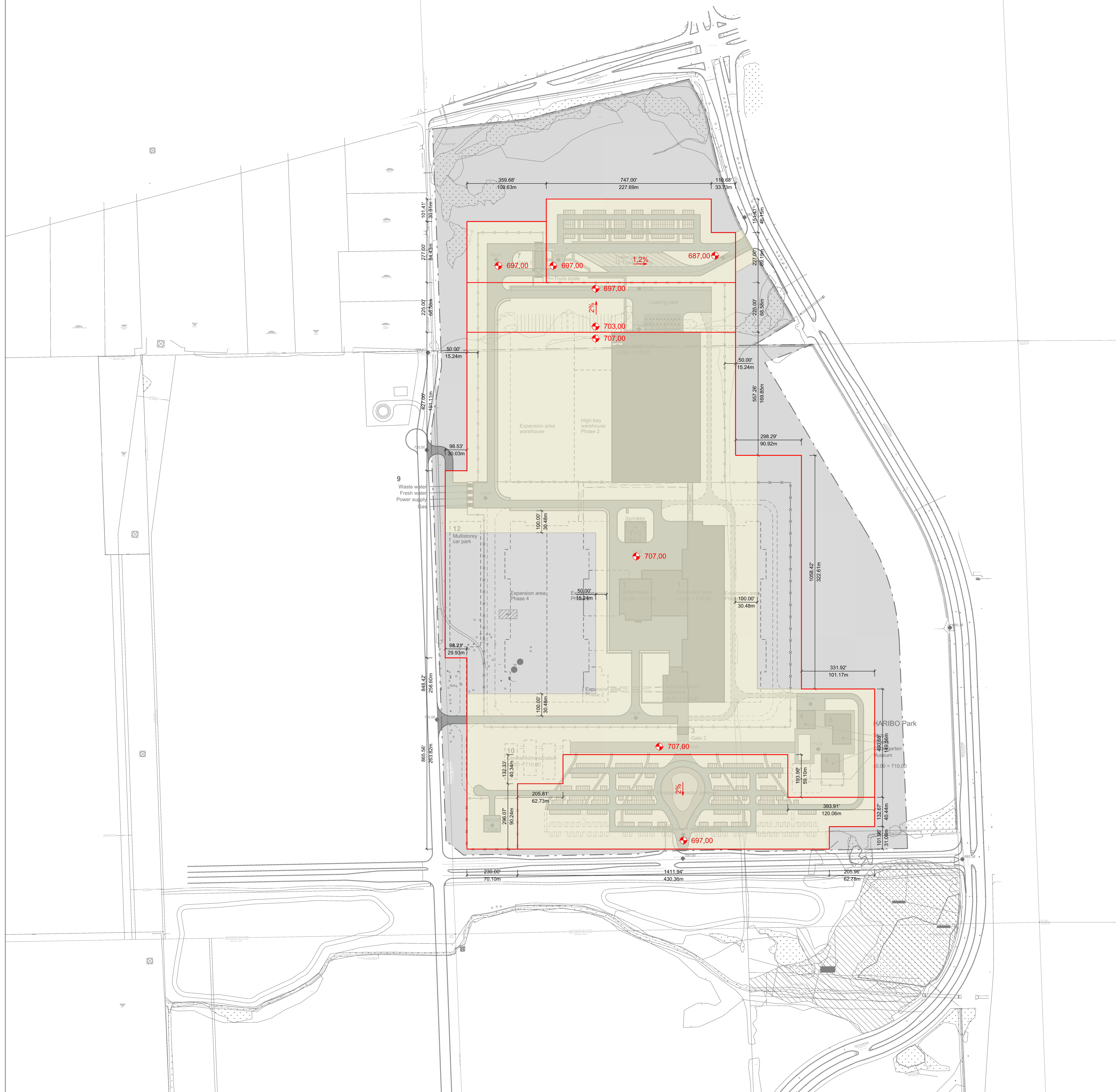


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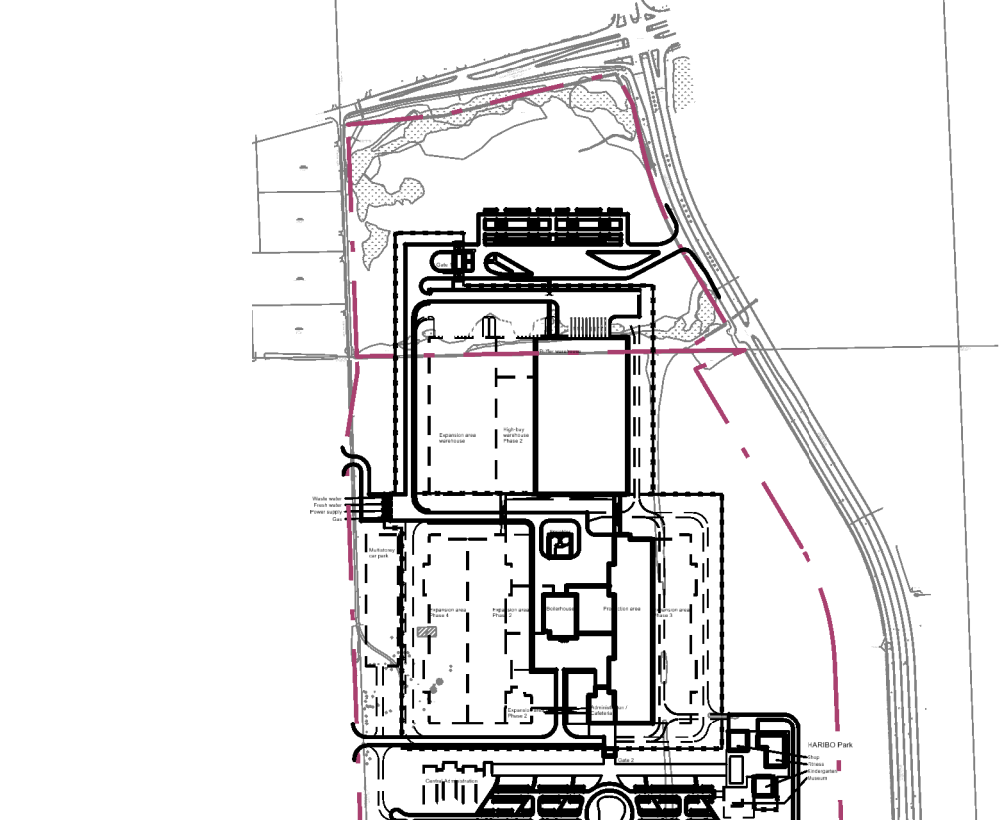
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 Untouched or sodded surface
 Gravel

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Overview



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KOHLBECKER Ingenieurbüro 13807 Berlin			Hildegardstr. 30-B/7601 Gaggeneau 13807 Berlin Tel: +49 3230 600-0 Fax: +49 3230 600 150 info@kohlbecker.de www.kohlbecker.de		

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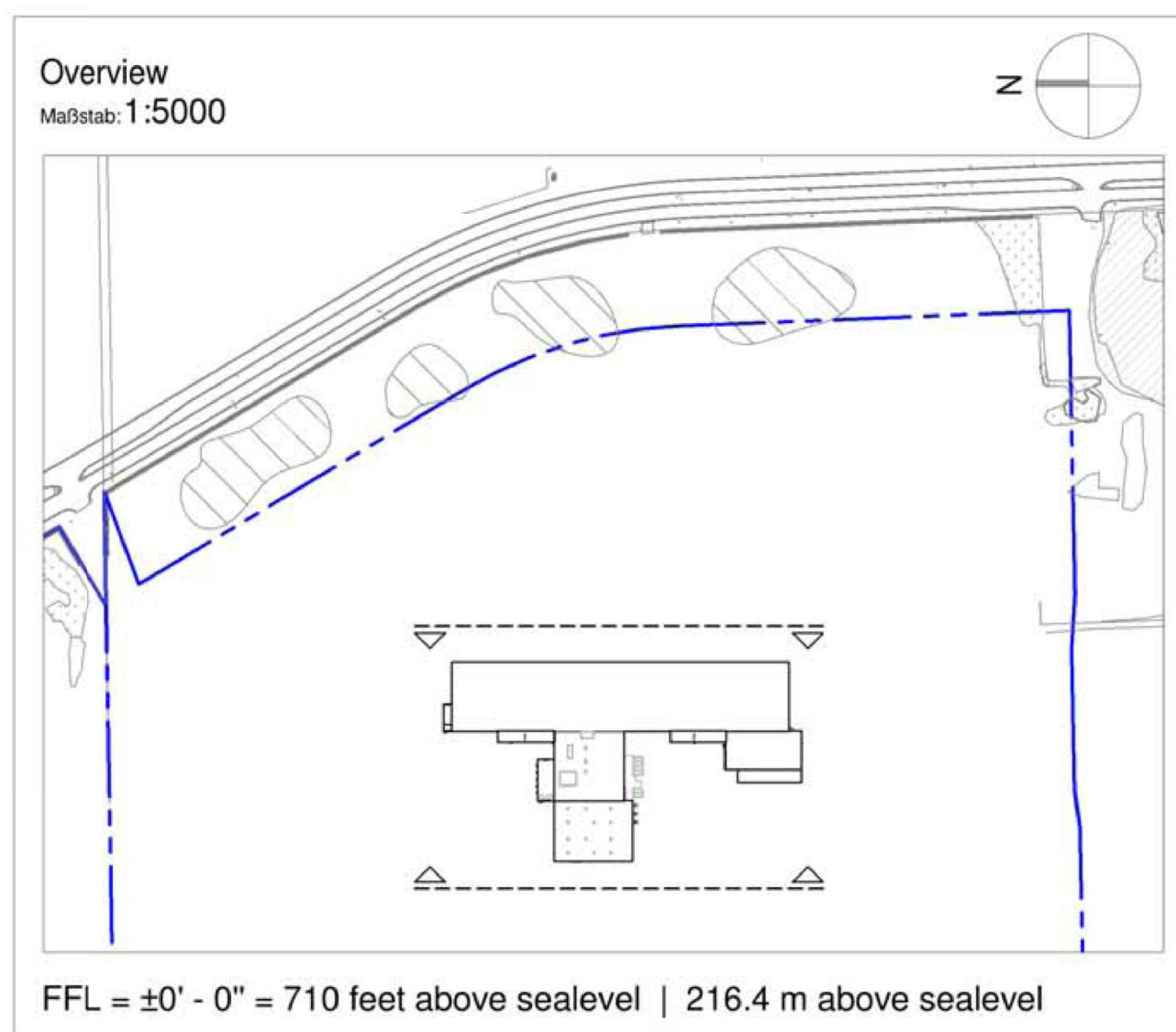
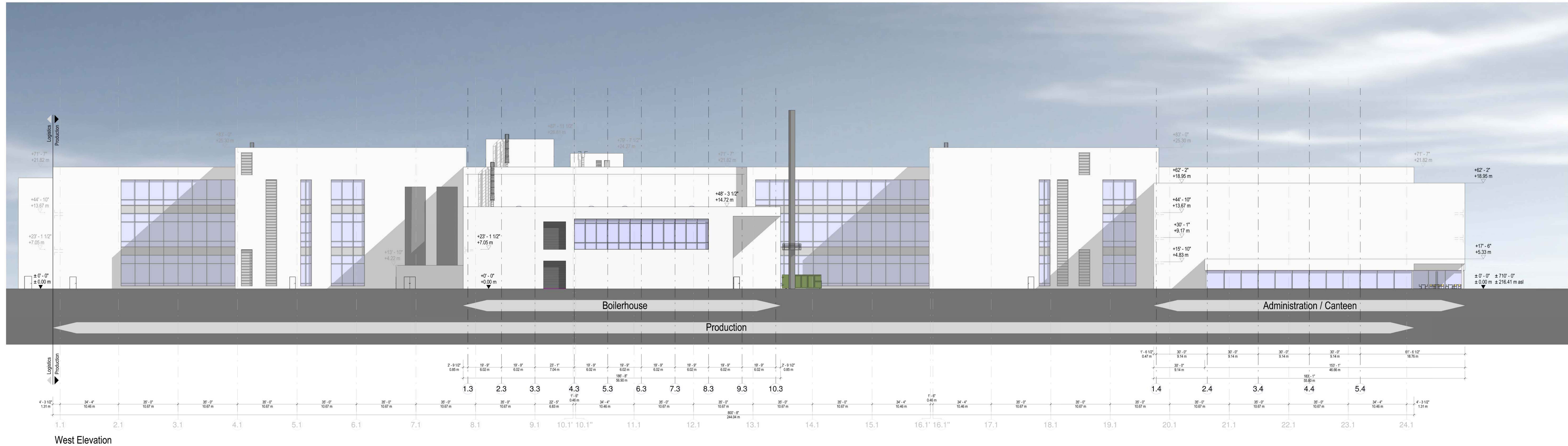
The site plan illustrates the proposed development layout. It features a large central building footprint with a parking area to its left. A road runs along the right side of the site, with a dashed line indicating a proposed or existing boundary. The plan also shows surrounding infrastructure, including a road on the left and a road on the right. A north arrow is located in the top right corner of the plan.

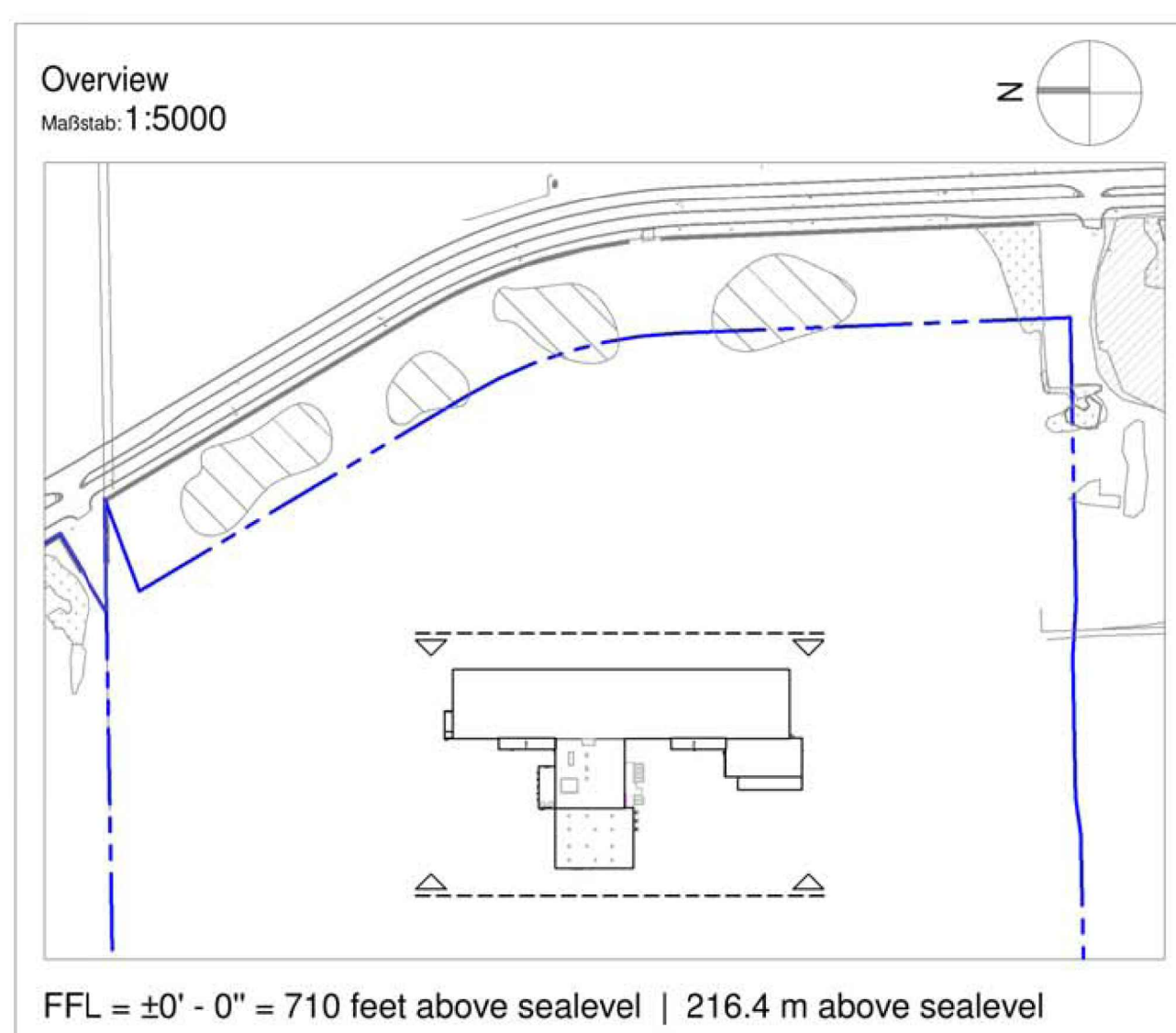
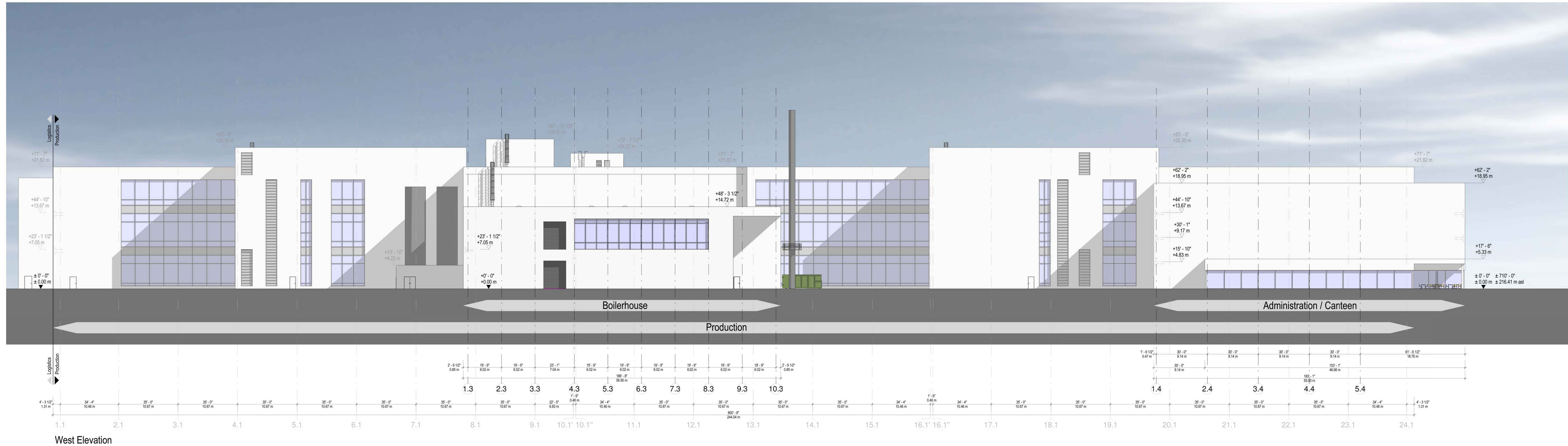
HARIBO
HARIBO of America

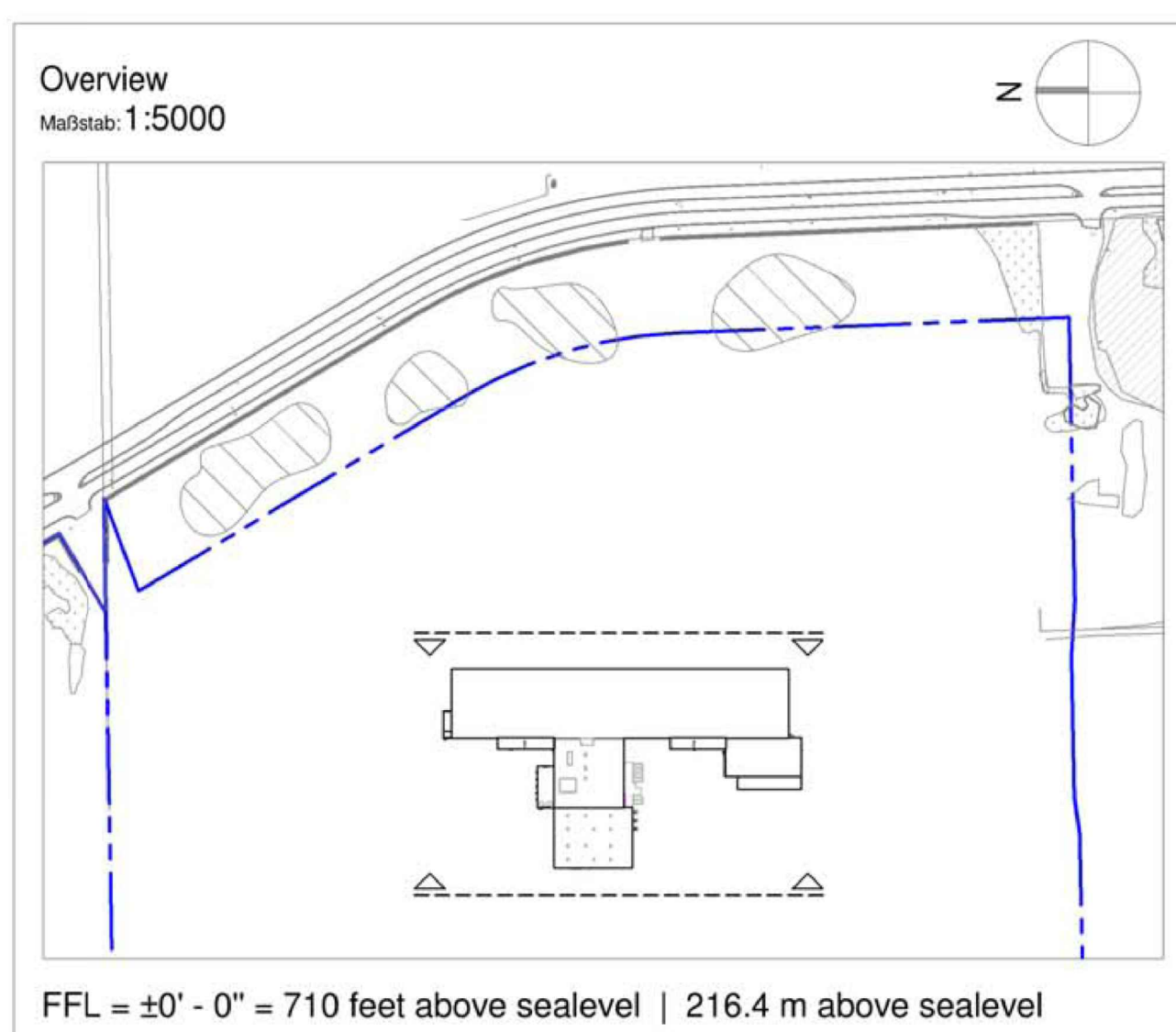
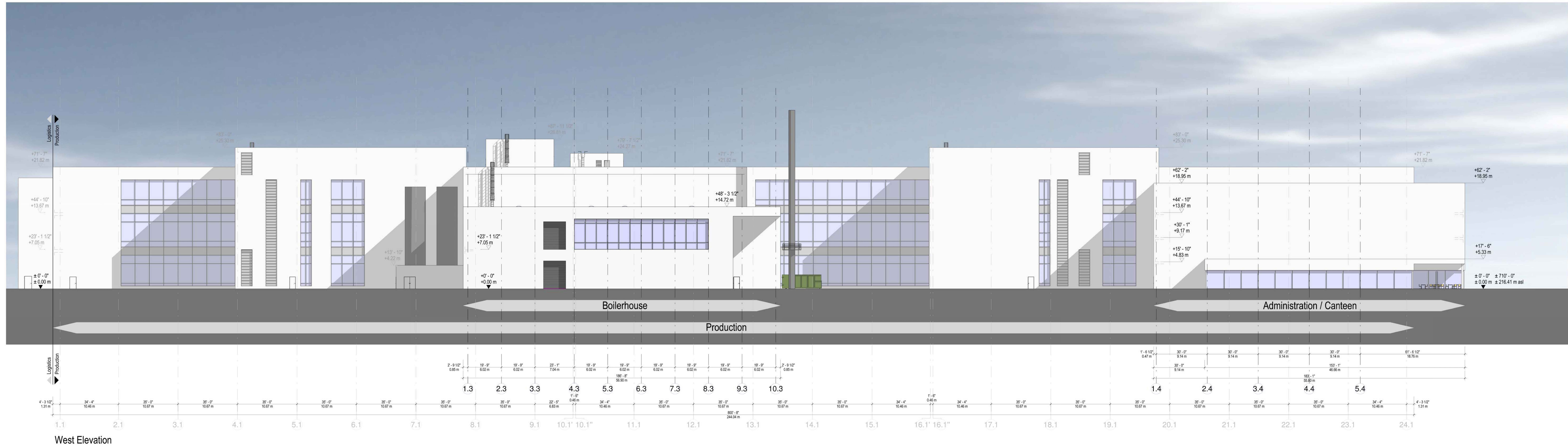
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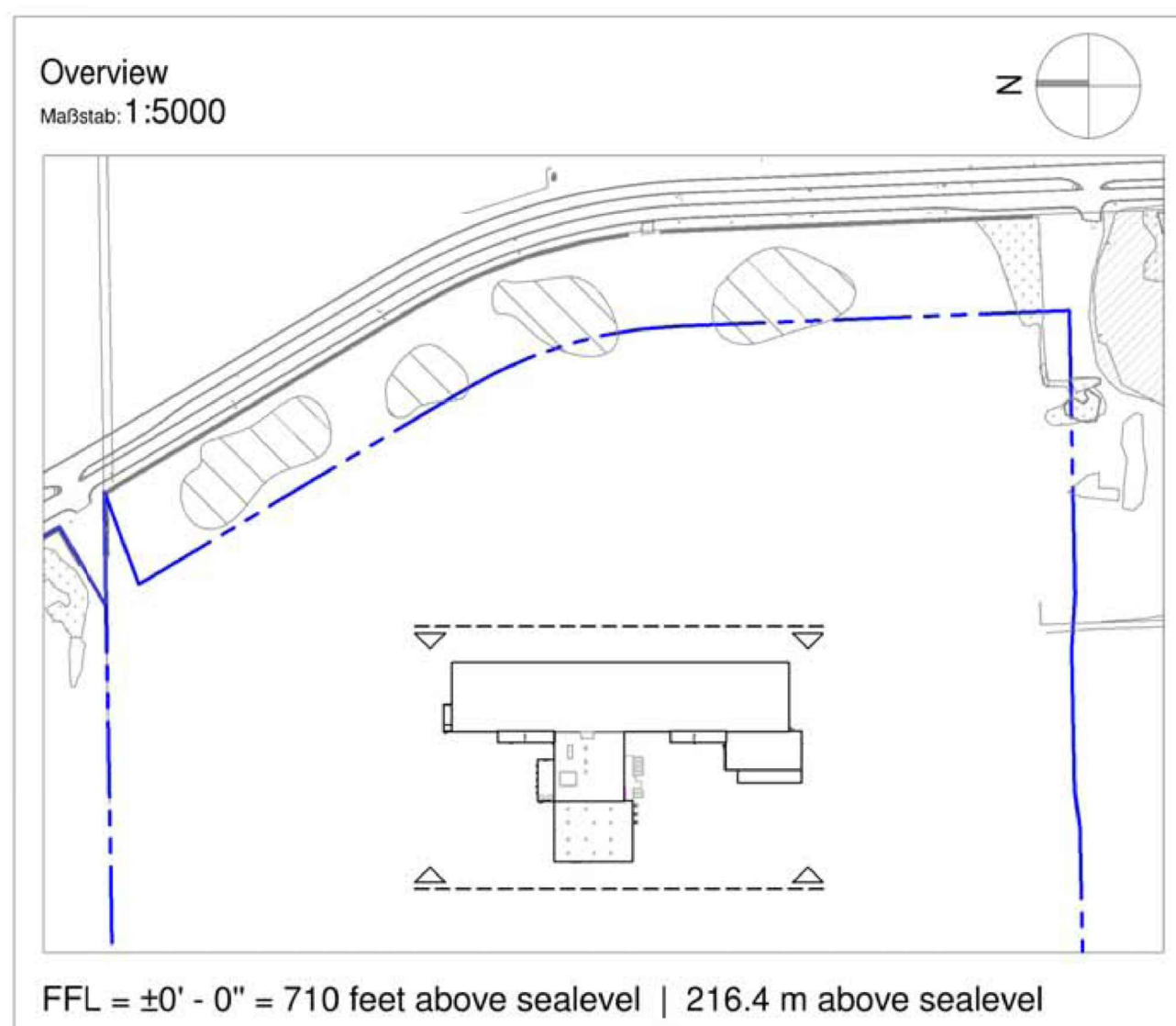
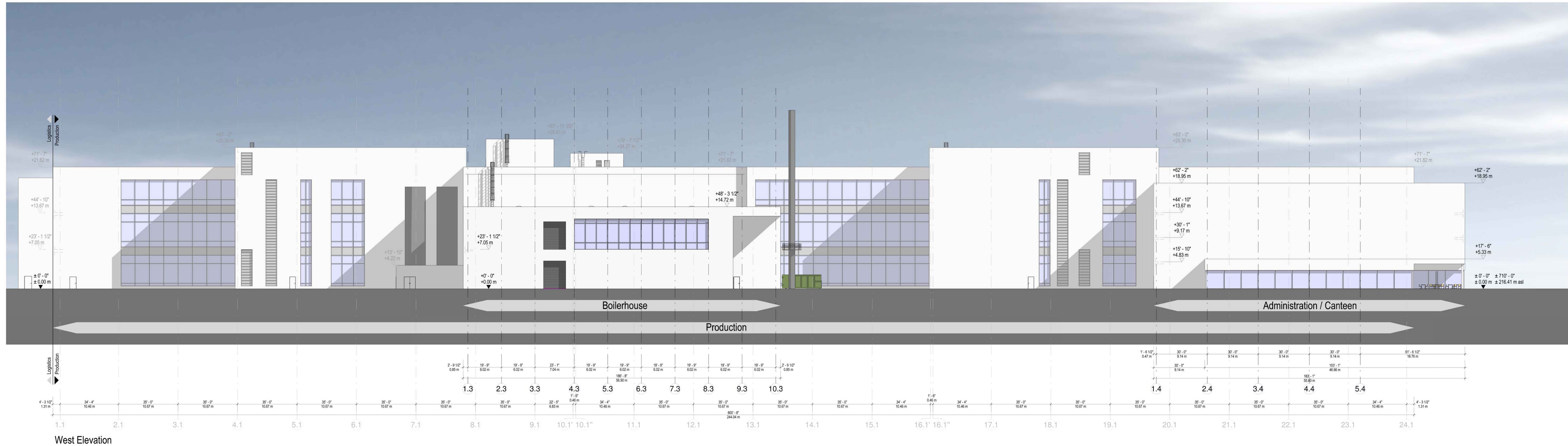
Hikostrasse 2 D-76871 Gaggenau
 Postfach 1380 D-76563 Gaggenau
 Tel. +49 7225 660 Fax +49 7225 96 156
 info@kohlbecker.de www.kohlbecker.de

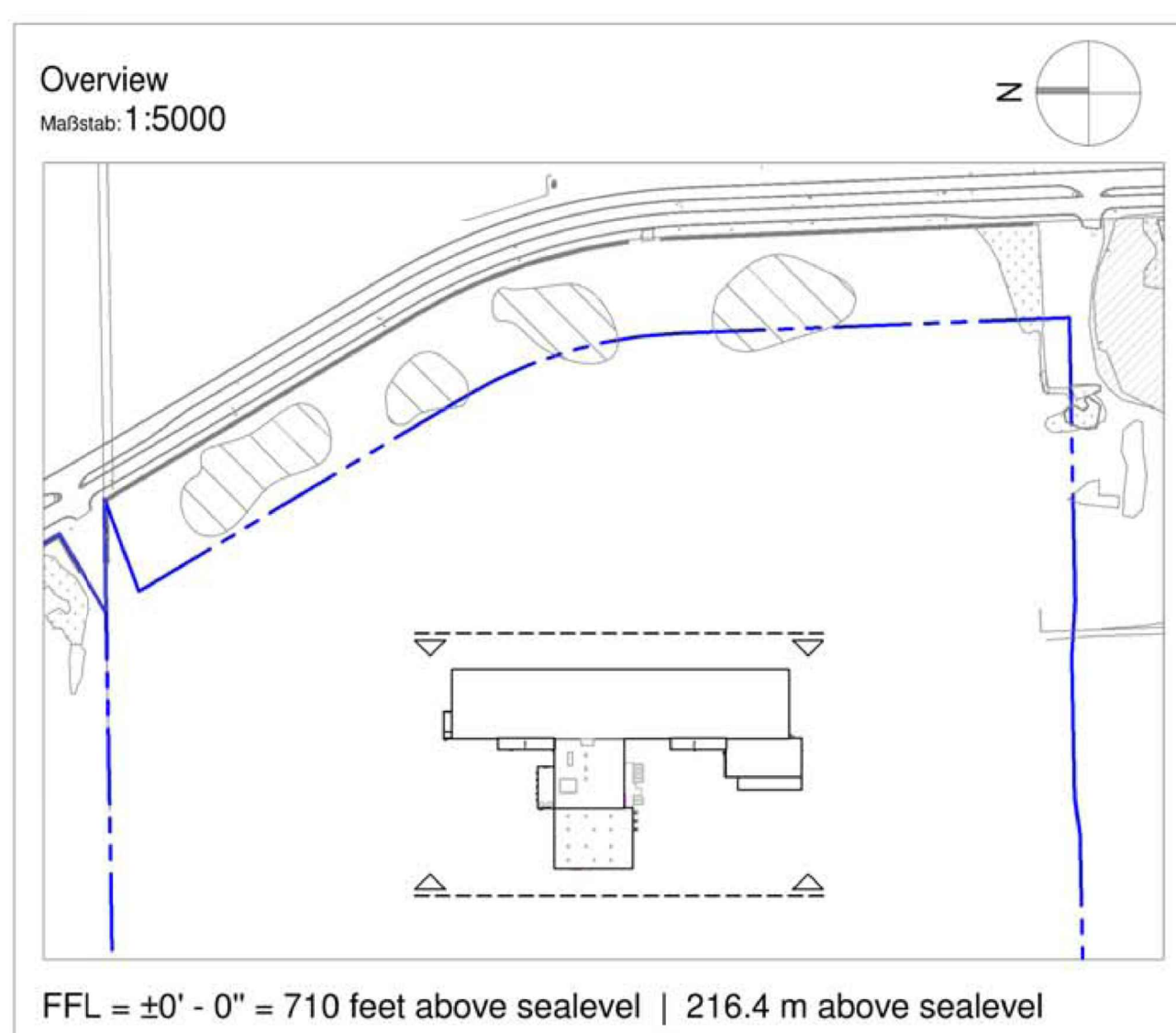
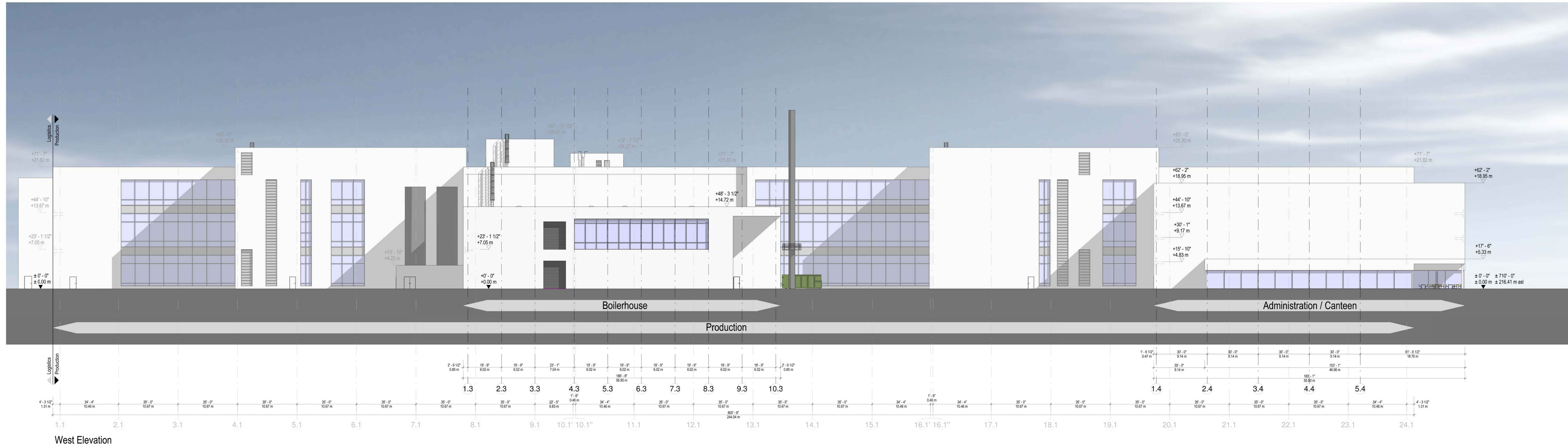
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ZONING MAP AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: Prairie Highlands Corporate Park - Haribo Site
Legal Description: See Attached Exhibit C (Lot 1 of Certified Survey Map No. 2849)
Tax Parcel Number(s): 91-4-121-241-0601
Existing Zoning District(s): M-5, C-1, B-6
Proposed Zoning District(s): M-5, C-1
Proposed Use: Manufacturing, warehouse, shipping/receiving for the Haribo production facility and ancillary uses as described in the PUD application.
Compatibility with Adjacent Land Uses:

This is an extension of the existing M-5 zoning into the northern portion of the parcel. All of the B-6 and some of the C-1 needs to be converted to M-5 and all with PUD overlay.

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification. Refer to Exhibit E for map of M-5 and C-1 areas.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine whether additional information may be needed for this request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Wesam Saber, authorized representative
Print Name: of Haribo of America Manufacturing, LLC

Signature: 

Address: 9500 Bryn Mawr Ave
Rosemont 60018
(City) (State) (Zip)

Phone: 847.349.5062

Fax: 847.260.0598

Email: wes.saber@haribo.com

Date: 16 February 2018

APPLICANT/AGENT:

Brian Dunn, representative of Mead & Hunt
Print Name: Brian Dunn, representative of Mead & Hunt

Signature: 
Digitally signed by Brian Dunn
DN: C=US, E=brian.dunn@meadhunt.com, OU=Mead & Hunt, OU=Food & Beverage, CN=Brian Dunn
Reason: I am the author of this document
Date: 2018.02.16 13:58:01 -0600

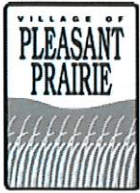
Address: 2440 Deming Way
Middleton WI 53562
(City) (State) (Zip)

Phone: 608.443.0587

Fax: 608.273.6391

Email: brian.dunn@meadhunt.com

Date: 16 February 2018



ZONING TEXT AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: Prairie Highlands Corporate Park - Haribo Site
Legal Description: See Attached Exhibit C (Lot 1 of Certified Survey Map No. 2849)
Tax Parcel Number(s): 91-4-121-241-0601
Amend Section(s): _____ of the Village Zoning Ordinance

Purpose of Zoning Text Amendment:

The purposes of this Application is two-fold: (1) to extend the existing M-5 zoning into the northern portion of the parcel - all of the B-6 and C-1 needs to be amended to M-5; (2) with a Planned Unit Development overlay. In furtherance of the foregoing, the Petitioner is requesting the passage of a "Planned Unit Development" ordinance consistent with the specifications on the attached Exhibits.

If a Planned Unit Development is proposed include a letter indicting the dimensional variations being requested a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code Refer to attached Exhibit D for PUD list.

If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine whether additional information may be needed for this request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Wesam Saber, authorized representative
Print Name: of Haribo of America Manufacturing, LLC

Signature: 

Address: 9500 Bryn Mawr Ave

Rosemont IL 60018
(City) (State) (Zip)

Phone: 847.349.5062

Fax: 847.260.0598

Email: wes.saber@haribo.com

Date: 16 February 2018

APPLICANT/AGENT:

Brian Dunn, representative of Mead & Hunt
Print Name: _____

Signature: 
Digitally signed by Brian Dunn
DN: C=US, E=brian.dunn@meadhunt.com, O=Food & Beverage, CN=Brian Dunn
Reason: I am the author of this document
Date: 2018.02.16 14:00:23-06'00'

Address: 2440 Deming Way

Middleton WI 53562
(City) (State) (Zip)

Phone: 608.443.0587

Fax: 608.273.6391

Email: brian.dunn@meadhunt.com

Date: 16 February 2018

Exhibit C

CERTIFIED SURVEY MAP NO. 2849 Doc#1810901

Being a redivision of all of Lot 1 of Certified Survey Map No. 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

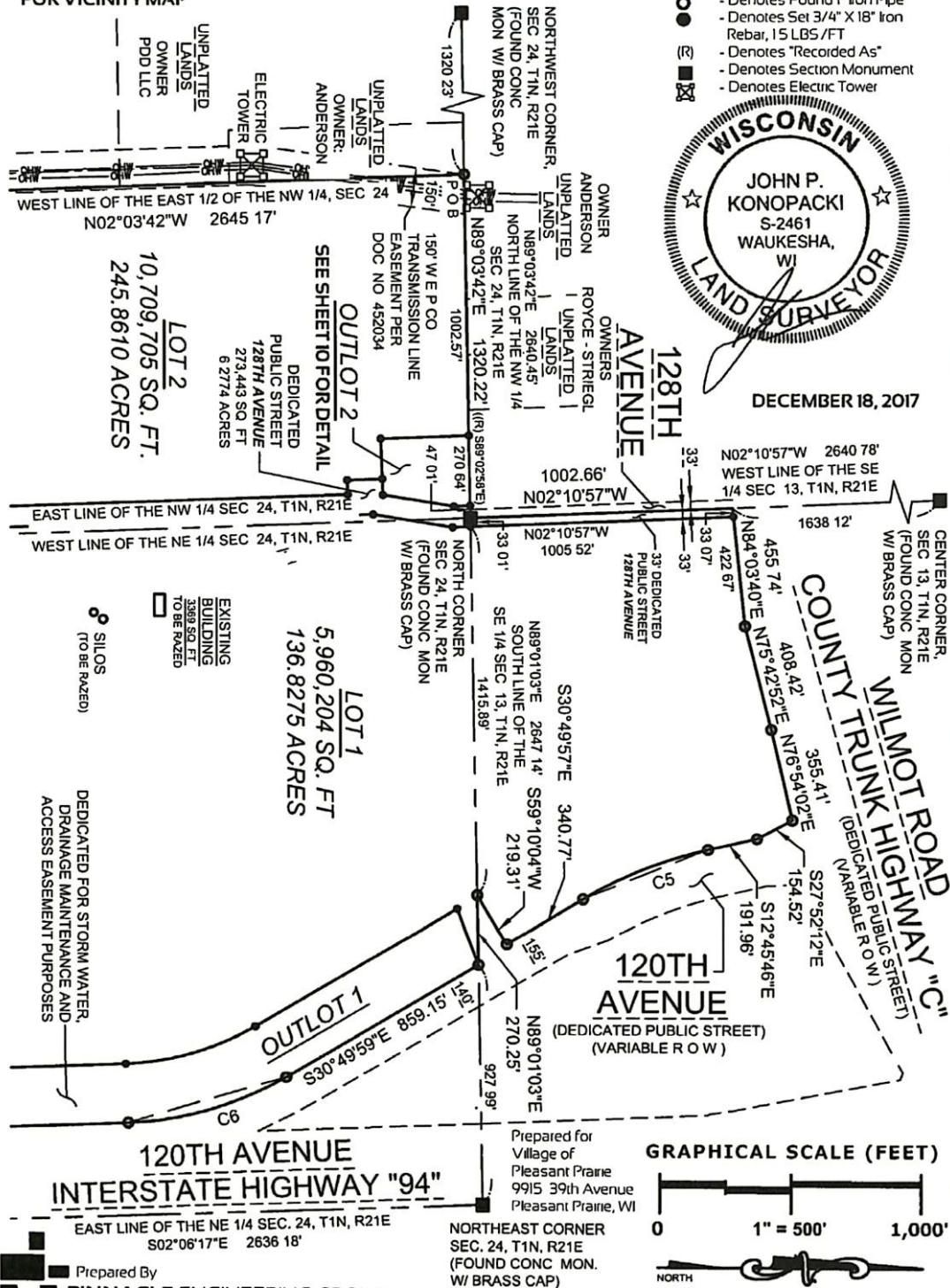
SEE SHEET 6
FOR VICINITY MAP

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT
- ⊞ - Denotes "Recorded As"
- - Denotes Section Monument
- ⊞ - Denotes Electric Tower



DECEMBER 18, 2017



Prepared By
PINNACLE ENGINEERING GROUP

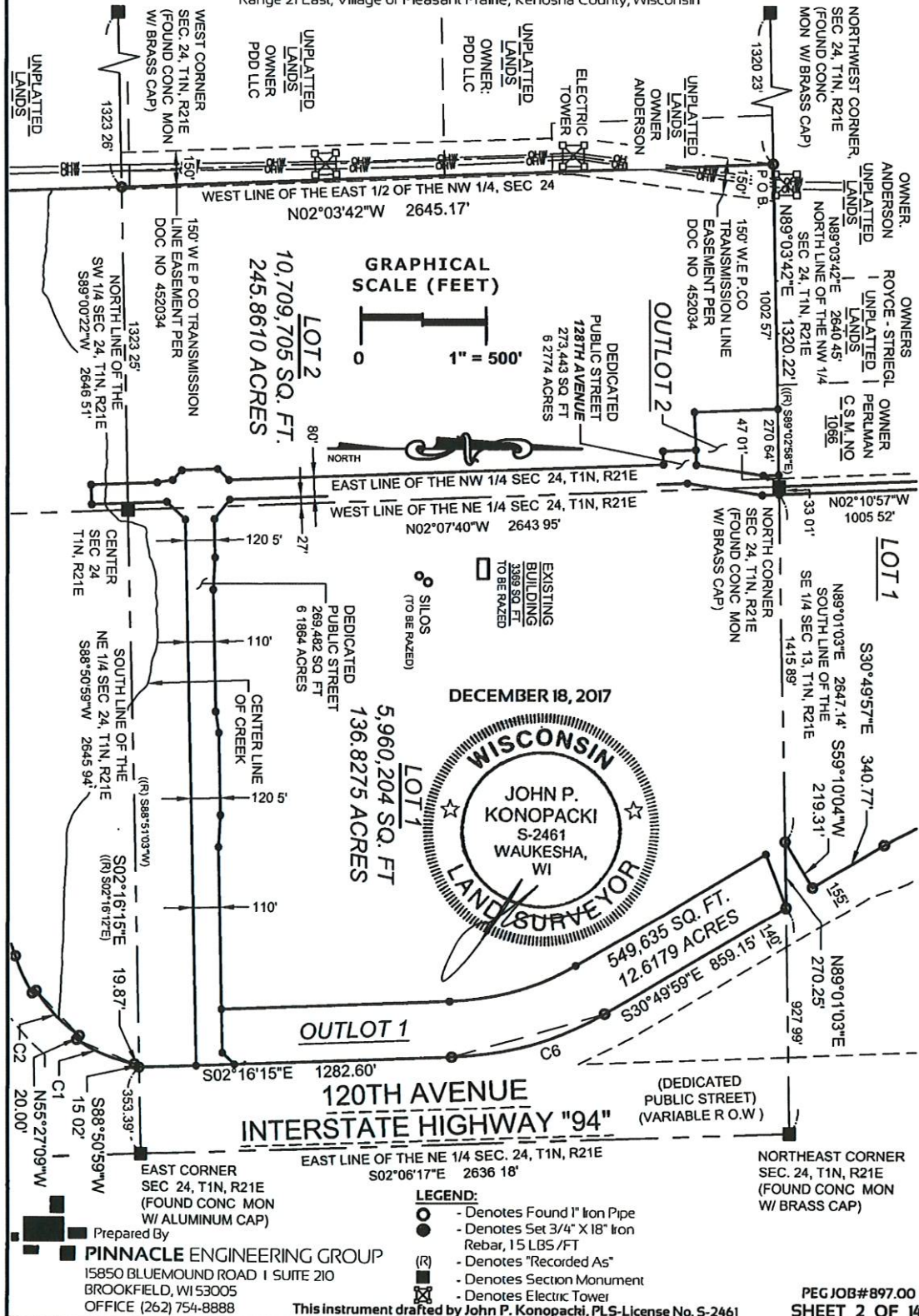
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 1 OF 14

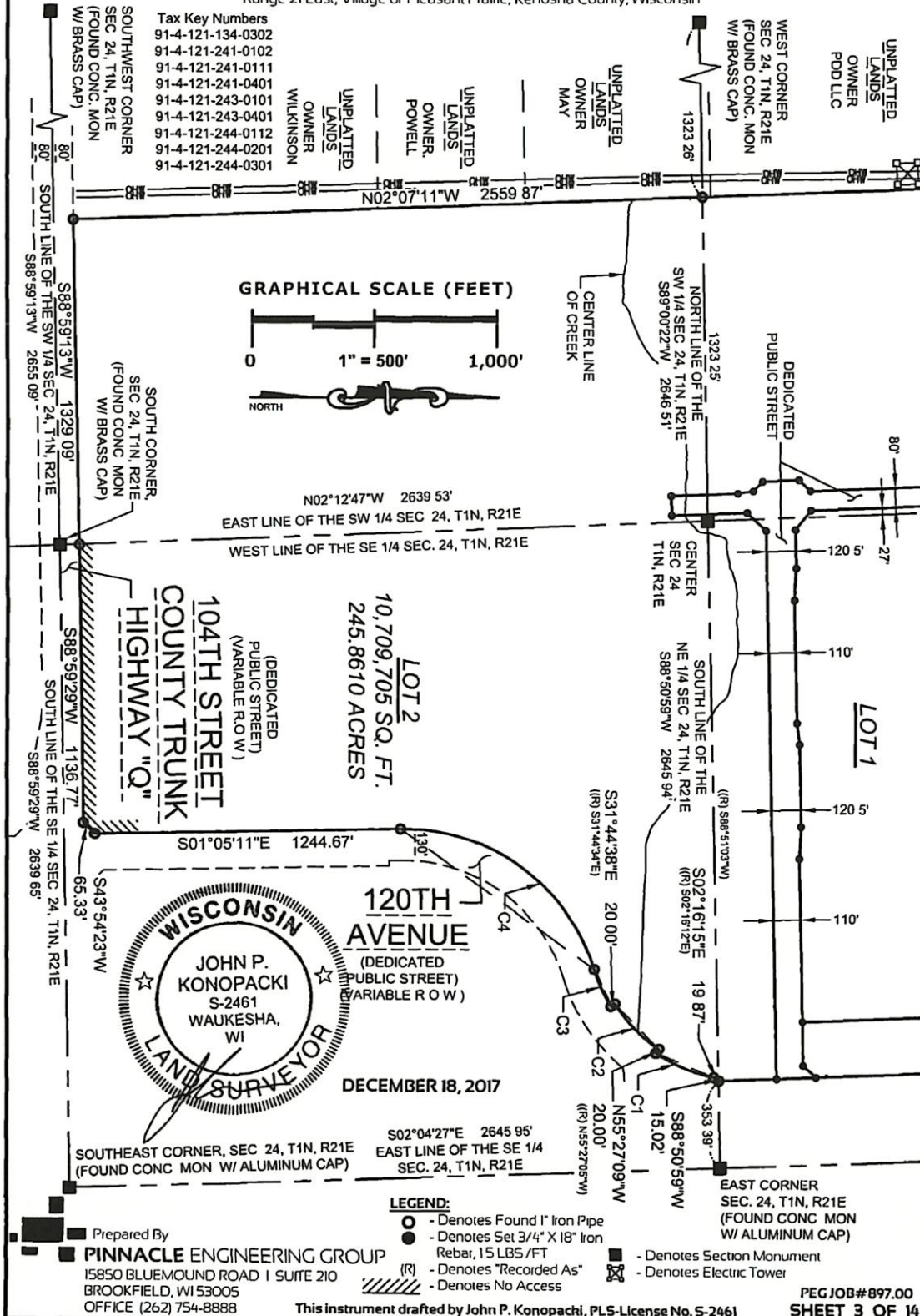
CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redvision of all of Lot 1 of Certified Survey Map No. 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

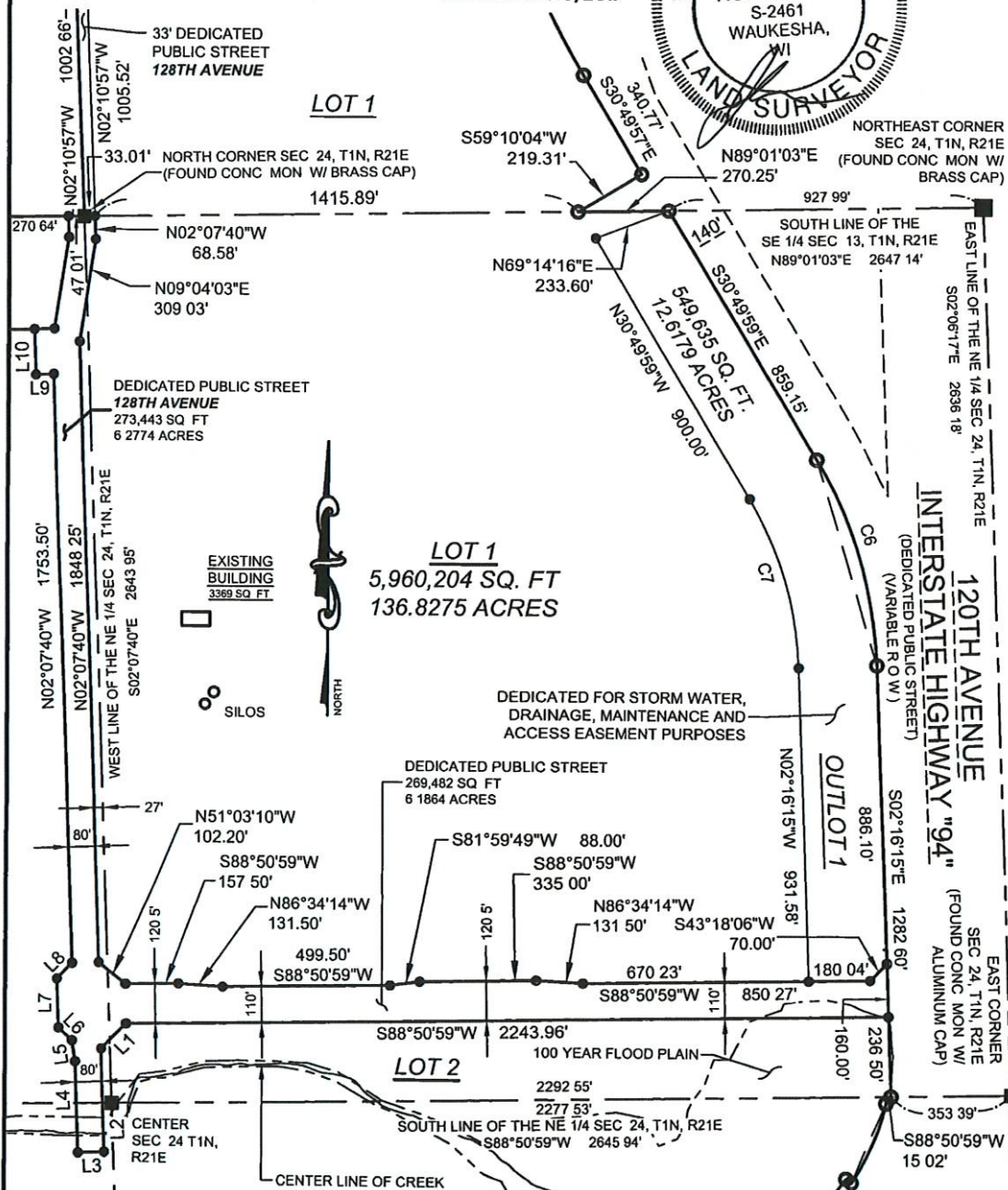


CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT
- (R) - Denotes "Recorded As"
- - Denotes Section Monument



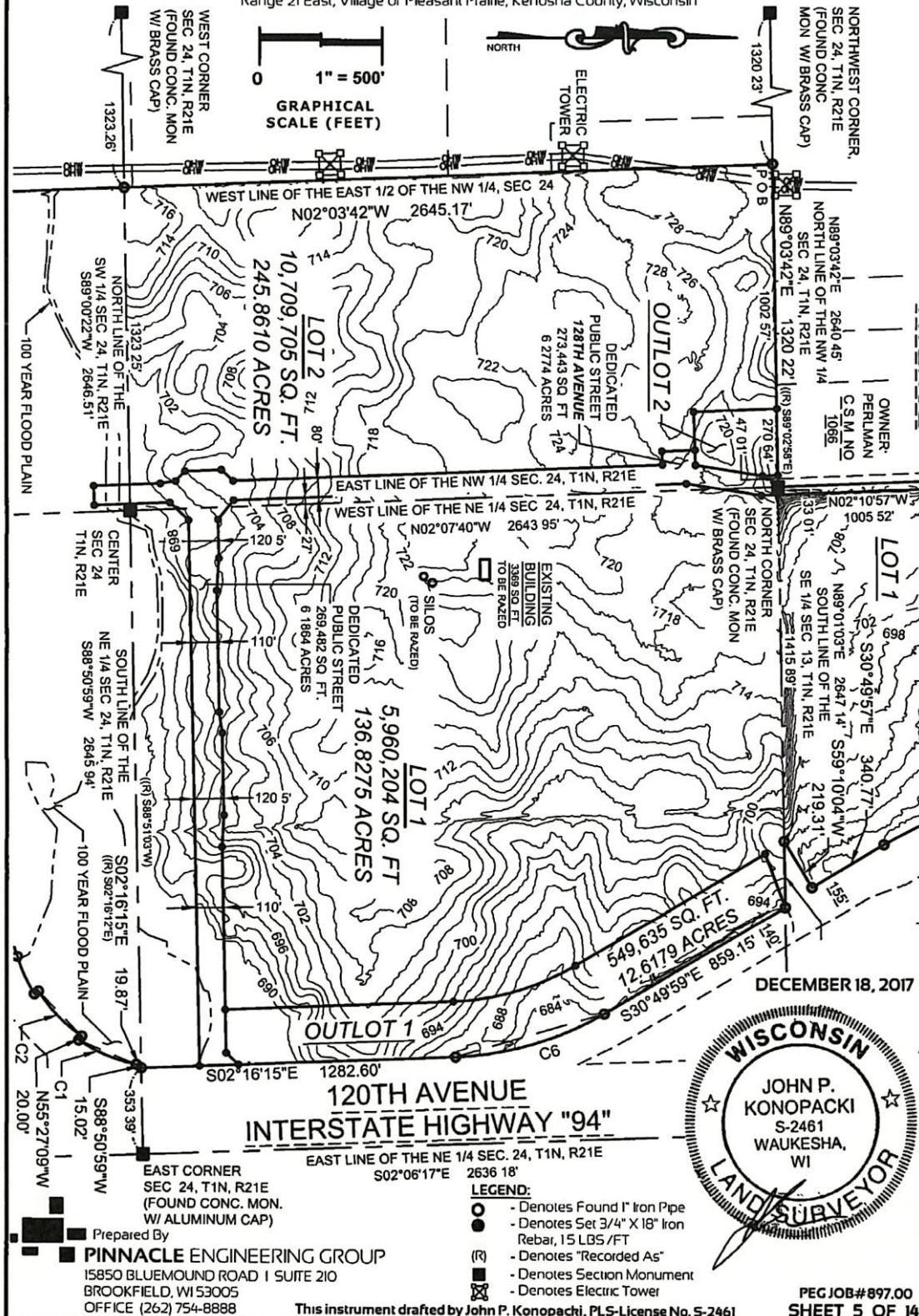
Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 4 OF 14

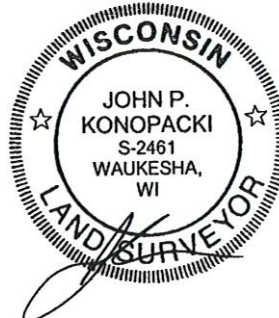
CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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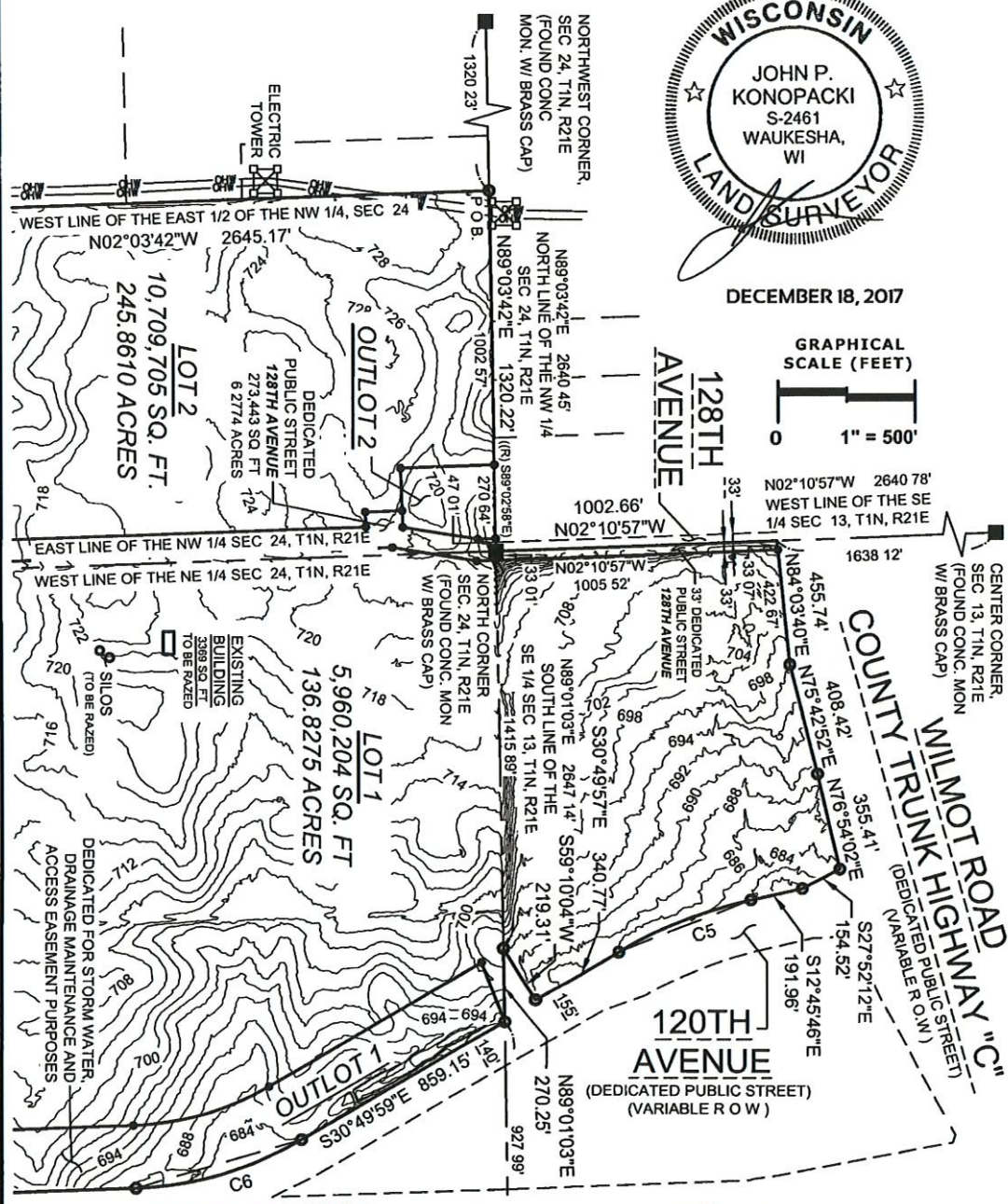
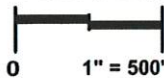
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DECEMBER 18, 2017

GRAPHICAL SCALE (FEET)



120TH AVENUE
INTERSTATE HIGHWAY "94"

Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

NORTHEAST CORNER
SEC 24, T1N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS / FT
- (R) - Denotes "Recorded As"
- - Denotes Section Monument
- ⚡ - Denotes Electric Tower

PEG JOB#897.00
SHEET 6 OF 14

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redvision of all of Lot 1 of Certified Survey Map No 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify

That I have surveyed, mapped and divided all of Lot 1 of Certified Survey Map No 2714, recorded in the Register of Deeds Office for Kenosha County on November 7, 2012 as Document No 1686990 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said Section 24, thence North 89°03'42" East along the north line of the Northwest 1/4 of said Section 24, 1320 23 feet to the west line of the East 1/2 of said Northwest 1/4 and the Point of Beginning,

Thence continue North 89°03'42" East along said north line, 1320 22 feet to the North corner of said Section 24, thence North 02°10'57" West along the west line of the Southeast 1/4 of said Section 13, 1002 66 feet to a point on the south right of way line of Wilmot Road - County Trunk Highway "C", thence North 84°03'40" East along said south right of way line, 455 74 feet, thence North 75°42'52" East along said south right of way line, 408 42 feet, thence North 76°54'02" East along said south right of way line, 355 41 feet to the west right of way line of 120th Avenue, thence the following courses along said west right of way line of 120th Avenue

South 27°52'12" East, 154 52 feet,

South 12°45'46" East, 191 96 feet to a point of curvature,

Southeasterly 515 58 feet along the arc of said curve to the left, whose radius is 1635 00 feet and whose chord bears South 21°47'48" East, 513 45 feet,

South 30°49'57" East, 340 77 feet,

South 59°10'04" West, 219 31 feet to the south line of the Southeast 1/4 of said Section 13,

North 89°01'03" East along said south line, 270 25 feet,

South 30°49'59" East along said West line 859 15 feet to a point of curvature,

Southeasterly 639.08 feet along the arc of said curve to the right, whose radius is 1282 00 feet and whose chord bears South 16°33'07" East, 632 48 feet,

South 02°16'15" East, 1282 60 feet to the south line of the Northeast 1/4 of said Section 24,

South 88°50'59" West along said south line, 15 02 feet,

South 02°16'15" East, 19 87 feet to a point of curvature,

Southwesterly 254 99 feet along the arc of said curve to the right, whose radius is 643 50 feet

and whose chord bears South 23°11'47" West, 253 32 feet,

North 55°27'09" West, 20 00 feet to a point on a curve,

Southwesterly 258 00 feet along the arc of said curve to the right, whose radius is 623 50 feet

and whose chord bears South 46°24'08" West, 256 16 feet,

South 31°44'38" East, 20 00 feet to a point on a curve,

Southwesterly 168 75 feet along the arc of said curve to the right, whose radius is 643 50 feet

and whose chord bears South 65°46'08" West, 168 27 feet to a point of reverse curve,

Southwesterly 1046 81 feet along the arc of said curve to the left, whose radius is 806 50 feet

and whose chord bears South 36°05'51" West, 974 86 feet,

South 01°05'11" East, 1244 67 feet,

South 43°54'23" West, 65 33 feet to the north right of way line of 104th Street - County Trunk Highway "Q",

thence South 88°59'29" West along said north right of way line, 1136 77 feet, thence South 88°59'13" West along said north right of way

line, 1329 09 feet to the west line of the East 1/2 of the Southwest 1/4 of said Section 24, thence North 02°07'11" West along said west

line, 2559 87 feet to the north line of said Southwest 1/4, thence North 02°03'42" West along the west line of the East 1/2 of the

Northwest 1/4 of said Section 24, 2645 17 feet to the Point of Beginning

Dedicating lands as graphically shown for right of way purposes

Containing 17,846,114 square feet (409 6904 acres) gross and 17,303,189 square feet (397 2266 acres) net of land, more or less

That I have made survey, land division and map by the Village of Pleasant Prairie, owner of said land

That such map is a correct representation of all the exterior boundaries of the land surveyed and land division thereof made

That I have fully complied with the provisions of s 236 34 of the Wisconsin State Statute

and the Village of Pleasant Prairie Land Division Control Ordinance in surveying and mapping the same.

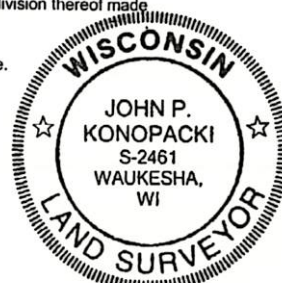
John P. Konopacki

Professional Land Surveyor S-2461

Date: DECEMBER 18, 2017

Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



PEG JOB#897.00
SHEET 7 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redvision of all of Lot 1 of Certified Survey Map No. 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

The following "Lot Owner Responsibilities" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown heron as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein

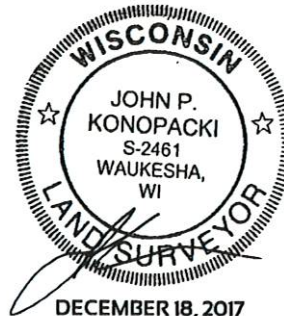
LOT OWNER RESPONSIBILITIES:

1 The fee interest in the areas shown as a Dedicated Public Street on this Certified Survey Map (CSM) were/are being dedicated, given, granted and conveyed to the Village of Pleasant Prairie, its successors and assigns (the "Village") and/or the Wisconsin Department of Transportation (WI DOT) for the construction, installation, repair, alteration, replacement, planting and maintenance of public roadway improvements, uses and purposes, including, without limitation, roadway pavement, curbs and gutters, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, roadway improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following a nonexclusive easement which is hereby reserved in the right-of-way by the Village and/or the WI DOT as shown on this CSM for the Lot Owners adjacent to the public street areas for the required planting, mowing, watering and maintenance and cutting of grass within the grassy terrace area and for the maintenance and replanting of street trees in the area between the roadway pavement and the Lots. In the event of any conflict between the rights of the Village and WI DOT under its existing fee interest in the Dedicated Public Street areas shown on this CSM and the rights of the Lot Owners pursuant to the public street dedication retained herein, the rights of the Village or WI DOT shall be deemed to be superior

The Village shall be responsible for all costs associated with the construction, installation, repair, alteration, and replacement of roadway improvements. The Lot Owners shall be responsible for the maintaining and mowing of the street terrace area; street tree pruning, watering, mulching, staking and other tree maintenance and replacements; payment of public street lights energy and maintenance costs, installation and maintenance of mailboxes, extensions and maintenance of private utility and communications facilities, and maintenance of the private storm water drainage improvements leading to the off-site retention basins used to handle storm water from the development site in accordance with the terms and conditions of the Village Municipal Code and the specific requirements of the respective Development Agreement approvals

2 Future perpetual nonexclusive utility easements coextensive with the future areas to be shown on the Lots by WE Energies (f/k/a W E P CO), AT & T (f/k/a Wisconsin Bell) and Spectrum (f/k/a Time Warner Cable Inc) and their respective successors and assigns (collectively the "Utility and Communications Grantees") as may be granted by the Lot Owners, shall be identified for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots and for any related ingress and egress. The future General Utility Easements shall also include the right to trim or cut down trees, bushes, branches, and roots as may be reasonably required, that are interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility lines, utility cables and related appurtenances, the elevation of the existing ground surface within the General Utility Easement areas shall only be altered in accordance with separate agreement between Utility and Communications Grantees and Lot Owners and as may be approved by the Village. Upon the installation of the required utilities, the Lot Owners shall be responsible to restore or cause to be restored, all such land, as nearly as is reasonably possible, to the conditions existing prior to installation of such utilities within the General Utility Easement, on which such easements are located on their Lots as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees. Unless there is a separate agreement entered into between the individual Lot Owners and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Utility and Communications Grantees, the Grantor shall be responsible for all restoration maintenance. No buildings, fences, or structures of any kind shall be placed within the General Utility Easement area without the approval of the Utility and Communication Grantees

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the public street areas to a vegetatively stabilized condition, the individual Lot Owners shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public streets without prior written approval of the Village and/or the WI DOT. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village or WI DOT and the rights of the private utility, electric or communications company in such public street areas, the Village's or the WI DOT's rights shall be deemed to be superior



Prepared By
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#897.00
SHEET 8 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redvision of all of Lot 1 of Certified Survey Map No. 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

"LOT OWNER RESPONSIBILITIES" AND "RESTRICTIVE COVENANTS" CONTINUED

RESTRICTIVE COVENANTS:

1 The Village of Pleasant Prairie hereby covenants that the respective Lot Owners shall have the obligation of replanting, maintaining and replacing the public street trees and maintaining the street terrace areas located within the right-of-way areas abutting the Lot Owner's property as shown on this CSM. Such replanting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-way areas, which might damage the street trees or might interfere with the Village's rights or the WI DOT's rights to maintain the public street improvements, unless approved by the Village and/or the WI DOT. This covenant shall run with the land, shall be binding upon the Lot Owners, its successors, assigns and successors-in-title of the land, in their capacity as the Lot Owners, and shall benefit and be enforceable by the Village and/or the WI DOT. Such street tree planting and terrace area maintenance shall be performed regularly for the trees and terrace areas abutting the Owner's Lot, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such public street tree or street terrace related maintenance activities, the respective Lot Owners not having maintained the trees or terrace areas, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

2 The Village of Pleasant Prairie hereby covenants that the respective Lot Owners shall have the obligation of protecting and preserving the wetland areas shown on their Lot on this CSM in those areas in which wetland fill permits have not been obtained. Such maintenance shall include removing of trash or debris in order to prevent a nuisance condition and as needed removing of dead, dying or decayed trees, evasive plant materials or species, and planting of wetland plant life as approved by the Village, Wisconsin Department of Natural Resources (WI DNR), and Army Corps of Engineers (ACOE). No mowing or cutting of the wetlands shall be allowed unless approved by the Village. No signage or fences shall be erected within the wetlands, which may damage the wetland areas. This covenant shall run with the land, shall be binding upon the Lot Owners, its successors and assigns and successors-in-title of the land, in their capacity as the Lot Owner, and shall benefit and be enforceable by the Village, WI DNR or ACOE. The Lot Owner shall perform such wetland maintenance as may be needed, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such wetland related maintenance activities, the respective Lot Owners shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.

3 The Village of Pleasant Prairie hereby covenants that the Lot Owners shall have the obligation of protecting and preserving the 100-Year floodplain areas shown on their Lot on this CSM in those areas in which floodplain fill permits have not been obtained. Such maintenance shall include removing of trash or debris in order to prevent a nuisance condition and as needed removing of dead, dying or decayed trees or plant life as approved by the Village, Wisconsin Department of Natural Resources (WI DNR), and Federal Emergency Management Agency (FEMA). No filling or land disturbance of the floodplains shall be allowed unless approved by the Village, WI DNR and FEMA. No signage or fences shall be erected within the floodplain, which may cause flooding or redirection of the water off of the Lot. This covenant shall run with the land, shall be binding upon the Lot Owner, its successors and assigns and successors-in-title of the land, in their capacity as the Lot Owner, and shall benefit and be enforceable by the Village, WI DNR or ACOE. The Lot Owner shall perform such floodplain maintenance as may be needed, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such floodplain related maintenance activities, the respective Lot Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.



DECEMBER 18, 2017

Prepared By
PINNACLE ENGINEERING GROUP
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PEG JOB#897.00
SHEET 9 OF 14

CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

Being a redivision of all of Lot 1 of Certified Survey Map No. 2714 and additional lands, all being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 13, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 24, the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 24, the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 24 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 21 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

OWNER'S CERTIFICATE

We, the Village of Pleasant Prairie, a municipal body corporate, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Pleasant Prairie

The Village of Pleasant Prairie does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection

1 Village of Pleasant Prairie

IN WITNESS WHEREOF, Village of Pleasant Prairie, has caused these presents to be signed by Thomas G. Shirel and Jane M. Romanowski as the Interim Village Administrator and Village Clerk, respectively, of said company on this 21st day of December, 2017

Jean M. Walke-Harris
(Witness)

By Thomas G. Shirel
Thomas G. Shirel
Interim Administrator

Jean M. Walke-Harris
(Witness)

By Jane M. Romanowski
Jane M. Romanowski
Village Clerk

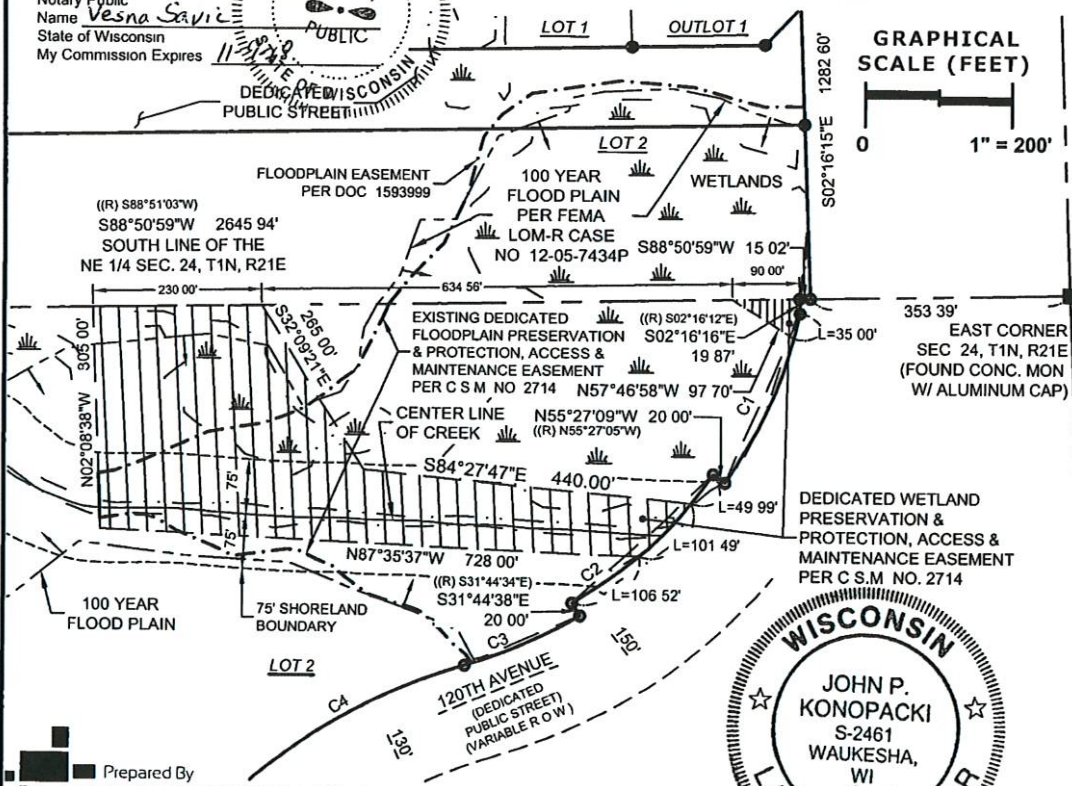
STATE OF WISCONSIN) SS
Kenosha COUNTY) SS

Personally came before me this 21st day of December, 2017, (name) Thomas G. Shirel (title) Interim Village Administrator and (name) Jane M. Romanowski (title) Village Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such members of said corporation, and acknowledged that they executed the foregoing instrument as such members as the deed of said corporation, by its duly authorized officers.

Vesna Savic
Notary Public
Name Vesna Savic
State of Wisconsin
My Commission Expires 11-30-22

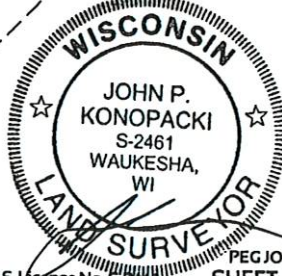


EASEMENT DETAIL



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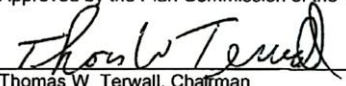
PEG JOB #897.00
SHEET 10 OF 14

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PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this 18th day of Dec., 2017

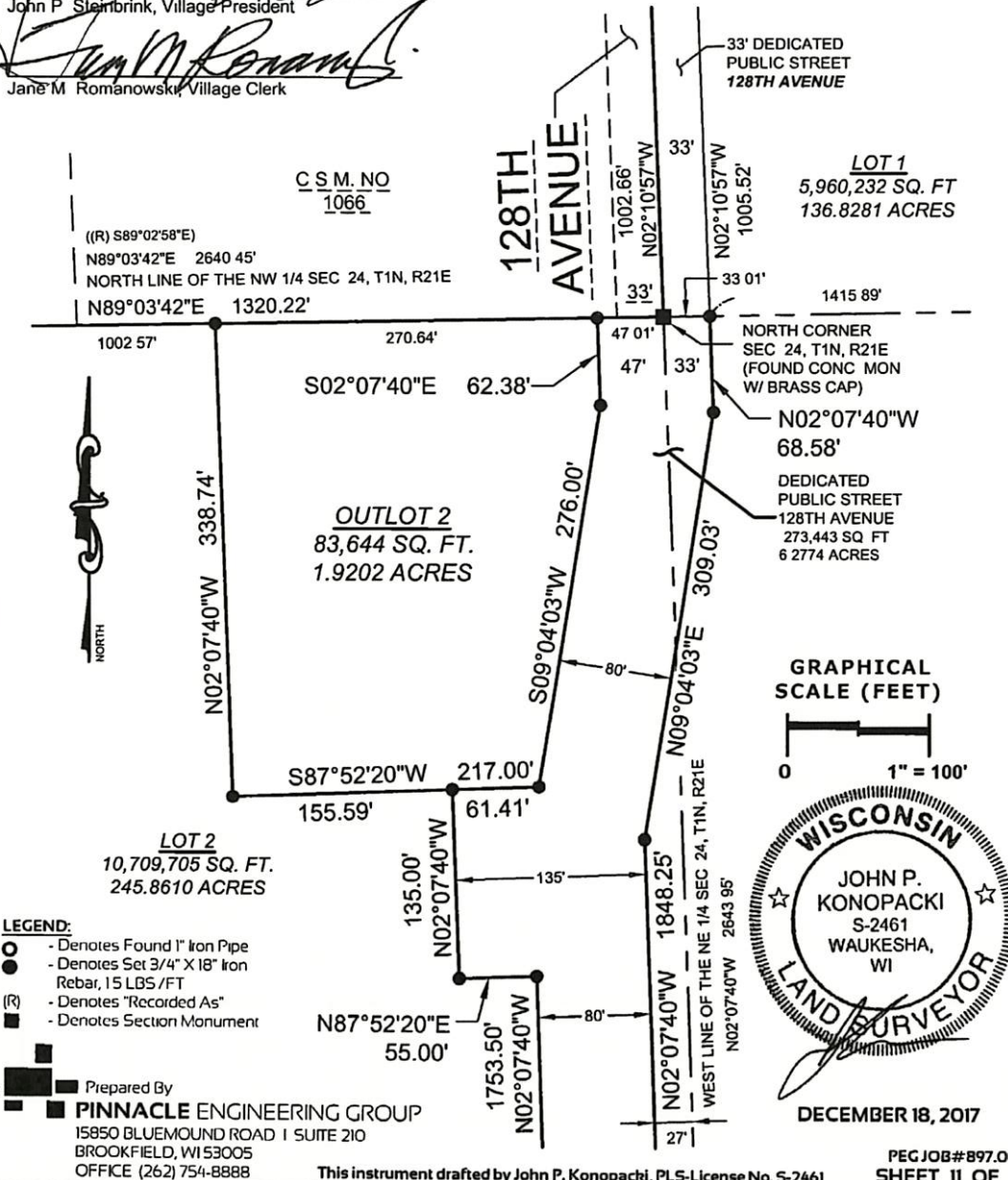

Thomas W. Terwall, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this 18th day of Dec., 2017

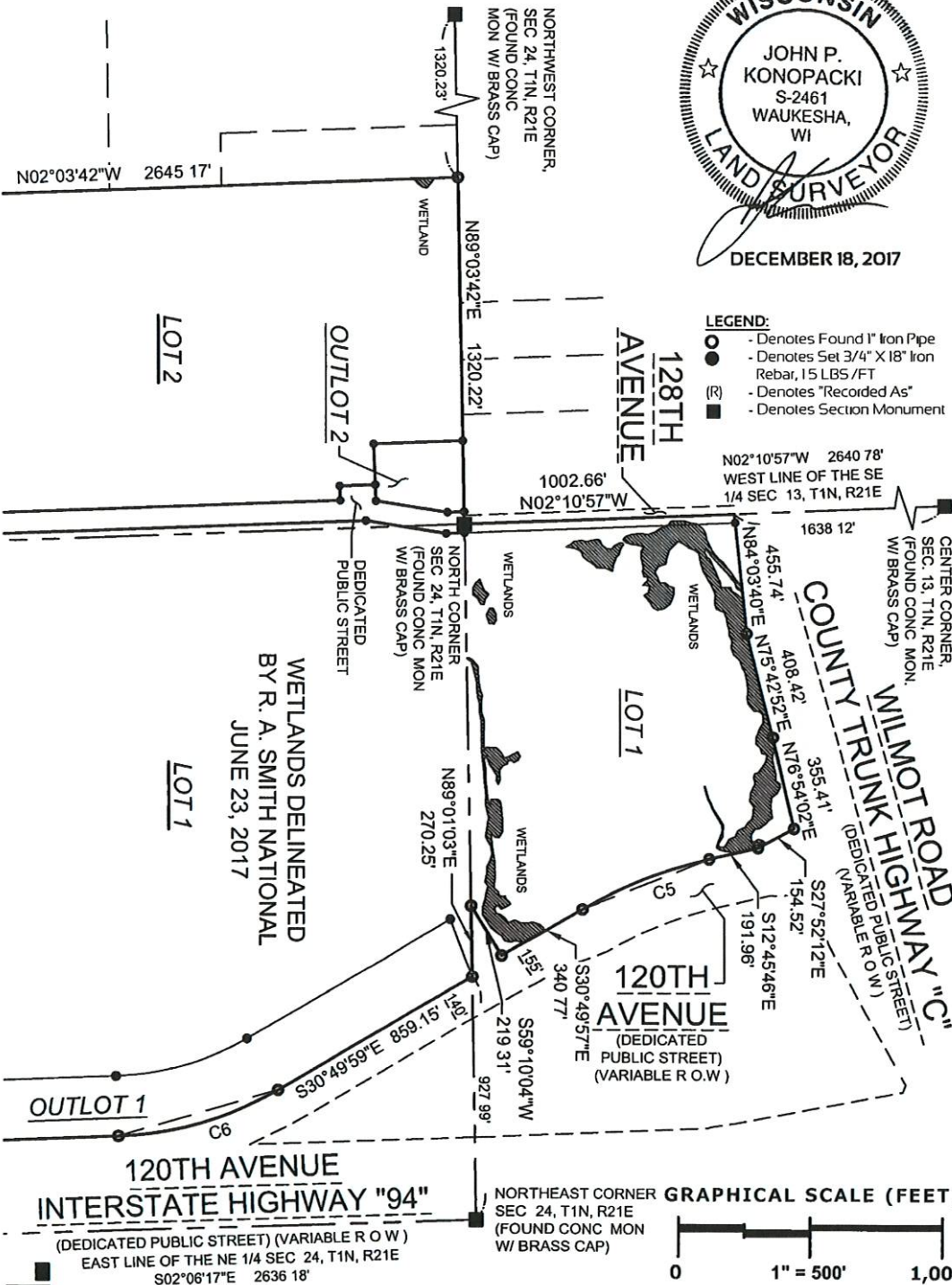
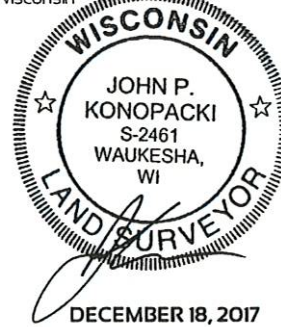

John P. Steinbrink, Village President


Jane M. Romanowski, Village Clerk



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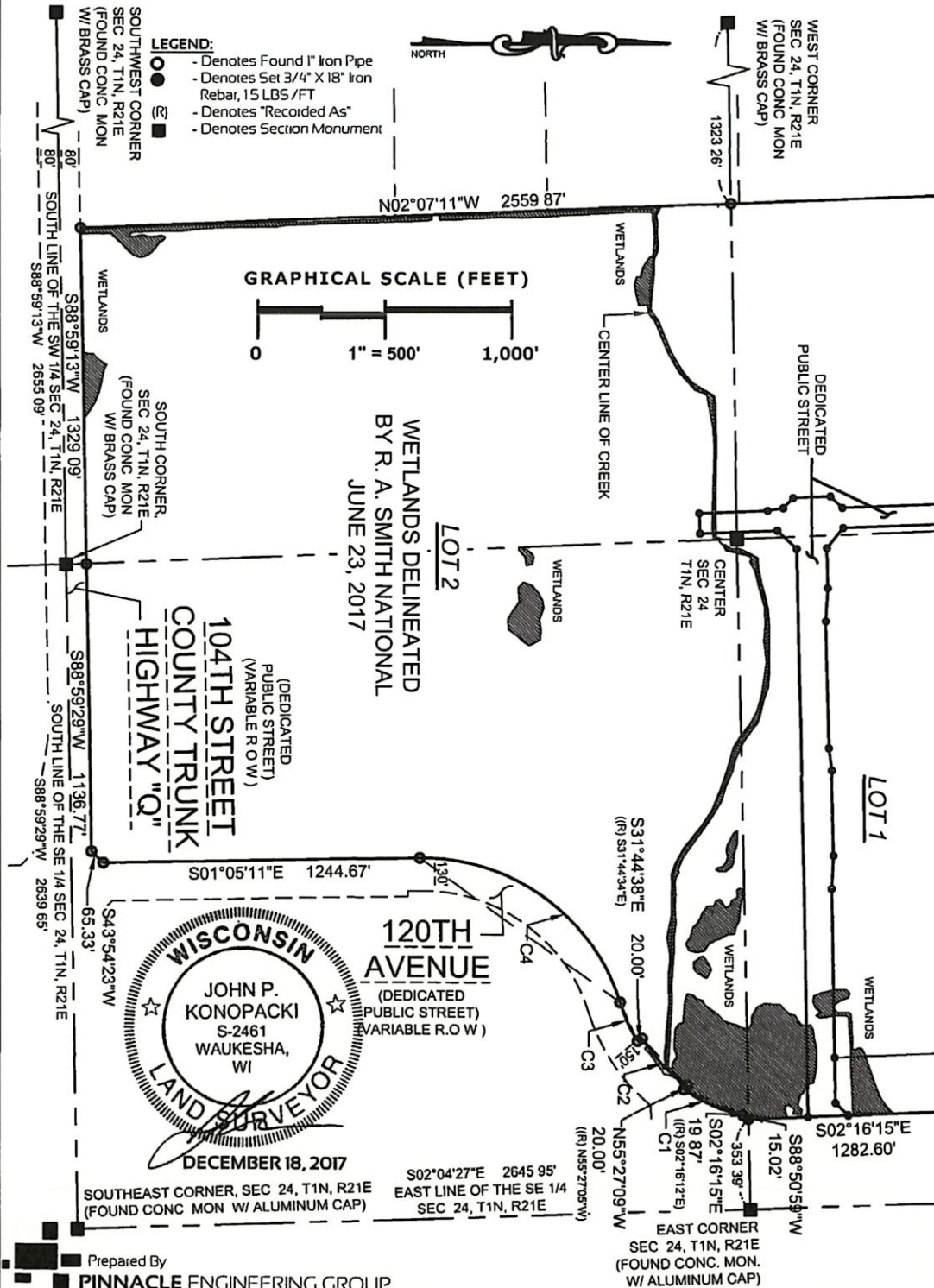
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CERTIFIED SURVEY MAP NO. 2849 Doc# 1810901

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CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	254.99'	643.50'	022°42'12"	S23°11'47"W	253.32'	S11°50'41"W	S34°32'53"W
C1 (RECORDED AS)	(254.98')			(S23°11'50"W)			
C2	258.00'	623.50'	023°42'30"	S46°24'08"W	256.16'	S34°32'53"W	S58°15'23"W
C2 (RECORDED AS)			(023°42'31")	(S46°24'11"W)			
C3	168.75'	643.50'	015°01'31"	S65°46'08"W	168.27'	S58°15'23"W	S73°16'54"W
C3 (RECORDED AS)			(015°01'30")	(S65°46'11"W)			
C4	1046.81'	806.50'	074°22'05"	S36°05'51"W	974.86'	S73°16'54"W	S01°05'12"E
C5	515.58'	1635.00'	018°04'04"	S21°47'48"E	513.45'	S12°45'46"E	S30°49'50"E
C6	639.08'	1282.00'	028°33'43"	S16°33'07"E	632.48'	S30°49'58"E	S02°16'16"E
C7	524.42'	1052.00'	028°33'43"	N16°33'07"W	519.01'	S30°49'58"E	S02°16'16"E

WETLAND & FLOODPLAIN AREA RESTRICTIONS

- Grading and filling are prohibited, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers
- The removal of topsoil or other earthen materials is prohibited, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers
- The removal or destruction of any vegetative cover, ie, trees, shrubs, grasses, etc, is prohibited, with the exception that dead, diseased or dying vegetation may be removed, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The introduction of plant material not indigenous to the existing environment of the Wetland & Floodplain area is prohibited, unless specifically authorized by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers
- Ponds may be permitted subject to the approval by the village, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers

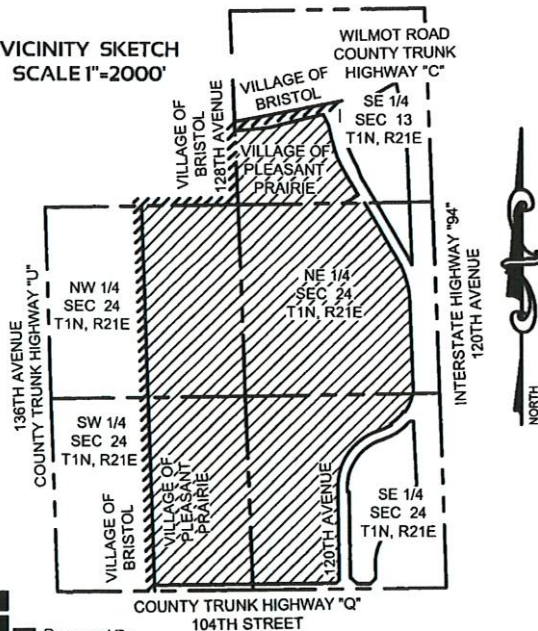
NOTES:

- All measurements have been made to the nearest one-hundredth of a foot
- All angular measurements have been made to the nearest one second
- Flood Zone Classification: The property lies within Zone "AE" of the Flood Insurance Rate Map Community Panel No. 55059C0187D and 55059C0189D dated JUNE 19, 2012. Zone "AE" areas have base flood elevations determined. Floodplain shown based on Federal Emergency Management Agency Letter of Map Revision Case No. 12-05-7434P, effective June 20, 2013

DECEMBER 18, 2017



VICINITY SKETCH SCALE 1"=2000'



- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The north line of the Northeast 1/4 of Section 24, Township 1 North, Range 21 East bears S89°01'03"W
- Coordinates for the Northeast Corner of the Northeast 1/4 Section 24, Township 1 North, Range 21 East referenced to the Wisconsin State Plane Coordinate System, South Zone
Northeast Corner coordinates
N=202,970.66
E=2,552,033.51
- Contours are shown at 2' intervals based Village of Pleasant Prairie Geographical Information System
- Wetlands delineated by R. A. Smith National June 23, 2017
- All access points to West Frontage Road shall be approved by the Village of Pleasant Prairie and WI Department of Transportation

LINE TABLE

LINE NO	BEARING	DISTANCE
L1	S43°21'39"W	105.16'
L2	S02°07'40"E	305.50'
L3	S87°52'20"W	80.00'
L4	N02°07'40"W	269.50'
L5	N09°06'06"W	63.50'
L6	N46°28'05"W	55.50'
L7	N02°07'40"W	148.50'
L8	N43°06'03"E	65.50'
L9	S87°52'20"W	55.00'
L10	N02°07'40"W	135.00'

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SHEET 14 OF 14



DOCUMENT

1810901

RECORDED

At Kenosha County, Kenosha WI 53140
JoEllyn M. Storz, Register of Deeds
December 27, 2017 9:26 AM
\$30.00
Pages 15

Exhibit D

Pleasant Prairie Zoning Code - PUD

February, 2018

DRAFT

Code Section	Current Code Specification	Reference #	
Current Zoning Classification	<p>B-6 and C-1 Zoning Classifications need to be changed to M-5 District; the allowed uses in the M-5 should be written to be include general manufacturing but specifically state the intended use .</p> <p>Applicable provisions of the Village Ordinances will otherwise apply except as herein modified.</p>		
§ 420-125.2(A)(1) & (2); and (B)(1)	<p>Permitted Use – reference in code is to International Building Code 2006 at ¶306.2 Allowed Use:</p> <p><u>Statement of Intent and Statement of Purpose:</u></p> <p>The intent in passing these amendments are to allow maximum flexibility in the use of the site related to the owner’s business in a campus type setting with primarily manufacturing, warehouse/distribution, research and development, and offices but to also allow retail/promotional related use for promoting the owner’s products and other ancillary but related uses.</p> <p>The development of this parcel consistent with the specifications herein stated presents a specific benefit to the Village of Pleasant Prairie as it provides a catalyst for the future development within the general area. Such development will provide diverse, sustainable economic potential for Pleasant Prairie and Kenosha County.</p> <p>In addition to all primary, secondary and ancillary allowed uses under the applicable code sections, specifically allowed uses include the manufacturing of food products in the candy and confectionary industry, associated warehouse and distribution activities related to product manufactured on site as well as product manufactured in other locations of owner, research and development – warehouse activities shall be liberally construed, office use and administration, information center related to owner’s</p>	1.	

	<p>company and business with retail sales to the public from a standalone building and the auxiliary uses specified herein below; the foregoing uses shall be allowed on site from multiple and separate buildings and structure.</p> <p>Multiple buildings are allowed and may be designated as multiple principal buildings for manufacturing, warehouse & distribution, office, retail and other uses as herein allowed.</p>		
§ 420-125.2 (C)(1)	Retail sales of owner's product and other branded merchandise are allowed to the general public and may be from a stand-alone building; there shall be no limit on floor area retail sales provided the square footage of the retail sale building does not exceed 10% of the total square footage of the on-site building improvements.	2.	
§ 420-125.2(C)(3)	<p>(b) all warehouse and distribution auxiliary permitted uses shall not occupy more than 45% of the gross floor area of total constructed square footage on site, except that the building occupant's storage of raw materials and finished products assembled or produced on site shall be exempt from this forty-five percent thirty percent requirement;</p> <p>(c) the building façade area of dock doors is limited to 25% of the total building exterior walls; for the foregoing calculation, only the dock door opening itself will be factored into such calculation;</p>	3.	
(C) (4) & 420-125.2(D) & (E)	Unspecified auxiliary permitted uses shall allow a Day-Care facility for employee and visitor use, retail for owner's product, educational facility ("Nursery") or Kindergarten, on-site fitness center for employee and visitor use and company museum and go-cart track without a conditional or special use permit being required;	4. 5.	
	Heliport shall be considered an auxiliary permitted use without the need for any conditional or special use permit, subject to Village ordinances and Federal Aviation Administration regulations; to be located as provided on Site Plan Drawing No. 17014 IP P MA LA 001 00 2t0 1a	6.	

	<p>or other mutually agreed location between owner and Village.</p> <p>Accessory structures shall be governed by the above provisions.</p>		
§ 420-125.2(K)	<p>Dimensional standards.</p> <p>(1) & (3) <u>Open space: 15% minimum</u> (but not to exceed the foregoing percentage) of site square footage;</p>		
§ 420-125.2(K)(4)	<p><u>Building Standards</u></p> <p>(b) Subject to the exception for the high bay warehouse herein provided, principal building height including production building: 100 feet maximum; however, the height of a principal building or part thereof may be increased to a maximum of 120 feet in height, provided that for every one foot above 100 feet, said principal structure shall be set back an additional 1.5 feet from all property lines;</p> <p>the height of any “high bay” warehouse shall not exceed 170 feet, which shall not require additional set-back (any height exceeding 170 feet will require an additional of 1.5 feet set-back from all property lines for each additional foot of height over 170 feet, i.e. the additional set-back shall only be applicable to that height exceeding 170 feet);</p> <p>boiler stacks may exceed the foregoing requirements without the need for additional set-backs;</p> <p>any required additional set-backs shall only be applicable to the highest improvement and shall not be cumulative should multiple improvements exceed the foregoing height standards;</p> <p>(c) Accessory building height: shall not exceed the height of a principal building;</p>	7.	

	<p>(d) Setbacks. The following setbacks shall be considered to be minimum setbacks; greater setback may be required by state building codes:</p> <p>[1] Street setback: minimum of 65 feet from arterial streets or highways and a minimum of 40 feet from nonarterial streets or private roads for buildings</p> <p>[2] Shore setback: 75 feet minimum</p> <p>[3] Wetland setback: 25 feet minimum.</p> <p>[4] Side setback: 45 feet minimum for all buildings.</p> <p>[5] Rear setback: 45 feet minimum for all buildings.</p> <p>[6] Separation distance between all buildings: 45 feet minimum.</p>		
§ 420-125.2 (L) (3) & (11)	<p>a fence shall not exceed 15 feet in height. The fence height shall include all elevations, including berms, above the overall standard grade of the property;</p> <p>a fence may be placed within any utility easement(s) without written permission from the applicable utility company;</p> <p>a fence may be located within a drainage easement;</p> <p>a fence may be located in a street yard and side yard (in the general location as shown on Plan No. 17014_IP_P_MA_LA_001_00_2t0_1a) without any further approval being required.</p> <p>(4) Dock doors may face a public street if located at least 200 feet from the facing public street.</p> <p>(6) Principal building standards. All facades that are visible to and facing the public street and any portions of the building with office uses shall provide architectural details and elements such as but not limited to varying roof heights, varying fenestration and other appropriate architectural elements. In addition, the office area of the building shall be at least a two-story building.</p>	<p>8.</p> <p>9.</p>	

<p>§ 420-125.2(L)(8)(a) & (b)(9) (10) & (11)</p>	<p>(8)(a)(1) any building used for manufacturing need not have glazed areas in food production areas nor areas where unpackaged food or raw materials will be stored, handled or processed;</p> <p>8(a)(3) parking garages need not be enclosed</p> <p>(8)(b) building exterior/design standards, construction materials and glazing (window line) and construction materials for exterior standards shall be as herein provided or as further provided on rendering Plan No. ____TBD____ [WE NEED TO CLARIFY EXTERIOR BUILDING COMPOSITION]; Haribo shall determine exterior standards by agreement with the municipality which shall superseded inconsistent provisions in any covenants or restrictions;</p> <p><u>Roof Top Equipment & Screening</u></p> <p>Except as provided herein, roof top equipment shall be screened by an enclosure and painted or covered with a surface cover compatible with the reminder of the building such as metal panels or louvers; industrial towers and stacks need not be screened but shall have an exterior surface consistent to provide a uniform look with the remainder of the building;</p> <p>Applicable provisions of the Village Ordinances will otherwise apply.</p> <p><u>Parking, Loading Areas and Trailer Parking</u></p> <p>(L)(9) Parking areas, set-backs, access and traffic circulation shall be generally as provided on the site plan for development Plan No. 17014 - IP_P_MA_LA_001_00_2t0_1a . Parking areas facing a front street or a street yard will not require additional landscaping or other screening;</p> <p>Loading areas, dock bays, access drives and trailer truck parking shall be allowed and as generally provided on the site plan for development Plan No. 17014 - IP_P_MA_LA_001_00_2t0_1a ;</p>	<p>10.</p> <p>11.</p> <p>12.</p> <p>13.</p> <p>14.</p> <p>15.</p> <p>16.</p>	
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<p>§ 420-78(B)</p> <p>420.125.2 (L)(10)</p>	<p>Overnight truck and trailer parking shall be allowed , long-term storage of trailers shall be allowed in designated areas if related to the principal business conducted on the site; additional screening or landscaping shall not be required</p> <p>All vehicle parking shall be within the site and there will be no On-Street parking without separate Village approval;</p> <p>All parking, loading, driveway areas, bike lanes and pathways shall be hard-surfaced with either concrete or asphalt materials installed prior to occupancy, however, decorative brick or similar material type pavers can be used on non-trailer or non-semi loading, parking and driveway areas;</p> <p>Applicable provisions of the Village Ordinances will otherwise apply.</p> <p><u>Drainage</u></p> <p>Drainage shall be pursuant to drainage plan determined between Village and owner.</p> <p>Applicable provisions of the Village Ordinances will otherwise apply.</p> <p><u>Signs & Sign Standards</u></p> <p>(L)(10) Sign and sign standards Per Plan No. _____TBD_____</p> <p>Monument sign shall be allowed to have a two face sign;</p> <p>Haribo Bear logo sign in standard company colors (dimensions _____TBD _____) and company name lettering in standard company colors (dimensions _____TBD _____) shall be allowed on the High Bay Warehouse or similar principal building;</p> <p>Applicable provisions of the Village Ordinances will otherwise apply.</p>	<p>17.</p> <p>18.</p> <p>19.</p> <p>20.</p>	
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§420-125.2 (M)	<p>Hours of Operation & Deliveries</p> <p>24 hour manufacturing operations shall be allowed, deliveries shall be allowed 24 hours; retail shall be standard retail hours;</p>	21.	
§420-38	<p>Use shall be deemed to comply with Performance Standards under Section 420-38.</p> <p><u>Refuse Collection Areas</u></p> <p>Refuse collection areas shall be allowed provided the same are sufficiently screened by building walls, screening walls or landscaping consistent with Village code</p>		
§ 420-89	<p><u>Utility Lines and Communication Devices</u></p> <p>Utility Lines & Communication Antenna – utility lines shall be installed underground except to extent there are connection points at building locations or additional power or generators are provided on-site; satellite dishes, similar antenna or communication devices shall be allowed to be installed on any roof top or ground location provided there is sufficient roof top or landscaping screening put in place and maintained consistent with Village code requirements;</p> <p>i) chillers, (ii) air handling units, (iii) pipes, (iv) air ducts need not be underground and may be exposed without screening; utility feeders to buildings need not be underground and may be exposed without screening; utilities serving the production process and buildings may be exposed without screening;</p>	22.	
	<p>Lighting Plan shall be as shown on Plan No. <u>TBD</u></p>	23.	

	If no plan is noted applicable provisions of the Village Ordinances will otherwise apply.		
	<p>Landscaping Plan shall be as shown on Plan No. _____TBD_____</p> <p>If no plan is noted applicable provisions of the Village Ordinances will otherwise apply.</p> <p>Parking Lot, Loading Areas and Trailer storage screening shall be as herein provided or otherwise as provided under Village ordinances.</p>	24.	
	Lot coverage ratio – no more than 85% of the site may be covered with improvements impervious to surface water absorption	25.	
	<p>With proper screening as determined by Owner, outside storage and service yards shall be permitted; work in progress, stored merchandise, inventory or racks may be placed outside a building. Motor vehicles (and other passenger vehicles) and all equipment operated on the Property may be stored outside if screened as determined by Owner; the foregoing are also permitted during the construction, maintenance and repair of improvements; manufacturing or distributed goods may be stored in trailers on a lot on temporary basis; manufacturing and vehicle service, repair, cleaning and maintenance activities may be conducted outside a building.</p>		

