

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
5:30 P.M.
July 2, 2018**

AGENDA

1. Call to Order.
2. Roll Call
3. Correspondence.
4. Citizen Comments.
5. Unfinished Business.
 - A. Consider approval of the tabled **Development Agreement are related Exhibits** for the proposed commercial development of the vacant property generally located north of STH 165 along 120th Avenue (East Frontage Road) to be known as The Gateway at LakeView Corporate Park.
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.**

- A. Consider approval of the tabled **Development Agreement are related Exhibits** for the proposed commercial development of the vacant property generally located north of STH 165 along 120th Avenue (East Frontage Road) to be known as The Gateway at LakeView Corporate Park.

Recommendation: Development Agreement forthcoming. The Development Agreement and related Exhibits shall be finalized and executed by all parties prior to any work commencing.

VILLAGE STAFF REPORT OF JULY 2, 2018

Consider approval of the tabled **Development Agreement are related Exhibits** for the proposed commercial development of the vacant property generally located north of STH 165 along 120th Avenue (East Frontage Road) to be known as The Gateway at LakeView Corporate Park.

The petitioner is proposing to develop the vacant property (Tax Parcel Number: 92-4-122-193-0166) generally located at the northeast corner of STH 165 and 120th Avenue (East Frontage Road) for commercial development that may include restaurants, gas station/carwash/c-store and/or multi-tenant commercial buildings to be known as The Gateway at Lakeview Corporate Park.

On June 18, 2018, the Village Board approved the Certified Survey Map, Development Plans, Comprehensive Plan Amendments, and Zoning Map and Text Amendments for the proposed project. At this time the **attached** Development Agreement is being considered related to the public and private improvements (sanitary sewer, street trees, street lights within 120th Avenue (East Frontage Road) and public pedestrian path) and other obligations of the Developer and the Village as specified in the Development Agreement.

Tax Increment District (TID) #5, Amendment #1 includes reimbursements of certain costs for the following Developer funded projects in The Gateway Development. A general listing of Developer obligated public and private improvements in TID #5, Amendment 1 is set forth below:

- General construction (traffic control and mobilization)
- Sanitary sewer construction (6" and 8" sanitary sewer main, manholes, risers and backfill and gravel pathway)
- Watermain construction (8" watermain with spoil backfill)
- Storm sewer construction (Remove and reinstall 15", 18", 36", 48", 60", 72" storm sewer, manholes, inlet covers culvert pipes, underdrains, rip rap, end walls and piping and install and maintain erosion control)
- Electrical Improvements (Relocate electrical pull boxes, relocate one public street light, install 11 new public street lights, and install lighting control cabinet with meter)
- Site grading improvements (Site grading and paving and restoration)
- State Trunk Highway (STH) 165 improvements (Relocate inlets, remove pavement and curb and gutter, and install concrete pavement, move signage and other items)
- Public street trees and boulevard plantings (Install, mulch and stake plantings in the East Frontage Road)
- To remove/replace asphalt and concrete turn lanes in the East Frontage Road and STH 165

The Village is planning to issue a Developer Revenue Bond, also known as PAYGO (Pay As You Go) or Municipal Revenue Obligations to the WisPark LLC Developer, who will in turn provide their own financing for the installation and warranty of the projects as listed. Repayment to WisPark of any Developer Revenue Bond will be limited; however, based upon the terms set forth in the Village/WisPark LLC executed Development Agreement to be executed for the projects and may include only a portion of the annual tax increments collected in TID 5, subject to appropriation by the Village Board. To the extent that the revenues collected are insufficient and upon the expiration of the District, the Village will have no further financial obligation to the Developer. The PayGo debt instrument is not considered a general obligation of the Village and does not count against the Village's statutory bonding capacity.

The Village will be constructing a new sanitary sewer lift station to service the remaining vacant land west of the Des Plaines River, between CTH C and the State Line including lands west of the I-94 in Pleasant Prairie and Bristol (per the 1997 Boundary Agreement with Bristol). The TID #5, Amendment 1 will include financial provisions to pay for the installation of the new lift station so the Developer will not need to pay an assessment for the lift station construction, however, the Developer will be required to donate the approximated 10,800 square foot of land for the new lift station immediately east of the existing lift station on STH 165.

The new public street lights installed in 120th Avenue will be added to the LakeView West Street Lighting District with the ongoing street light obligation for the costs for electrical and facility energy and maintenance charges to be borne by the lot owners.

The Declarations of Covenants for The Gateway, the By-laws and Articles of Incorporation will be exhibits to the Development Agreement and this development will be subject to compliance with these documents within 45 days of approval. [Note: Wispark LLC has the rights and sole discretionary approval to modify by removing building sites and lots from the Declaration upon recording of an amendment to the LakeView Corporate Park Declaration of Development Standards and Protective Covenants. Upon approval, executed and recorded copies of these documents shall be provided to the Village.]

RECOMMENDATION: Development Agreement forthcoming. The Development Agreement and related Exhibits shall be finalized and executed by all parties prior to any work commencing..

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