

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
March 26, 2018**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider approval of the February 26 2018 Plan Commission Meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. Unfinished Business
 - A. **TABLED AND CONTINUED PUBLIC HEARING AND CONSIDERATION OF A PRELIMINARY PLAT** for the request of John Sorenson, agent for US Shelter Companies, LLC, owners of the vacant properties generally located south of 89th Place at 106th Avenue (south of the Heritage Valley Subdivision) for the development of 45 single family lots to be known as River Run at Heritage Valley.
7. New Business:
 - B. **PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN** for the request of John Huggett of the Boldt Company for approval of a **Master Conceptual Plan** for the development of a 64 acre property located at the northwest corner of CTH Q (104th Avenue) and 120th Avenue (West Frontage Road) for the construction of the Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building.
 - C. **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. **AT THE REQUEST OF THE PETITIONER THIS ITEM IS BEING TABLED UNTIL A 6:00 PM APRIL 17, 2017 PLAN COMMISSION MEETING.**
 - D. **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. **AT THE REQUEST OF THE PETITIONER THIS ITEM IS BEING TABLED UNTIL A 6:00 PM APRIL 17, 2017 PLAN COMMISSION MEETING.**

- E. **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. **AT THE REQUEST OF THE PETITIONER THIS ITEM IS BEING TABLED UNTIL A 6:00 PM APRIL 17, 2017 PLAN COMMISSION MEETING.**
- F. **PUBLIC HEARING AND CONSIDERATION OF A PLAN COMMISSION RESOLUTION #18-08 FOR A COMPREHENSIVE PLAN AMENDMENT** for the request of Dan Szczap, agent, on behalf of Main Street Development, LLC to amend the 2035 Comprehensive Land Use Plan Map 9.9 to remove the Urban Reserve land use designation from the vacant properties generally located at the northeast corner of STH 31 and STH 165 for the proposed Main Street Market commercial development and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments. **AT THE REQUEST OF THE PETITIONER THIS ITEM IS BEING TABLED UNTIL A 5:30 PM APRIL 16, 2017 PLAN COMMISSION MEETING.**
- G. **PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS** for the request of Dan Szczap, agent on behalf of Main Street Development, LLC related to the proposed Main Street Market commercial development to be located at the northeast corner of STH 31 and STH 165. The properties are proposed to be rezoned from the B-2 (AGO), Community Business District with a General Agricultural Overlay District into the B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. In addition, for a Zoning Text Amendment to create the specific PUD ordinance for said development. **AT THE REQUEST OF THE PETITIONER THIS ITEM IS BEING TABLED UNTIL A 5:30 PM APRIL 16, 2017 PLAN COMMISSION MEETING.**
- H. Consider the request of Dan Szczap on behalf of Main Street Development, LLC for approval of a **Certified Survey Map and Development Agreement and related documents** for Main Street Market related to the proposed Main Street Market commercial development to be located at the northeast corner of STH 31 and STH 165. **AT THE REQUEST OF THE PETITIONER THIS ITEM IS BEING TABLED UNTIL A 5:30 PM APRIL 16, 2017 PLAN COMMISSION MEETING.**
- I. Consider the request of David Carbol of Partners In Design Architects on behalf of Froedtert South Inc., for approval of **Preliminary Site and Operational Plans** for site grading, underground utilities and footing and foundation permits for a proposed Medical Office Building to be located west of Old Green Bay Road north of STH 165 in the Main Street Market development.
- J. Consider approval of **Tax Payment Shortfall Agreement** between the Village of Pleasant Prairie and Froedtert South Inc., regarding the TID #6 Increment repayment requirements for the life of the bonds (20 years).

- K. **PUBLIC HEARING AND CONSIDERATION OF A PLAN COMMISSION RESOLUTION #18-09 FOR A COMPREHENSIVE PLAN AMENDMENT** to amend a portion of the Barnes Creek Neighborhood Plan for the request of Dan Szczap, agent for Bear Development, for the proposed residential development of the vacant land at the southeast corner of 91st Street and Springbrook Road to be known as Eva Manor. The development includes a 42-unit senior housing apartment building and an 8-unit family townhome building.
- L. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Dan Szczap, of agent for Bear Development for the proposed residential development of the vacant land at the southeast corner of 91st Street and Springbrook Road to be known as Eva Manor. The development includes a 42-unit senior housing apartment building and an 8-unit family townhome building.
- M. Consider the request of Troy Hewitt of Robert E, Lee & Associates on behalf of Fountain Ridge LLC for approval of a **Certified Survey Map** to adjust the lot line of Lot 1 of CSM 2817 to include the gap property that existed to the west of said lot and to adjust the lot lines between Lots 1 and 2 with the Fountain Ridge Development generally located north of Bain Station Road and west of 90th Avenue.

8. 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.**