

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
May 14, 2018
AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider approval of the April 9, April 16, April 17 and April 23, 2018 Plan Commission meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. Unfinished Business.
 - A. Consider approval of the **tabled 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.
 - B. Consider the **tabled** request of Matt Carey, P.E. of Pinnacle Engineering Group for approval of a **Certified Survey Map** to combine two parcels for the development of a speculative industrial building at the southeast corner of STH 165 and CTH H. **THIS ITEM WILL REMAIN ON THE TABLE UNTIL MAY 29, 2018 PLAN COMMISSION MEETING.**
 - C. Consider the **tabled** request of Matthew Mano of Stephen Perry Smith Architects for approval of **Site and Operational Plans** for the proposed development of the vacant properties generally located at the southeast corner of STH 165 and CTH H for the construction of a 196,300 square foot speculative industrial building and associated site improvements to be known as Parcel 32 Industrial Building. **THIS ITEM WILL REMAIN ON THE TABLE UNTIL MAY 29, 2018 PLAN COMMISSION MEETING.**
7. New Business:
 - D. Consider approval of the **Declaration of Covenants, Conditions, Restrictions and Easements for the Prairie Highlands Corporate Park.**
 - E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Gregory and Joya Santarelli, owners, to rezone the vacant properties west of 11878 25th Court from the R-4, Urban Single Family Residential District into the R-3, Urban Single Family Residential District so that all three properties are zoned within the R-3 District.
 - F. Consider approval of a **Lot Line Adjustment** for the request of Gregory and Joya Santarelli owners of the properties to combine the two vacant properties west of 11878 25th Court and add approximately 145 feet to the property at 11878 25th Court.
 - G. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-14 FOR THE FOLLOWING COMPREHENSIVE PLAN AMENDMENTS** for the request of Dan Szczap agent for Bear Development, LLC on behalf of BFU II, LLC owners of the vacant property at the southeast corner of 22nd

Avenue and 91st Street to amend the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to place the wetland area (excluding the wetland areas allowed to be filled by the Wisconsin Department of Natural Resources) 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.

- H. **PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS INCLUDING FINAL RESIDENTIAL DEVELOPMENT PLANS AND DSIS AGREEMENT AND ACCESS EASEMENTS** for the request of Dan Szczap, agent for Bear Development for the development of the vacant land located 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. Specifically the field delineated wetlands (excluding the wetlands allowed to be filled by the Wisconsin Department of Natural Resources) are proposed to be rezoned into the C-1, Lowland Resource Conservancy District and to rezone the entire property within the PUD, Planned Unit Development Overlay District. In addition, to create the specific PUD Ordinance for said development.
- I. Consider the request Dan Szczap, agent for Bear Development for approval of a **Certified Survey Map, Vacation of Easements, Development Agreement and related documents** for the multi-family residential development of the vacant land located at the southeast corner of 91st Street and Springbrook Road to be known as Eva Manor.
- J. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENTS** to amend Sections 420-38 D (6) to correct the reference to the Wisconsin Administrative Code for performance standards for odors and to amend Section 420-125.2 related to uses, mechanical screening, and hours open to the general public in the M-5, Production Manufacturing District.
- K. Consider **Plan Commission Resolution #18-15** designating proposed expanded boundaries for Tax Incremental District (TID) #5 which shall include the properties generally located at the northeast, southeast and southwest areas of IH-94 and STH 165 and the establishment of a public hearing date with respect to TID# 5, Amendment #1 Project Plan.

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.**