

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
5:30 P.M.  
April 17, 2018**

A special meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on April 17, 2018. Those in attendance were Michael Serpe, Chairman; Wayne Koessl; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); Brock Williamson (Alternate #2) and Michael Pollocoff. Deb Skarda and Jim Bandura were excused. Also in attendance were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Village Planner and Zoning Administrator.

- 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.**

Jean Werbie-Harris:

**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 120<sup>th</sup> 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.

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.

**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).
5. 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 128<sup>th</sup> 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 128<sup>th</sup> Ave

Goldbear Drive located to the south of Haribo (including its required public infrastructure improvements roadway, sanitary sewer, water, storm sewer improvements) and 128<sup>th</sup> 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 120<sup>th</sup> 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 128<sup>th</sup> Avenue for employees. A fourth gated entrance from 128<sup>th</sup> Avenue will lead to the utility buildings. The driveway connection to the West Frontage Road (120<sup>th</sup> 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 120<sup>th</sup> 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 128<sup>th</sup> 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 128<sup>th</sup> 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, 128<sup>th</sup> 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 128<sup>th</sup> 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 128<sup>th</sup> 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 128<sup>th</sup> 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 128<sup>th</sup> Avenue right-of-way.

The existing Pleasant Prairie/Bristol 128<sup>th</sup> 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 128<sup>th</sup> 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 0.59 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 128<sup>th</sup> 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: **120 feet high, WHICH INCLUDES THE REQUIRED TECHNICAL/MECHANICAL STORY**
  - 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 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 **UP TO A 10,000 SQ. FT. 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 described are inconformity 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;

- 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.

**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.

Web Saber:

We've been honored to work with everybody to making a difference to the community, to our business and the economic well being in the community of being part of the Prairie Highland Park which was just an idea at that time. We didn't have a land together and we didn't have a project together. And we were like hand-in-hand designing and how that looks like. It's going to be a journey. We're here today, we're going to be together in the future. But we are very pleased and glad of the process and where we are today. And we're looking to continue to work with everybody on how can we make that as an example of how a project and can make a difference in the development, can make a difference to businesses and communities and develop economic prosperity and well being for everybody.

So I'm here today with our colleague so I'm going to introduce them to you the first time. So we have Mr. Arndt Rusges who is the Global Chief Manufacturing and Technology for Global Haribo. He's the one building all the factories in Haribo and the know how. And he will be the lead of the project. And I'm very glad him being today with us from Germany with his family actually from Germany today visiting us. Welcome to the U.S.

We have Mr. Martin Smik from Haribo as well, Germany. He's the Chief Project Manager and Construction for all Haribo Group as well. He has been since the first minute of the project with us working. And actually these two gentlemen were the biggest advocate of being in Pleasant Prairie, that site. He fell in love with the site. So you're going to see how many sites [inaudible], maybe you can ask him what [inaudible] was there. But he felt something special. He said that's the place.

We have Mr. Martin Drache as well. He's the Global Chief Technology Officer for Haribo Group responsible for all the equipment, technology and packaging [inaudible] with us as well. And this is our Germany group. If you would allow us, just be patient with us, if you have any question for us we may stop for translation a little bit. So we need to work together on that. They speak very good English, but sometimes it's very difficult to translate something into English on the spot.

We have as well Mike Leets from Haribo of America here. So we have Lexie Bennett. She's the PMO lead for the project in the U.S. And Walid Saad, our Commercial Director as part of our

management team member as well. I'm sorry, I forgot to say my address. Is it too late? 9500 West Braymore [phonetic] Avenue, Rosemont, 60018, Illinois. Sorry for that.

We have a swell our support here and we have the spouse of Mr. Martin tin Drache, Suzanna, visiting us from Germany as well so welcome to the U.S. So this is our team from Haribo and Germany and the U.S. And we have our lead architect Kohlbecker from Germany who helped us to build our recent [inaudible] development in Germany. And the project lead is Mr. Jan Witkovsky who will help me in the presentation today. Welcome. And he's been all the lead in the site selections to working with us in Haribo.

We have from Kohlbecker as well Mr. Benedikt Gondolf and Mr. Fritz Schellkopf. So welcome. They are from Kohlbecker, the lead architect for the project. We have as well from Mead & Hunt which is a Wisconsin company, the first Wisconsin company we worked with, four offices, and Brian Dunn is the project lead on that in the U.S. And he would be giving the presentation with Mr. Witkovsky and me. So that's all of us here today. And we shared with our associates that we would be here as well so we're all excited about being with you. So Mrs. Skarda is not here, but Mrs. Juliana and Mr. Koessl and Mr. Serpe and Mr. Stoebig and Mr. Skalbeck and Mr. Pollocoff we haven't met each one of you, but we're very excited to work with you in the future as well along with the staff.

So that takes us to some slides and introduction about Haribo. We're going to start with our advertisement. I'm going to try to give you a feel about the brand, the company to the public and to everybody as well on who we are and who we do. So we're going to start with our recent advertisement in the U.S.

[Video Shown]

So that is not what we do at the office every day, but we're trying to bring the happy world to Haribo and put a smile on our consumer with one of their top ten largest manufacturer of confection at [inaudible]. And we're very proud that we're bringing our first manufacturing to North America into Pleasant Prairie. It's a big learning process for us in the U.S. as well as for the Village as well as for our community as well. But we're going to make a success out of it.

So to cover our roots and our brands and our growth, just a little bit about Germany and then we come to the U.S. So Haribo was founded in 1920 which is we're going to celebrate 100 years very soon with a big milestone in the U.S. So that's a great time for us in the group to bring the first manufacturing with a family owned business. It means a lot to us as well, our roots and where we are so being part of the community. So Hans Riegel, Sr., founded the company, and the name Haribo comes from the name of the founder. The HA comes from Hans, and the RI comes from Riegel, and the BO comes from Bonn. Now the capital of Germany is Berlin, so that's where Haribo comes from.

In 1922 we invented the gummy, the dancing bear which was actually slimmer and larger than the version we have today. And this product was delivered by bicycles at that time. It was very sophisticated transportation at that time. Then in 1923 with the first vehicle that had been used as a delivery vehicle as well as an advertising tool. Very utility start up, very successful. And in 1930 actually it was first coming up with the idea about how Haribo makes children happy. We had around 160 people working for Haribo at that time. So a very successful start of the company.

But the really big start when the sons Hans and Paul that's generation two. So currently generation three are in the management of the company. But generation two Hans Riegel and Paul Riegel, one of them was managing sales and marketing. The other one was managing manufacturing and supply, and actually it's pretty much the same that we have in the group today. And they took the company to 1,000 people.

So this is our roots, a family business, generation one, generation two, very successful business. And our brand being very successful in Germany, being the number one in 1960. The Gold Bear brand was born. And we started advertising for the first time in 1960. In 1989 you can see the Gold Bear with the red bow tie. That's not Winnie the Poole a few years ago. A lot of people would know Haribo or the gummies despite the fact that we are one of the global leaders. And that means a lot of opportunities for us in the U.S. And in the year 2000 something we're very proud of we won the award of the most trusted brand in Europe. That's a consumer study. And we did not win it for a year, we won it consistently since then. A huge heritage of the brand, so close to 100 years, there for the longer terms. And that's as well the brand is linked to our roots. We've been in racing tracks -- we were connected with car racing, so from 1970 to 1994, we're back again in 2010 until today with the Mercedes team as well in racing. So that's part of our brand.

So this is our roots and our brand and our growth, where we come from. We came from Germany in 1925 with the Haribo name. We're one of the largest or the largest actually licorice manufacturing globally as well. So we produce more than gummies. And we have the legendary stick as well with the Haribo name around the world. So we're known for the licorice.

In 1933 as well we expanded into Scandinavia, and we opened our manufacturing in Scandinavia. Actually people in Denmark would think that they are a Danish company, not a German company because we've been there for a long time as well. And this is something we want to repeat as well in the U.S. We have an acquisition of a brand called [inaudible], it's a chewing brand in 1986, and we were expanding in that growth. In 1986 we had another acquisition for a marshmallow, one of the largest global marshmallows as well and licorice and gummies. In our project we're talking about just gummies. We're not talking about licorice.

In 2011 you can see the picture here of Mr. Rusges in the picture with the doctor, that's Hans Riegel, the one who managed the business side, sales and marketing celebrating and opening the first automated warehousing in Germany in [inaudible] Germany in one of our largest factories. And we opened as well the flagship store in Bonn in Germany. And by 2012 we opened number five, flagship outlet store in [inaudible] Germany. We went to China in 2014 expanding our business globally. Brazil has been the first country for us outside of Europe to have manufacturing in 2016.

And in 2018 we're opening our largest development of manufacturing. Some of the team in Wisconsin as well as Illinois visited us as well at that site. And that site is closest to where we're going to have here in Wisconsin. That's actually the [inaudible] that we're going to have in the U.S. for manufacturing. It's a 27 hectare site and we're very proud of this. This is one of the confection factories in Europe similar to the one we're going to have here. It's going to be one of the largest confection developments in the U.S.

So we have 16 factories. Some facts about the factories. We have production at 16 factories in ten countries mostly in Germany. And we sell our products in over 100 countries. So we're a global brand, and we have global recognition. And we sell over 1,000 varieties of items today. We hired 7,000 associates, and we have a presentation in 26 countries and sales offices. So that covers our roots and our brand and our growth and gives you a little bit of the facts about who we are and what we're doing outside of the U.S.

That brings us here to the U.S. So we started in Baltimore. We've been in the U.S. for a while. In 1982 we opened our office, it was a sales office in Baltimore, Maryland. And we had actually [inaudible] in Hazleton, Pennsylvania to build a factory that we sold last year by Mr. [inaudible] our commercial here moving to Pleasant Prairie. We moved our headquarter in 2015 in Rosemont. Very few associates in there. And in 2017 we worded with the State of Wisconsin and Milwaukee, Sullivan and KABA and Pleasant Prairie. Impressive work done by everybody in Wisconsin. A great business partner and a great community representative of what successful development means.

And the announcement was made for \$220 million investment in Phase 1. That doesn't include supply investments or [inaudible] investment. You may see some part of the master plan, that's not the Phase 1 portion of it. And we announced as well in 2017 that we would keep our headquarters in Illinois, and we're going to add 55 jobs in Illinois, and we're going to get close to 150 people in Illinois as well. So we're going to create jobs in Illinois and Wisconsin.

How well are we doing in the market from business just to give you a little bit of a feel about the business. We've been one of the fastest if not the fastest growing confection company in the U.S. for the last two years. We contributed 15 percent of the entire industry growth in the U.S. last year. And we're just starting. A big portion of the manufacturing that will come from Pleasant Prairie, actually that Phase 1 is almost full. So we're not building the factory for the future. Phase 1 is almost full. So we're having to [inaudible] here and working on an aggressive time line of how we can bring Phase 1 very quickly and bring the people quickly. So actually we're [inaudible] because all the product comes -- 100 percent of our production today comes from outside of the U.S. So we delivered \$57 million of growth, second to Mars. Mars is close to \$11 billion business and thousands of people in factories. And we are very proud that we can deliver more than half of the group with few people in Chicago.

So we started with 52 associates, we're up to 79 as we speak today, and we're going to close the number at 85 associates by year end this year in Chicago. And you may ask why are we doing all this or how are we doing this or how are we growing with 79 people and delivering as much like big companies [inaudible]. And actually the difference is our people, and that would speak to our values and our culture as well that we will bring here into Wisconsin. So I'm going to share a video with you that was made by our associates. It was around lunchtime. There was no professional production into it, but that gives you a feel of how people talk and feel.

[Video Shown]

That's the voice of our kids, by the way. So that video was made. That's our associate, and our kids were there. The challenge was the voice over. [Inaudible] how that was done. That's our associates. And [inaudible] a great place to work. We're proud of moving into Chicago just the first year and having a great place to work after that.

Recognition as well, we made it to 21 among the best of the small to medium workplace in Chicago. We're proud of this being a new company just being on the list. That speaks to how engaged associates we have and why we're growing that much. And we're recognized as the Chicago best and brightest companies to work for as well in the same year. And in the second half of 2017 we won the award as well nationally that we're one of the best and brightest companies performing in the country. And that helps us as well with the future when we have as well our project here in Wisconsin. And hopefully we can build and duplicate the same work environment.

We're trying to be part of the community. In the master plan you may see as well, and you will see in the presentation that will be done by Mr. Witkovsky and Mr. Dunn talking about Haribo park and talking about the museums and talking about the stores and the kindergarten. Those were some ideas of KABA and the park in Pleasant Prairie. But how can we do the community, how can we develop the land and how can we -- it wasn't part of our calculations at the beginning. But the family actually was very excited about it and was thus added to the master plan.

And we're trying to be part of the [inaudible]. We participated in that here. We're already working with Gateway College about how can we design and work together on designing training and educational programs. We're going to start production in less than 24 months. We need people like working today. We've started to work with Gateway College. So we're trying to be part of the community, and we're going to be a very active part in the community and the master plan and what we're doing.

We have a program called Hello Haribo. So we have some samples here of gummies as well if you want to try that. So we have a target to deliver one and a half million samples in different states from the northeast in New York and to the northwest in Seattle all the way to Houston and Orlando. So we have planned 34 events. And we're going to be in Milwaukee Germanfest on the 27th, 29th of July. So we're very proud about that. This is our social media on Facebook, Instagram and Twitter as well if anybody is interested to know more about Haribo.

And you heard that we are an international market [inaudible] in food gum and jellies and licorice segments. So we are in different segments in the candy industry. And we produce 100 million Gold Bear every day. And our annual production of Gold Bear can go around the Earth four times. And I'm going to show a video on how we product our gummies.

[Video Shown]

So I would like to introduce Mr. Witkovsky from Kohlbecker, our German lead architects and Brian Dunn from Mead & Hunt in Wisconsin to walk you through the project details.

Jan Witkovsky:

Good evening everybody. My name is Jan Witkovsky. I think I'll give you the address up front. It's 76471 [inaudible] in Germany.

Brian Dunn:

I'm Brian Dunn with Mead & Hunt, 2440 Deming Way, Middleton, Wisconsin, 53562.

Jan Witkovsky:

We have a presentation with us today showing you the development of the project and going back, let's say, one and a half years ago when we started with the site selection and the focus finding together with Haribo and together with the team sitting here in the room, finding the right site for the new factory. We are involved as the company Kohlbecker. We are a general designer, and we are supporting Haribo now since four years approximately also for the German factory in [inaudible]. And this was the big benefit with the help of the design of the phases we did in [inaudible] to come over to the U.S. and to adapt to the U.S. market and to the U.S. standards. And we teamed up with Mead & Hunt as our professional partner as lead architect located in Wisconsin helping us to fulfill what you see now in the presentation.

Like Wes said we started one and a half years ago with finding the site. And we selected or we had a look at more than 100 sites in Wisconsin and Illinois. It was a real challenge to find the right site. And we had to look at I think in real time 50 to 60 sites and visited them physically. A lot of trips. And finally we found the right one which is here in Pleasant Prairie in Wisconsin. And as Wes was saying from the very beginning with the very first visit with Mr. [inaudible] and the team everybody felt quite comfortable in saying that's it and that's the site with lots of benefits in comparison to all the other sites. We tried to figure out just saying the remarks and, of course, the proximity to Chicago, to Rosemont to the headquarters was one issue, of course. But I think the size and the visibility from the interstate, 94, the access which is excellent.

And then, of course, like Wes was saying the team being behind the [inaudible] communication and all the work together helped us a lot. The decision making process was quite simple and quite fast at the end. And I think with all the economic environment and all the Village possibilities they can offer us or to Haribo I think we had a very good feeling for the selection of the site. And this has been continuing for the last three, four, five, six months.

I think I don't have talk much about the site facts. I think that's what Jean was presenting you up front. Just the key figures with the sizes, the dimensions, the shaping, the distances I think we can go to the next slides. For Haribo it was also quite important to see where the next big cities like Chicago, Milwaukee, Kenosha what's around, talking about employees, finding the right employees, finding the right staff. But I think this is also not so important for now.

These are the pictures we had, and this was also a presentation we had to the supervisory board in Germany explaining to them what kind of quality the site has, the direct link to the interstate, the direct link to the access and accessibility of the site and existing infrastructure which was perfectly fitting to what we were looking for.

Project schedule I think it's quite interesting. You can continue with the next slide. We're still working with the schematic design at the moment, so that's what we're trying to finish within the next one or two months. And I think the next milestone as you can see which is interesting for you that in April or May of next year we want to start construction. That's the real hard target in our time schedule. And the idea really is now to finish in April 2021 with the construction of Haribo and parallel, installing all the equipment, and then as soon as possible starting the production process.



What you see here, and I think this was also shown in the movie or the film we did, this is the so called Phase 1. That's what we're talking about right now, and we're trying to figure out in some different colors to say the product facility which is the heart of the whole site is red. Then we have the administration which is not a headquarters, it's the administration part which is linked to the production facility in blue. The yellow piece what you see on the right side is the so called boiler house. It's the steam production, it's the heart of the facility with the steam. The whole production process will be supported and be [inaudible] with the steam. The green building is the logistic building, the warehouse building.

And then we have some auxiliary buildings like the sprinklers, like the gate houses and the Haribo Park which was an idea that we discussed with Mr. [inaudible] and the team and with Mr. Riegel the owner. We said this is something which we didn't design in [inaudible] because we said this is something that's perfectly fitting here to have Haribo park, attracting people not only the staff and the workers for the production facility, but also people crossing by having to look and say what's that? We have to stop, we have to have a look at there. And the idea was not only to have a shop but also to create some kind of facility where people will stay. A playground, we will have a museum possibly in the future. And we will have some fitness stuff also for the people working there and day childcare like a kindergarten. So these are all the facilities which we are not designing [inaudible] which I think could give us a big benefit for the site here.

That's the general conceptual master plan. Starting from the north you see the parking for the logistics. You see the gate house which is the main entrance for the trucks supporting not only the logistics but also having access for the production facility. The logistic building itself in Phase 1 we have the boiler house, the production facility. We have our own canteens. The idea is also which we discussed the last week to say we will most probably not only have a cook and chill but a small part of the food will be freshly cooked which is also a benefit to the employees and to the workers there.

We will have the Haribo Park on the right side on the south side, we'll have the main entrance, the employee parking and the guest parking. And on the far left side we will have also discussing at the moment presenting a heliport. The heliport it's a helicopter landing which is not a regular usage, we're thinking maybe it's once a year that a helicopter could land there, not [inaudible] right now.

Brian Dunn:

In addition to that, that helipad could be used for emergency vehicles, emergency airlifts.

Jan Witkovsky:

Correct. So some facts, but Jean had also the facts in the presentation perfectly. So this is just for the production and logistics. I think the numbers we heard already are about the [inaudible] area. The maximum height of the building which is really the maximum height, the 120 feet, for example, for the production, so it's really the maximum height. And the same for the logistics, 250 feet. It's not the building you see on the drawing right now because 150 feet will be a [inaudible] warehouse in a future expansion. So in Phase 1 we will not build the [inaudible] warehouse, it will just have a standard warehouse on the side which is not that high.

When we did the master planning we had a clear understanding that one of the premises we had for the site was that we would separate truck access, we would like to separate car access, and we would like to separate the workflow onsite. So that was clear for us at the very beginning that the only possibility is that we will have one gate, so all the trucks are going through one gate supporting the logistics and supporting the production facility. And in the first phase you see we have a daily average of approximately 40 trucks a day which is quite a less number supporting logistics and the production facility like raw materials, supporting everything needed for the process.

And then, of course, as I told you before on the [inaudible] side we have the parking, the P2 which is the parking for the employees and the logistics. And then the main entrance in P1 in the south side which is then the bigger parking which is supporting the production facility, the administration and then also the Haribo park.

You can see here zoom in for the Haribo park which is then as I told you before it's a shop, it's a fitness center, it's a day childcare, and also we're talking about the museum. Because I think what Wes was saying it's quite interesting to see about the history and the family business. I think this is also what people may stay there and not only going to the shop five minutes in and out, but really staying a longer term and trying to find out a little bit more about the history about the company.

We have the shop, this is an example how the shop could look like. This corporate identity of the shops worldwide just gives an impression how colorful and how the products could be presented in a shop like this. Talking about the fitness part we also had a long discussion with Mr. Rusges and the owner that we could have a benefit for the employees to create a small fitness center there which is at the first stage maybe just open to the Haribo employees, but thinking in the future that this could also be partly open to the public. The same, if you could continue, the same with the kindergarten and the day childcare. This gives you a little bit about the [inaudible] in the movie and the drawings.

We didn't show you anything about the landscaping so far, but the landscaping idea is that we, of course, would have a lot of greenery. And even in the movie we didn't show the berms, we didn't show the [inaudible] trees so we're sorry for that. But it's just having the idea for us. When we visited the first time the corporate park we said Uline could be a good example and a benchmark for us. So how Uline did the parking areas, how they did the landscaping, I think something which is not copy paste, but the idea behind that we will also keep on the facility of the landscaping idea for the Haribo Park.

The sidewalks you see, so we are also focusing on how to protect people walking a little bit in wintertime and a rainy days. So this is something, an architectural idea to bring people from the parking lot to the facilities. Just what you saw in the movie it could look like this, just some ideas. Yes, we have some renderings coming out of the film and out of the movie. You see the Phase 1, you see on the left side the south entrance, the main entrance to the Haribo Park, you see the production facility. You see on the right side you see the Haribo Park, and on the far end the logistics. The same from the north end view, the logistic park and the production facility on the back. That's the direct north end view where we have the employees parking, where we have the truck parking outside of the facility. On the right side you'll see the gate house and the view to the logistics and then to the production facility.

For us I think this is shown here quite nicely. The architectural idea behind the facility is that we will have a clear structure, we will have clear materials. We are not playing and gambling on the facade. So this is more or less the same what we have as a corporate design in [inaudible] which is built right now. And there you can see it's clean architecture, clean facade, clean openings. We will have glazings in the facade to bring daylight into the production facility which is not a must, but it's a must have for Haribo internally. And then for the administrative building you see I think we will bring in some colors also. It's red which is the brand color, but then there is the detail work we have to do which we are not finishing in the schematic design. This could be the view for visitors for people, for the staff entering the facility, how they would enter the site.

You can see here this is the so called full buildout which is a vision. So the vision because this is showing all the four phases of the production facility and the full buildout of the logistics and the full buildout of everything. This is something which we are at the moment discussing talking about two phases of buildout, not about four phases. So two phases are realistic within the next five to ten years approximately. And all the four phases it's really a vision for the future. Of course, we show it on the master plan. We have the idea how the whole full buildout will look like. But this is really something which is in the far future which is not realistic at the moment.

The same, two admin buildings, how finally the site could be developed. And the same with the logistics building, also at the moment talking about the warehouse, not talking about the [inaudible], but this is the future vision how the whole site could be developed. That's it for the moment. Thank you very much.

Jean Werbie-Harris:

So members of the Plan Commission, again, there are three items on the agenda tonight that we need your approval for. And they are Resolution 18-08, and that is to amend the Comprehensive Plan. Item B which is the consideration and approval of the Master Conceptual Plan. And Item C which is the consideration of the Zoning Map and Zoning Text Amendments.

The only item that we do not have for you this evening is the Development Agreement. And we are looking to put that on in one of the first meetings in May for the Plan Commission and the Village Board. But all of the other items on the agenda we're recommending approval subject to the comments and conditions and the actual wonderful presentations this evening and information that we had seen from Haribo this evening.

Michael Serpe:

In all the presentations that this Commission has listened to over the years this is obviously one of the nicest, most complete and very well done. And my compliments to Haribo. And also compliments to our legal staff from Quarles & Brady, KABA, everybody that's associated with bringing it this far. Very, very good.

Jean Werbie-Harris:

Trustee Serpe, we do need to continue the public hearing and solicit any comments or feedback from the audience.

Michael Serpe:

This is a matter for public hearing, all three of these items. Is there anybody wishing to speak? Anybody wishing to speak? Yes, sir? Name and address before your start.

Patrick Perlman:

Patrick Perlman, 9430 128th Avenue. Obviously my notes are a little bit different after seeing this and reading 117 pages online and seeing these presentations. My notes are a little bit different obviously. But I have some questions regarding the Exhibit D or the PUD, the draft zoning code. One spot in there which wasn't shown tonight, but it's in one of the pages there it said something about 15 percent open space, and originally it was 25 percent open space. And looking at this drawing it seems like the 25 percent. I just want to make sure that's correct and in the future when outlots are built that those stick to the 25 percent that was originally discussed.

And another question is he said 150 feet as a height, some places in the documents it says 170, some places it says 150. It doesn't seem to be consistent so that needs to be addressed in the PUD. And obviously 150 feet is extremely high. I mean that's extremely high. And they claim they have an automated warehouse, that seems to be like a concrete box rather than the glazings that we see on the factory. So I'm concerned about the aesthetics of the high bay warehouse. Thank you very much.

Michael Serpe:

Anybody else wishing to speak? Yes, ma'am?

Abby Ferguson:

My name is Abigail Ferguson from 9311 136th Avenue. I guess I just have a couple concerns about having a manufacturing site in Pleasant Prairie. I just want to thank Haribo for their presentation. And I just want to make sure that they've thought about sustainability, how long they plan on -- you know, how long they can sustain their business here in Wisconsin. Because to me when I moved here you don't see a lot of manufacturing sites here. I think this is probably the first new to us, if you could also consider the American culture. I guess that's all I have to say. I didn't bring my notes, I just came right out work. Thanks.

Michael Serpe:

Thank you. Anybody else wishing to speak? Anybody else wishing to speak? We'll close the public hearing and open it up to comments and questions from the Commission.

Mike Pollocoff:

Thank you, Mr. Chairman. This really represents a change or a growth in some of the long-range plans that the Village had. If you think back to the fact that this was originally going to be a campus for Abbott Laboratories with 12,500 people working at that facility which would have been a significant impact. And luckily we were able to secure that land from Abbott. Abbott was a good corporate citizen to us. They worked with us on this whole process, and we were able to acquire that land.

And I really believe that from a strategic standpoint that the Plan Commission's adoption of the M-5 zoning district which is manufacturing, but it's much more than manufacturing, is really going to play to the Village's strength over the long haul for a couple reasons. One is that it's broad enough and it's more powerful enough that you can get that unique mix of some retail, some office and some manufacturing. And Haribo has done an excellent job of identifying how their office -- it's going to be specific to the site, it's going to work. Their efforts to work with the Village on expanding tourism and retail and a learning concept. And a clean manufacturing process.

I really believe that as much as sometimes manufacturing gets a bad rap, I think in Pleasant Prairie the Village and really the people that have chosen to do business in the Village have been very successful in developing quality manufacturing sites. They really build and create a lot of things and make a lot of things. And it's kind of odd that people don't know that probably most of the world's mustard is made in Pleasant Prairie. A good part of the guacamole that everybody likes is made in Pleasant Prairie. Paint is made in Pleasant Prairie. And it's been done in such a way that there isn't any external impacts from that development. It's provided good jobs for people.

And if you think back to the last recession those industries were pretty much recession proof. The community took a beating from a residential standpoint and the mortgage market problems. But the corporate park shoved right along. A lot of jobs were maintained out there. And manufacturing goods were produced out there that people still needed no matter what. And the plan that Haribo has come up with I think really addresses all those important points that we want to hit as a community that's going to be good for everybody.

And when we look at what they've done in Germany it's excellent work. I think they have a good corporate mind set that's played to their strength for 100 years, and I'm not worried about it going another 100 years. I think the fact that it can happen in the United States and have that level of manufacturing and modern manufacturing and selling a product that people want is everything we could hope for. Right now we're pretty lucky to have one corporate citizen in Pleasant Prairie of significant stature in Uline, and I would see that Haribo would be equal to that and a great anchor in the corporate park.

I think in the long run this is the best -- it's really good. I think it's the best we can hope for. I'm not saying I'm glad we didn't get Abbott, but on the other hand when we look at realistically what this community can accommodate and handle I think we're heading down the right path. I think this coupled with Aurora and the new joint venture that's going to happen with that along the frontage road it's going to be so much better than where we started 20 years ago. I wholeheartedly support this.

Michael Serpe:

Thanks, Mike. Any other comments? Jean?

Jean Werbie-Harris:

Yes. I'd like to just add that we actually have been adding a number of manufacturing facilities to the LakeView Corporate Park within the Village of Pleasant Prairie. And just off the top of my

head I came up with 12 of the most recent adds that we have had that have been very successful, clean industry in our community. Gold Standard Baking, FNA, Rustoleum, Olds Products, Fair Oaks Farms, Iris USA, Good Foods, MG Design, MG Scientific, Catalyst. I mean I can just go on. With all the companies that we have added and we've maintained ourselves to have a very clean, neat, productive and sustainable corporate park for the community. I don't see that this would be any different out here. I think that it really has helped the Village grow and develop over the years. And it's been a good opportunity for good, sustainable jobs for the community and those coming to the community.

With respect to the two other questions, again, some of these things have been in progress as we were putting things together for this. It's a very large project. You can see the amount of detail involved in it. Based on their plans and their submittals they are showing us right now that they will have about 60 percent open space. The ordinance requires 25 percent. So they will greatly exceed the minimum requirements of the 25 percent of the M-5 Production Manufacturing District. So there were some initial numbers tossed out. But as we started to develop the site with them then it was clearly understood what kind of development that they were putting here and what they were looking to try to do and to make sure that it was really a great corporate presences and a campus development within Pleasant Prairie.

With respect to the high bay warehouse that is 150 feet, and we confirmed that with the engineers at the last meeting. And, again, that's for that high bay. Whenever you have any type of automated retrievals, a type system for storage, you need to address it, and it needs to be of a certain height in order to have it economical for the product that you're trying to retrieve and store. So that is their projected height. So all the heights that we've identified and discussed this evening are those included in the staff PUD that the Village staff is recommending approval for along with the other items this evening.

Michael Serpe:

Thank, Jean. Any other comments or questions?

John Skalbeck:

One thing I picked up from the presentation was how it would look from the freeway. And I think about what looked like in the past there with some sort of scattered businesses along the way. Having a candy company that is visible from the freeway in Pleasant Prairie I think is going to provide a really nice look. I'm really anxious to see what this comes out at. From the renderings it looks like it's going to be a great campus.

Michael Serpe:

When you go back 25 years on the west side of the I we had a military museum that was not very attractive. We had a couple of adult bookstores. The welcoming into Wisconsin from the south was not very, very nice. And now look what we have. A campus of Uline, I'm glad Haribo identified it as a quality looking company with landscaping that's unbelievable. What Haribo is going to put on there is beautiful. And we have Aurora Surgical Center coming in. I mean the whole west side of the I has been transformed into something that all of us can be proud of and we are. And we're certainly glad to have you as partners, I'll say that.

Wayne Koessler:

I have to agree with Mike that I think it's the best use for that site. It's going to stand out, and I appreciate you selecting Pleasant Prairie because we're the best Village in the United States. I'm impressed by the conceptual side of your plan. I've never seen a manufacturing plant that outstanding. Thank you very much. If there aren't anymore comments, Mr. Chairman, I would move the Plan Commission adopt Plan Commission Resolution 18-06 and recommend --

Michael Serpe:

18-07.

Wayne Koessler:

I've got 6 here. Okay, 18-07 and that the Village Board approve the Comprehensive Plan Amendments as presented at the April 17, 2018 meeting.

Bill Stoebig:

Second.

Michael Serpe:

**MOTION MADE BY WAYNE KOESSL AND SECONDED BY BILL STOEBIG TO ADOPT RESOLUTION 18-07. ALL THOSE IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item B is a Master Conceptual Plan and a Development Agreement. The Development Agreement let's take that and table that. You want that tabled?

Jean Werbie-Harris:

Just the Development Agreement portion. So you want to act on the Master Conceptual Plan subject to the comments and conditions first, and then as a second part you can table the Development Agreement.

Michael Serpe:

Okay, looking for a motion for the Master Conceptual Plan.

Judy Juliana:

So moved.

Wayne Koessl:

Second.

Michael Serpe:

**MOTION MADE BY JUDY JULIANA AND SECONDED BY WAYNE KOESSL FOR THE APPROVAL OF THE MASTER CONCEPTUAL PLAN. ALL THOSE IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. And the Development Agreement to be tabled.

Wayne Koessl:

I would move to table the Development Agreement.

Judy Juliana:

Second.

Michael Serpe:

**MOTION MADE BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA FOR TABLING THE DEVELOPMENT AGREEMENT. ALL THOSE IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item C, the consideration of the Zoning Text Amendment.

Mike Pollocoff:

I move we approve it.

Judy Juliana:

Second.



Michael Serpe:

**MOTION MADE BY MIKE POLLOCOFF FOR APPROVAL AND SECONDED BY JUDY JULIANA FOR THE ZONING MAP AND TEXT AMENDMENT. ALL THOSE IN FAVOR SAY AYE.**

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Can't thank you enough. Great presentation. Very impressive. Looking forward to being successful partners with you guys for many, many years.

Judy Juliana:

Thank you.

**6. ADJOURN.**

Judy Juliana:

Move to adjourn.

Wayne Koessl:

Second.

Michael Serpe:

Motion made and seconded for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Motion passes, thank you.

**Meeting Adjourned: 7:45 p.m.**