

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
August 26, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on August 26, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessler; Deb Skarda; (Alternative #1); Judy Juliana; Bill Stoebig; and Brock Williamson (Alternate #2). John Skalbeck was excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Michael Serpe:

If there's anybody wishing to speak now is your opportunity. Anybody wishing to speak? Anybody wishing to speak? We'll close citizen comments.

- 5. NEW BUSINESS**
  - A. PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS for the request of Michael Timko, Jr. agent on behalf of Nexus Pharmaceuticals for the development of the property located at 10300 128th Avenue to rezone the field delineated wetlands along the west property line that the US ACOE has taken jurisdiction into the C-1, Lowland Resource Conservancy District and to rezone the entire property into a PUD, Planned Unit Development Overlay District. In addition, to create the specific PUD requirements for the property.**

Aaron Kramer:

The first item on today's agenda is the consideration of a Zoning Map and Text Amendment at the request of Michael Timko, agent on behalf of Nexus Pharmaceuticals, for the development of the property located at 10300 128th Avenue to rezone the field delineated wetlands along the west property line at the behest of the United States Army Corps of Engineers having taken jurisdiction into the C-1, Lowland Resource Conservancy District, and to rezone the entire property into a PUD, a Planned Unit Development Overlay District. In addition, to create the specific PUD requirements for the property.

Nexus Pharmaceuticals is a privately held, U.S. based healthcare company specializes in innovative processes to make difficult-to-manufacture specialty drugs and generic drugs that are

easier to use, less labor intensive and more streamlined in practice. This business is proposing to construct a manufacturing facility at 10300 128th Avenue in the Prairie Highlands Corporate Park. On August 12, 2019, the Plan Commission conditionally approved Preliminary Site and Operational Plans to begin mass grading, underground utilities and footing and foundation for the proposed three story manufacturing facility approximately 84,000 square feet.

It was discussed at the Plan Commission meeting on August 12th that there are small wetlands along the south and west property lines. These are better located here in the areas in green on the PowerPoint selection. It was discussed that these wetlands are currently zoned C-1 -- that these areas will be zoned for the C-1 Lowland Resource Conservancy District. In addition, there is a drainageway along the west property line that was determined by the Wisconsin DNR to be artificial wetlands, and was thus not regulated by the State. However, on August 5, 2019, the Village was informed that the Army Corps of Engineers is taking jurisdiction over these wetlands. All the wetlands on the property are proposed to remain unchanged; therefore, the wetlands within the drainageway are proposed to be rezoned into the C-1 District. This was not necessarily on the application, but we don't believe that this was going to be a significant issue given the layout of the site.

As a result of the wetland determination by the Army Corps of Engineers, a Planned Unit Development Overlay District is proposed to allow the current driveway off of 104th Street to be located a minimum of five feet from the wetlands on the southwest corner of the property so that the driveway aligns with the driveway on the other side of 104th Street to the Uline property. The PUD also would allow for a future parking lot expansion to be a minimum of 15 feet from the wetlands as found on the property. The Village staff recommends approval of the Zoning Map and Text Amendment as presented.

This map is a blown up of that southwest corner of the proposed site. What's highlighted in green is proposed to be that future C-1 District and is the area that the Army Corps of Engineers has zoned to be -- well, is taking jurisdiction on. This PUD allows for the driveway which is currently lined up with the Uline driveway on the south side to remain in order to deconflict traffic at that site, as well as to allow for a minimum of 15 feet from the wetland on the right side of that display from that future proposed parking lot if this property were to expand its footprint on the property. At this time back to you.

Michael Serpe:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing and open it up to comments and questions from the Commission. Mike?

Mike Pollocoff:

Aaron with the Corps exercising their jurisdiction on this wetland, and if I recall right there's a drainageway running through there that is draining lands directly from the west of there and then some from the south of that area, how is that -- we had the modified engineering plan for grading and drainage in there because we're not going to be able to dredge the wetlands to make the drainage work. So is there an alternate drainage plan?

Aaron Kramer:

There is not. In the staff review we were aware and reviewed the site that these were artificially created wetlands based on the Wisconsin DNR's verdict. So at this time we haven't altered our drainage plan. But I don't know if Matt Fineour is here.

Nathan Thiel:

Matt's not here. Basically, Mike, the drainage is the same as we've designed for Prairie Highlands. This technically came up --

[Inaudible]

Michael Serpe:

We'll need your name and address for the record.

Nathan Thiel:

No, I don't mind you stealing the thunder. We'll let the engineer speak.

Mark Seidl:

Thank you. Mark Seidl, Pinnacle Engineering Group, 15850 West Bluemound Road, Brookfield. So to answer your question the overall drainage pattern and drainageway that is consisting in those wetlands is not being changed whatsoever. All this is for is to get our proposed driveway access a little bit closer to the wetland than what code specifies. Now, I think future plans from the Village do indicate you guys might want to do some storm sewer relay within the wetlands. That's obviously a complete separate item. All we're trying to do here is just get that driveway to line up as Kenosha County has required. And then with that being said then your setback gets reduced. But, again, there's no grading in the wetlands, there's no alterations to the wetlands, it is simply a setback issue.

Mike Pollocoff:

I don't have a problem with the petition to modify the setbacks, but that will be an issue I guess we're going to have to resolve.

Mark Seidl:

There obviously is permits you can get from the Army Corps to do that work and improvements. And I think that's something that we can assist with or whoever can assist the Village with.

Nathan Thiel:

So what I'm understanding, and Matt's not here, but from my understanding we had a drainage plan for the area, that's what we're doing. What will more than likely happen because we've

made adjustments to the drainage I don't know how applicable these wetlands are going to continue to exist. Most likely they're going to become --

Mike Pollocoff:

Less significant?

Nathan Thiel:

Difficult to maintain their natural. So the point is that nothing is changing in the plan that we've submitted as far as the Prairie Highlands. And, in fact, the Village has completed its drainage or its grading on this side or should be done I believe at the end of this week. So I don't think there are going to be any other modifications to drainage from our aspect with regard to these wetlands.

Michael Serpe:

Any other comments or questions? Thank you. What's your pleasure?

Mike Pollocoff:

I'd move that the Village Plan Commission recommend approval to the Village Board for the Zoning Map and Text Amendments.

Wayne Koessl:

Second.

Michael Serpe:

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

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

## **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:

Opposed? The ayes have it. Thank you.

**Meeting Adjourned: 6:11 p.m.**