

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
July 8, 2019**

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on July 8, 2019. Those in attendance were Mike Pollocoff; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; John Skalbeck (Alternative #1) and Brock Williamson (Alternate #2). Michael Serpe was excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant 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. CONSIDER APPROVAL OF THE JUNE 24, 2019 PLAN COMMISSION MEETING MINUTES.**

Jim Bandura:

Move for approval.

Judy Juliana:

Second.

Mike Pollocoff:

MOTION BY JIM BANDURA AND A SECOND BY JUDY JULIANA. ALL THOSE IN FAVOR?

Voices:

Aye.

Mike Pollocoff:

Opposed?

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Mike Pollocoff:

Are there any citizen comments?

6. NEW BUSINESS:

- A. Consider the request of the Matt Fineour, P.E. Village Engineer, on behalf of the Village of Pleasant Prairie, owners, for approval Release of Easements and two (2) Certified Survey Maps to subdivide the property located west of 128th Avenue north of CTH Q (104th Street) in the Prairie Highlands Corporate into 5 Lots and an Outlot.**

Jean Werbie-Harris:

Trustee Pollocoff and member of the Plan Commission, as Prairie Highlands Corporate Park it is generally located between 104th Street and County Trunk Highway C, west of 120th Avenue which is the West Frontage Road. As it continues to develop, the staff is presenting tonight two Certified Survey Maps that will create a total of five lots and an outlot. In addition, a number of easements that that were previously dedicated that are no longer needed are being released.

With respect to the Certified Survey Maps, the first CSM will subdivide the property into three lots and one outlot as noted. Lot 3 would be 53.1 acres with over 1,400 feet of frontage of 128th Avenue. Lot 4 is 12 acres with over 400 feet of frontage on 128th Avenue. Lot 5 is 60.8 acres with over 2,000 feet of frontage of 128th Avenue and 1,000 feet of frontage on 104th Street. And that Lot 5 is going to be further subdivided this evening with the second CSM. And then, finally, Outlot 3 is 16.3 acres with over 500 feet of frontage on 128th Avenue. This outlot will be owned by the Prairie Highlands Corporate Park and will be used for stormwater facilities for the park. Said stormwater facilities are currently under construction on this outlot.

The second CSM this evening is a redivision of Lot 5 of the first CSM, and it creates two additional lots. Lot 6 is 16 acres with over 500 feet of frontage of 128th Avenue and over 1,000 feet of frontage on 104th Street. And Lot 7 is 44.7 acres with over 1,500 feet of frontage on 128th Avenue. The lots are zoned M-5, Production and Manufacturing District, and a few pocket wetlands on Lots 6 and 7 and Outlot 3 are zoned C-1, Lowland Resource Conservancy District. The floodplain associated with the creek in Outlot 3 are also zoned FPO, Floodplain Overlay District.

The Zoning Map Amendment is required to rezone the non-wetlands within Outlot 3 into the PR-1, Neighborhood Park and Recreational District, and the small wetlands on Lots 3, 6 and 7 along the west property lines is required to be rezoned in to the C-1 District as well. In addition to the Zoning Map Amendments, the 2035 Comprehensive Land Use Plan Map 9.9 is proposed to be amended to place the non-wetland areas of Outlot 3 into the Park, Recreation and Other Open Space land use designation. The wetlands and the 100 year floodplain designations in the outlot will remain unchanged . In addition, the small wetlands on Lots 3, 6 and 7 along the west property lines shall be shown on the Land Use Plan within the Park, Recreation and Other Open

Space lands with the field verified wetland land use designations. These amendments will be considered at a later date upon setting the required public hearing.

There are some easement vacations being shown on the CSMs. The easement areas as shown on the attached map are begin released since these easements are no longer required. All required easements are being shown on the two CSMs. Generally the easements being released include the Village and Aurora releasing their rights to the wetland easements that are off of their properties; the Village releasing temporary grading easements and a permanent grading easement; and the Village, We Energies, AT&T and Spectrum releasing general utility easements that are no longer needed. This is not a public hearing, but we do have a representative of the Village, Matt Fineour here. He's our Village Engineer if you have any specific questions regarding the CSM.

Mike Pollocoff:

Questions for Matt?

Brock Williamson:

I guess my only one would be how are things going out there? I see a lot of movement.

Matt Fineour:

Things are going fairly well. I mean this year has been relatively wet so that's been a hardship a little bit on the grading especially on the west side of the site. But overall I think the project has gone fairly smooth for the size project that it is.

Wayne Koessl:

It may be a little premature, but do we have any prospective tenants for those lots? I don't need names --

Jean Werbie-Harris:

Tom, do you want to take that one?

Tom Shircel:

Sure. Lot 4 is you recall which is the lot immediately north of Outlot 3 where the stormwater retention is, we did enter into a purchase and sale agreement with a company called OFFSITE, they're a data storage facility. And then the southernmost lot which would be Lot 6, that's Project Tomorrow that's not revealed yet. But Governor Evers is coming down on Wednesday for an announcement of that company, and that will be taking place at 3 p.m. out at Prairie Highlands Corporate Park. So those are the two prospective tenants that we have for those lots, Lot 4 and Lot 6.

Mike Pollocoff:

Anything else? Is there a motion?

Jim Bandura:

Motion to approve.

Wayne Koessl:

Second.

Mike Pollocoff:

MOTION TO APPROVE BY JIM BANDURA, SECOND BY WAYNE KOESSL. ALL THOSE IN FAVOR?

Voices:

Aye.

Mike Pollocoff:

Opposed?

7. ADJOURN.

Judy Juliana:

Move to adjourn.

Deb Skarda:

Second.

Mike Pollocoff:

Motion and second to adjourn. All those in favor?

Voices:

Aye.

Mike Pollocoff:

We're adjourned.

Meeting adjourned: 6:08 p.m.