

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
February 27, 2017**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on February 27, 2017. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; Judy Juliana; Bill Stoebig; and Brock Williamson (Alternate #2). John Skalbeck (Alternative #1) was excused. Also in attendance were Mike Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE FEBRUARY 13, 2017 PLAN COMMISSION MEETING MINUTES.**

Judy Juliana:

Move to approve.

Bill Stoebig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY BILL STOEBIG TO APPROVE THE MINUTES OF THE FEBRUARY 13 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing we would ask that you hold your comments until that public hearing is held so we can incorporate your comments as a part of the official record. However, if you want to speak about an item that is not a public hearing or you want to raise an issue that's not on the agenda now would be your opportunity to do so. We'd ask you to step to the microphone and begin with your name and address. Anybody wishing to speak under citizens' comments? Seeing none, we'll move ahead.

6. NEW BUSINESS:

- A. Consider the request of Paul Schmitter, agent for the Centerpoint Properties Trust, owners of the property for approval of Site and Operational Plans for Cree, Inc to occupy a total of 148,146 square feet of the building located at 8505 100th Street for warehouse and distribution for their LED lighting finish goods.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a request of Paul Schmitter, agent for the Centerpoint Properties Trust, owners of the property for the approval of Site and Operational Plans for Cree, Inc to occupy a total of 148,146 square feet of the building located at 8505 100th Street for warehouse and distribution for their LED lighting finish goods.

In January 2017, permits were issued for Cree, Inc. to occupy 107,000 square feet of the 256,240 square foot building which is less than 50 percent of that building. At this time they are now requesting to occupy an additional 41,000 square feet for a total of 148,000 square feet of the building which is more than 50 percent, therefore requiring Plan Commission approval. In addition, the petitioner is requesting to make minor site modifications by relocating car parking on the north side of the building and create a striped area for trailer parking on the east side of the building.

Cree is leading the LED lighting revolution and making energy-wasting traditional lighting technologies obsolete through the use of energy-efficient, environmentally friendly LED lighting. Cree is a market-leading innovator of lighting-class LEDs, LED lighting, and semiconductor solutions for wireless and power applications. Cree lighting is publically traded on the NASDAQ exchange as CREE. Cree achieved over \$1.6 billion in revenue last year, has over 6,400 employees, operates in 16 global locations and holds over 4,000 patents.

Cree, Inc. will be replacing an 80,000 square foot facility in the Grandview Business Park, in Yorkville, Wisconsin to this new location at 8505 100th Street in the LakeView Corporate Park. The new warehouse location will serve as Cree's main distribution center for its finished goods. Cree is anticipating on being fully operational at the new site no later than May of 2017. This location will employ approximately 35 people. The finished goods including light fixtures comprised of plastic and metal components will be stored in palletized boxes.

The facility is proposed to operate one shift from 8:00 a.m. to 5:00 p.m. The site has 165 parking spaces including six handicapped accessible parking spaces and 38 parking spaces for trucks and 44 dock doors of which Cree will use 14 of the dock doors. The on-site parking is adequate for the tenant. It is anticipated that the daily average automobile trips to and from the site to be about 60 per day with a maximum of 140 trips per day and 24 truck trips, deliveries or pickups, per day to or from site with a maximum of 28 truck trips per day.

The petitioner is here in the audience as well as the owner of the company -- or the representative of the company is here. If you'd like to hear any further information or would like a presentation from them they are here to do that.

Tom Terwall:

Anybody wishing to add to that?

Paul Schmitter:

Paul Schmitter, 1808 Swift Drive, Oakbrook, Illinois representing CenterPoint Properties. The building at 8505 100th Street had a number of different tenants. Uline was in it for about three years. They had moved out, and Cree is now taking a good portion of the building. We feel that they are a very good occupant for this building. It's a very good use for them. We are very happy to see them here with us. And Jerry Knowles with Cree is here with me tonight if there are any additional questions with regard to what they're going to do inside the building, what they're going to store, anything like that for you.

Tom Terwall:

Do you envision them possibly needing to take additional space in that building?

Paul Schmitter:

We hope so. Jerry could possibly answer that. We're not planning on putting a demising wall at this time. Jerry?

Tom Terwall:

Welcome.

Jerry Knowles:

Hi, folks. Thanks for having us. My name is Jerry Knowles. I'm a global facilities director for Cree. Jean gave us a good introduction and I appreciate that. As far as expansion we are in discussions right now for expansion. This facility will represent our east coast distribution for all our finished goods. Right now we have a smaller location in Sturtevant. We're going to be relocating it here and expanding upon it, as well as we are talking about bringing in additional lines.

Michael Serpe:

Where's your closest manufacturing facility to this?

Jerry Knowles:

There's lighting manufacturing facilities, our largest manufacturing facility is in Sturtevant. We employ about 800 employees at that location. The distribution center has a small employee count which Jean references, around 35. But as we grow bigger it will likely double in size. And we have our semiconductor plant. Our corporate headquarters is located in Durham, North Carolina.

Michael Serpe:

We have plenty of room for both if you wish.

Jerry Knowles:

We are moving -- we had two other contract manufacturing plants in Guadalajara, Mexico. And we're starting to relocate some of those products up here to Wisconsin. We are moving in that direction.

Michael Serpe:

Move approval.

Wayne Koessler:

Second, Mr. Chairman, subject to the compliance with the comments of the conditional of the Village staff today.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE SITE AND OPERATIONAL PLANS FOR CREE SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you.

B. Review and consider approval of the Village of Pleasant Prairie's request for: 1) Draft TID #2 Project Plan Amendment Number 6 and establishment of a public hearing date with respect to the TID #2 Project Plan Amendment and 2) Draft TID

#5 Project Plan, designation of proposed boundaries for TID #5 which shall include the property generally located west of I-94 and between CTH "C" on the north and CTH "Q" on the south and establishment of a public hearing date with respect to TID #5.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, I would request that we bring up Items B, C, D and E. They're all related to the same topic. And the initial presentation will be made by Mike Pollocoff, and then I will follow up with some comments regarding the three additional resolutions. If we could do that.

Wayne Koessl:

Mr. Chairman, I move that we take up Items C, D and E but vote on them separate after discussion?

Tom Terwall:

B, C, D and E?

Wayne Koessl:

Yes.

Judy Juliana:

Second.

Tom Terwall:

MOTION BY WAYNE KOESSL AND A SECOND BY JUDY JULIANA TO COMBINE ITEMS B, C, D AND E FOR PRESENTATION PURPOSES BUT SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

C. Consider Plan Commission Resolution #17-05 to initiate a Zoning Text Amendment to amend the M-5 Production Manufacturing District regulations.

- D. Consider Plan Commission Resolution #17-06 to initiate a Zoning Text Amendment to create a new business district entitled B-6, Freeway Oriented Business Center District.**
- E. Consider Plan Commission Resolution #17-07 to initiate Comprehensive Plan Amendments and Zoning Text and Map Amendments related to the repealing of Section 420-154 of the Village Zoning Ordinance entitled PDD-1 Planned Development District No.1 and to rezone portions of the property within the PDD-1 Planned Development District No.1 area into the M-5, Production Manufacturing District and the B-6, Freeway Oriented Business Center District.**

Jean Werbie-Harris:

So, Mr. Chairman, the first item is Item B, review and consider approval of the Village of Pleasant Prairie's request for: 1) Draft TID #2 Project Plan Amendment Number 6 and the establishment of a public hearing date with respect to the TID #2 Project Plan Amendment and 2) Draft TID #5 Project Plan, designation of proposed boundaries for TID #5 which shall include the property generally located west of I-94 and between County Trunk Highway C on the north and County Trunk Highway Q on the south and the establishment of a public hearing date with respect to TID #5.

Item C is consider Plan Commission Resolution #17-05 to initiate a Zoning Text Amendment to amend the M-5 Production Manufacturing District regulations.

Item D is to consider Plan Commission Resolution #17-06 to initiate a Zoning Text Amendment to create a new business district entitled B-6, Freeway Oriented Business Center District.

Item E, consider Plan Commission Resolution #17-07 to initiate Comprehensive Plan Amendments and Zoning Text and Map Amendments related to the repealing of Section 420-154 of the Village Zoning Ordinance entitled PDD-1 Planned Development District No.1 and to rezone portions of the property within the PDD-1 Planned Development District No.1 area into the M-5, Production Manufacturing District and the B-6, Freeway Oriented Business Center District. With that I'll turn it over to Mike Pollocoff, our Village Administrator.

Mike Pollocoff:

Thank you, Jean. First I want to talk about Tax Increment District #2 and our Sixth Amendment. And Tax Increment District #2 is our oldest district and it's our largest district. If you look at the overhead it spans a very large area from 39th Avenue in LakeView Corporate Park East, LakeView Corporate Park West, the CenterPoint property which eventually became Uline, and at the time the Abbott Laboratories properties that were done.

This Amendment Number 6 is does a lot of things. We're coming up on the point where in July that district will spend no more money. There's a stop statutorily when we can spend money. And the project plan is going to wind down at that point. And then it will go a period of time where the increments that have been collected will go ahead and pay off that TIF District. And we're looking for that to happen in 2023. At the time of retirement we're projecting that TIF District value will be \$770 million in value that will go on the tax roll. So just as a reference

point right now the Village is at roughly close to \$3 billion. You can see the percentage increase that's going to be.

This amendment provides for truing up accounts as we close these things out. When you do a TID District you're projecting out 20 years what some projects are going to cost. So some projects are less, some are more. We want to get those numbers trued out. But the biggest thing that we're doing with Amendment Number 6 is we're providing for the acquisition of the Abbott Laboratories property here in the Village which is roughly between Q and C west of the Interstate. And it's going to begin the process for providing infrastructure to that parcel. It's going to be a continuing expansion of the Village commercial and industrial, manufacturing, assembly, professional office and research development and uses that will permit continued expansion with the tax base.

As I said this is the oldest TID, and I'll give you a little bit of history where we've been. Our first amendment in 2002 provided for the redevelopment of the I-94 corridor. At that point the Community Development Authority adopted the redevelopment plan and ultimate relocation plan for two adult bookstores, a military salvage yard, some minor uses, a little truck stop, a taxidermy stop, a travel trailer stop. It was not our highest and best use for that property. And amendment number 1 accomplished all those goals and got that done.

Amendment number 2 if you think about it back in 2004 when we had no broadband in the Corporate Park to speak of, and there definitely was no broadband out at the Interstate, so Premium Outlets and an additional couple of users that were coming out there had no access to internet other than through either a satellite or just a dial up modem. So the Village undertook that.

In TID amendment number 3 four years later in 2008 TID was modified to provide for the site development improvements for the Uline campus that enabled the first warehouse and office to be built and plan for the second subsequent office to be build. Amendment number 5 in 2014 we were beginning to wind down some of our infrastructure projects, but we also provided for Riverview Corporate Park which is directly east of Prime Outlets to begin its work to be expanded.

We also did provide some incentives because 2012 and '14 were still coming out of the recession that occurred in the area. And rather than providing direct incentives to companies, I know the cities and a lot of municipalities do that, we've elected to provide those incentives through the Kenosha Area Business Alliance, have them gauge those off and get a guarantee for what the performance is going to be and have it run that way.

And that brings us to amendment number 6 in TID 2. The primary reasons for the amendment number 6 for the project plan are acquisition of the Abbott property which is 458 acres of which 438 acres are going to be within the TID District. This would create a corporate park which we've identified as Prairie Highlands which is the highest point in Pleasant Prairie which isn't going very far because nothing's very high, but this is, in fact, the very highest point in the Village. We'll provide for the construction of infrastructure improvements, roadways, storm sewer, sanitary sewers, water, grading and stormwater management for Prairie Highlands as well as other lands in the district.

And the other lands in the district is the Village has been able in cooperation with KABA and the State we've acquired the lands that were owned by KABA that was the original Flying J Truck Stop property. And so that is now under Village ownership as of the first of the year, and this is also going to be part of Prairie Highlands. Again, as I said before with the other ones, we're going to adjust projects that have occurred since our last amendment to get those trued up to get ready for the July closing of the expenditure period for the TID.

The project area, as I indicated, for land acquisition and all the other improvements are significant. But TID 6 is not significant when you compare it to the base of the total project. We're looking at the \$33,827,000 for the acquisition of 458 acres of land that's owned by Abbott. Of the 458 acres, 68 acres is actually in the Town of Bristol, and it's on the far west side of the Abbott property and bordered by the Village limits. Which if you can visualize those high power lines that go through there, between there and County Trunk U, there's a 68 acre piece. We've initiated some discussions with the Village of Bristol. This TID will provide utilities along its western boundary that could be accessed. So we'll either be selling that to Bristol or putting a plan together so that it can be sold for development by someone else. Then Bristol would in turn undertake the development of that parcel of land. So that would be an acquisition away from the parcel, and that's roughly \$3.6 million for that property.

The roadway improvements will increase by \$2,579,000. For the total roadway acquisitions in TID #2 the roadway expenses were \$25,873,593. The major improvements on roadways are going to be roadways in the northwest quadrant. If you want to show that map. That's grading that's going to occur. And with the roads it's in that northwest quadrant that goes from C down to the drainage way, the creek that runs through there. And it also includes coming with a final grading plan for the former KABA property. It also provides for installation of traffic signals along 120th Avenue at C and at 104th.

Storm sewer work will increase in this district by \$6,449,000, increasing the TID 2 project cost by \$914,000. Sanitary sewer the original cost in the project area for TID 2 was \$11 million. This amendment is going to decrease that actual expense by \$2,368,000. Water, the Village spent \$26,257,000 on municipal water for TID 2. And additional \$8.2 million would be spent for additional water improvements to serve the Abbott Laboratories property.

With respect to some additional questions that have come about that I've heard about with TID 2, I think it's important to understand that the Village is not making an attempt to have this TIF District fund the other TIF District until it's completed. As I said, the Abbott Laboratories land was in TID 2, that didn't change. So this will be done in 2023. Right now the Village's credit rating is a double A2. We've been able to hold that credit rating since the recession. And we're able to manage this debt accordingly.

We're not going to be required to restructure debt to do this. We've received good financial advice through the creation of TID #1 and TID #2 so we have overextended ourselves. We have some debt that we restructure but we plan to do that. In some of these cases we don't want to borrow any more money than we have to. So even though we do a bond anticipation note saying we're going to wait and see how long it takes for development to occur, and as soon as that occurs we'll take advantage of the best interest rate we can and go long.

Really there are some things we did not complete in TID #2. And rather that money is going to be redirected and focused into the acquisition of the Abbott properties or the improvements for those properties. As far as any chance that the taxpayers would have to pick this up we don't believe that's a likelihood. In fact, as I indicated earlier the taxpayers are going to benefit substantially from TID 2 retiring when it does.

TID #5 is really the new TID, and it's identified as an overlapping TID because it's a smaller TID in area, but it's going to overlap TID 2. So in 2023 TID evaporates but TID 5 remains. That TID 5 is going to be there for the improvements that need to occur for Prairie Highlands. The easy description is it's the former Abbott Laboratory properties. You can see it up on the map there. The primary reasons for the creation of TID 5 are to provide funds to enable public improvements, complete infrastructure improvements consisting of roadways, storm sewers, sanitary sewers, municipal water, grading, and stormwater management. Provide financial incentives for development to either industry or as a conduit to the Kenosha Area Business Alliance for either grants or low interest loans and acquisition of land.

When we acquired the property from KABA that was part of that program where they had acquired it when Abbott was here to begin with. And their part of the deal was is they paid the property taxes on it because they're not tax exempt. They've acquired quite of a backlog of taxes paid. It's the Village's intent to pay that back at a time that we haven't determined yet once the debt schedule allows it because we don't want to borrow to pay them back, but we do want to pay them back. The primary reason we want to pay them back is that money comes back to the Village. KABA uses that money to loan to businesses, in turn they pay those loans off and then it gets reloaned again to other businesses. So that's a really good program, and it's been utilized a number of times as an enhancement for people who want to come to the Village.

Total project costs for this district are estimated at \$56 million. We're looking at administrative expenses of \$4.5 million. A good chunk of that is legal fees. Because since we're going to be the developer we're going to be negotiating legal agreements to get these real estate deals closed. And they're not going to be handshake agreements. We think it's going to be a little more involved than your typical real estate transaction.

Our roadway improvement expenses are identified at \$11.3 for this area. Storm sewer improvements are identified at \$3.3 million. Sanitary sewer is \$8.2 million. And one of the things we'll be doing with this TID is we'll be making some improvements to the lift station at 165 basically across the street from Culver's to beef that up to be able to handle a bigger area. When we looked at originally providing sanitary sewer to Abbott the demands weren't that great.

In doing a proper plan and evaluation for TID #5 there's a number of things we want to accomplish. We want to make sure that this site is suitable for manufacturing or office to develop. We want to make sure that we're able to provide municipal water and sewer that's going to be able to allow that to develop. It's not just a matter of taking a warehouse and making sure the fire protection works right and you have toilet facilities for 30 guys. We want to make sure it's going to be able to enhance manufacturing or development there. Consequently off site we're going to be beefing up our sanitary sewer infrastructure.

Water main improvements and extensions are going to be \$12 million. Again, another good part of that is making off site improvements to strengthen the water system so that we can get water

out to the area. So if you look at the maps I think that -- go to the next one. That shows the sewer and water that's on the frontage road. We're going to take that sewer and water main that's running through the former KABA property and get it on the frontage road as necessary.

It's interesting to me and I think, again, it shows some good planning on the Village's part, in large measure this is being laid out the same way we laid out the Abbott property when we're looking at a medical campus here. Sanitary sewer comes from the frontage road right in between Q and U, and it comes into the side and it goes counterclockwise when you look at how the lay of the land goes. And the land will develop counterclockwise. So we're not going to go in and develop 438 acres right away. We're going to do it in phases so we can have it progress orderly.

So if you were to go to the phases of that construction if you look at map TID phase #1 actually that's that yellow area, and that's next to the orange area which is going to be done as part of TID 6. So that would be the first that goes. Then we move west so there will be a major east/west road. In the middle there will be an east/west road. On the north end there will be a new water tower constructed to maintain pressure in that area. And then a north/south road. And we'll be constructing detention basins along the south perimeter and the east perimeter of that site.

And when you go to phase 2, again, we're working from the Interstate frontage road back, and we're winding around to the east. And that will be two types of development. One would be a manufacturing development, and there will be commercial development, again, tied to what we've laid out for the Abbott development along 165 or Q. And that will finish it out. And we'll do those phases in sequence with demand and what the marketplace says. We don't want to be in a position where we don't have lots to sell, and we don't want to be in a position where we have a lot of lots to sell because we have a lot of improvements out there. I think if there's something we probably would do over again in LakeView it would be to slow down the infrastructure extension and get it more timely to the marketplace.

This site is going to involve a significant amount of grading and storm water management. And we're estimating that at \$21.2 million for the land involved. I think this project represents some of the best things that the Village Board has done as far as planning for the economic development of our Village. We've been able to develop a tax base where half of the value is either in commercial or manufacturing, and the other half is in residential. The state average is 75 percent residential and 25 percent everything else. So it really helps spread the burden of carrying the cost of government out, and that will be more evident as these TIDs pay off.

It was not a difficult negotiation with Abbott to get this developed. We approached them about it, and they were interested in the Village's well being and future development and wanted to help us. And like any negotiation we would like to pay less, they would have liked us to pay more, and we ended up simply in the middle so I'm comfortable with that.

With us tonight, and one of the guys that really helped us get this thing off the ground with sessions with Abbott is Kevin Long our attorney from Quarles & Brady. If you have any questions concerning the development of the site he can answer those. We also have Matt Fineour who has done -- we've asked him to rework this engineering plan more and more and more to try to squeeze some money out of that. He's done that. And then Rocco Vita to come up with a way to evaluate how we're going to perform in this district, what we can anticipate and

make sure that we can pay for it. Properties are sold and developed under the type of uses we're looking for which is this M-2, what can we expect, and he's done a good job with that.

And I'd like to thank Tom Shircel who has really done a ton of work on this, more than I've done on it. And Jean and her staff are going to describe how we're going to get this thing zoned up and out of medical campus facility up to what we think is going to be a modern manufacturing type use facility. So before we go onto the zoning if you have any questions I'd be more than happy to answer them.

Michael Serpe:

I just want to say I can't say enough about the quality of leadership that this Village has to put this thing together with Mike, Jean, Tom and especially Kevin and all his input that he did for this whole thing. What this really does is kind of ensure a great future for this Village probably long after some of us on this Board are going to be gone, or at least not in office anymore. I can't say enough good about the work that has gone into this by Mike and his staff and Jean and Tom and especially Kevin. Mike, I have one question. The water main in TID 5 \$12 million, does that include or are we talking about a future main coming up from 165 to service this as well, or is that something over and above?

Mike Pollocoff:

I think that will be an over and above. I think when we do that big main that comes out from our storage facility on 165 out I think that's going to be the next iteration of the development of our water system. Unless there's something that surprises as it develops we need a redundant 30 year main that we're going to need to put in here. So I think that will happen. But there's another map that we have in here that shows we're going to be putting mains in in certain places in the Village to close loops to ensure redundant access into the system and release the water pressure. So that will continue to happen. But after the work that Matt's done on this the Village is going to need that second main at some point in the future. And hopefully we're looking at 25 years.

Wayne Koessl:

I have to second any comments that Mike made for all the staff that was involved in this. Years ago we got involved with LakeView Corporate Park under almost the same circumstances. And our mission then was to have orderly, quality development, create jobs and increase the tax base. This is just another step forward for us to ensure the Village is going to do that. So one question, Mike. Is there a natural gas easement going through there for a pipeline?

Mike Pollocoff:

There is a natural gas easement that almost runs co-terminus with the power line easement. And then it kind of drifts off at one spot. But that easement as well as the power line easement is there. If we would have had our druthers we would have really liked to have seen that power line over to U and do the same thing on U that we did on 80th where the power line ends up being in the roadway and then people can develop on either side. But we weren't able to get that squared away.

Wayne Koessl:

We tried to talk ATC into doing that but it was \$1.2 million a tower. And when they made the tie they would have had to shut P4 down to make the final connection. But it would have been great to have that on the 128th Avenue.

Mike Pollocoff:

Personally I think it's going to strand some Bristol residential users that are between U and the Village on the south end of that area. They're going to be stuck between the power lines and the road. But it's not our Village.

Wayne Koessl:

All in all this is a great project for the Village. We have to look to the future.

Mike Pollocoff:

Yes. So the time frame here is tonight you guys will look at the Conceptual Plan that we have to give you, the draft TID, and then Jean is going to go over what the zoning changes are proposed to be and what the Comprehensive Plan is. Because when we adopt the TID District we're adopting a Comprehensive Plan change which is going to allow these manufacturing uses to exist. And that's frozen. Once we do this as a manufacturing TID that's what it's going to be. We can have some variations or some gradations on what the manufacturing is, but we can't change it from manufacturing to commercial or residential or back to Ag or what have you. That hearing will happen a month from now. Then we'll actually start the TID creation process and look to have that done by the end of April or early May. And once we have that done then we'll actually make the closing with Abbott when we approve everybody and we secure the bonds to make the payment.

Jean Werbie-Harris:

I'd like to just cover some of the zoning and the land use that we will be addressing as part of the Tax Increment District #5. If I turn your attention to map number six which reflects the existing zoning for the Tax Increment District 5 area, as you can see this is an area that was zoned relative to all of the initial plans as originally put together by Abbott for this property. There was an initial CA or core area that they had envisioned. And the commercial areas were identified as business areas 1, 2 and 3. And a PDD that was put together that was very, very specific and very detailed which identified exactly what uses, how they would be approved, and the process that was going to be used. There's a tremendous amount of details along with some design illustrations of exactly what they were proposing. And that is what the existing zoning is for the map.

What we are proposing as part of this TID is that the proposed zoning would be similar in area. The map at the right which is map seven would be the core area would pretty much move to the M-5 which is our new Production Manufacturing District of the Village. And instead of having these business areas 1, 2 and 3, we've identified and will be presenting to you initiating this evening a B-6 District. And this B-6 District is really intended to be more of a freeway oriented

business center district. And so we'll be initiating that this evening. It's a combination of some of our other districts and what we really would like to see based on these new uses that would be proposed out by the Interstate.

And then the next map that I just wanted to bring to your attention is really the existing land use plan map. And, again, in Pleasant Prairie our existing land use ties and is identical basically to the existing zoning of the property. So it reflects then that CA which is that core area that was our industrial area, and the business area 1, 2 and 3 is really commercial area that was envisioned under that original proposal.

The proposed Comprehensive Plan for this particular area similar but not the same, and that is to identify the P for production manufacturing for the bulk of the property. And then the areas, again, identified with the letter B or the commercial area. Again, this is really freeway oriented commercial areas that will benefit not only this development but the traveling public and specifically the uses that we attract to this particular area. So those are the maps as they refer to the existing zoning, proposed zoning, existing land use and proposed zoning.

We have three different Plan Commission resolutions on the agenda this evening. This first, Resolution 17-05, this is to initiate the Zoning Text Amendments. As you know, the Plan Commission may initiate a petition for amendments of the Village Zoning Ordinance which may include rezoning of property, change in zoning district boundaries or changes in the text of the ordinance.

The Village staff is proposing to re-evaluate the M-5 Production Manufacturing District. And this is to allow some of those ancillary uses that oftentimes have been placed in separate or distinct districts but to place them right in this M-5 district such as stormwater detention/retention facilities, water storage tanks, towers, reservoirs and related appurtenances, we'd like to identify those all as auxiliary permitted uses. As well we would like to include heliport pads as a conditional use. We'd also like to re-evaluate some of the maximum height for the buildings in an M-5 district.

The Plan Commission with this resolution initiates some petitions to re-evaluate the sections of the M-5 district regulations. Proposed changes in the zoning text are hereby referred to the staff for further study and recommendation. The Village Plan Commission is not by this resolution making any determination regarding the merits of the changes but is only initiating the process by which the proposed changes to the zoning ordinance text can be promptly evaluated. The staff will recommend approval of this 17-05.

The next resolution is Resolution 17-06. Again, the Plan Commission does have the authority to initiate petitions for amendments to the zoning ordinance. The Village staff is proposing to create a new business district in proximity to the Interstate 94. This would be entitled the B-6, Freeway Oriented Business Center District, that would allow for a group of properties and buildings developed in a unified manner for industrial support and certain commercial, retail and service uses, business, professional office uses and research and development uses. The Plan Commission hereby this resolution initiates and petitions to evaluate this new Freeway Oriented Business Center District. The proposed changes are being referred to the Village staff for further study and recommendation. The Village Plan Commission is not by this resolution this evening making any determinations regarding the merits of the proposed changes in the text, but is rather

only initiating the process by which the proposed changes in the zoning ordinance can be promptly evaluated.

And, finally, Resolution 17-07, the Plan Commission, again, has the authority to initiate amendments to the Village Comprehensive Plan and zoning ordinance. And in this case the purpose of this resolution is to initiate the changes that would result from the modifications for the Comprehensive Plan as discussed and shown in the project plan you have before you.

The Village Plan Commission initially adopted our Comprehensive Plan in December of 2009. At that time as part of the Smart Growth requirements of the State, and as you know we've been very aggressive in following our Comprehensive Plan and making sure that the zoning and the Comprehensive Plan work together in order to advance land uses in our community. The Comprehensive Plan provides a long-range guide for the Village's officials, staff, citizens to effectively address future development and natural resource protection, and that's through a design year of 2035. It sets forth our planning goals and all of our objectives.

And as a matter of course all of our Commissions and our Boards do look at our Comprehensive Plan, and we use this plan as a strong tool as to how we are moving forward in our community and making decisions on new development. Its purpose is really to provide a general awareness and understanding of our goals, objectives and the direction in which the local government will expand and grow into the future.

The biggest change, again as I had mentioned earlier, is that all of those references to the PDD 1 Planned Business District those will all be modified as part of the Comprehensive Plan. We'll be modifying some of the mapping as well as the text. Again, as Mike had mentioned, one of the objectives is to create Prairie Highlands Corporate Park here. It will not be referred to as just a development land, but it will be referred to as a specific corporate park.

The Village Plan Commission hereby initiates then petitions to approve this resolution to begin the process for the Village staff to conduct further analysis and study and to amend the Comprehensive Plan to remove all references to the PPD1 Planned Development District number one throughout the Comprehensive Plan to create a new commercial land use designation entitled Freeway Oriented Business Centers and to amend the 2035 Land Use Plan Map to be consistent with the proposed zoning for this property.

The proposed amendments are hereby referred to the Village staff for further study and recommendation. That the public participation plan for this amendment is being initiated by the Village, and we are posting a 30 day public notice period for us to then consider the Comprehensive Plan changes and amendments at a future public hearing date. The Village Plan Commission is not by this resolution making any determination regarding the merits of the changes, but is initiating the process by which these changes can be promptly evaluated.

So the other thing and the final thing I'd like to mention is that we would like to set the public hearing dates for the TID #2 amendments as well as the TID #5 as well as these resolutions that would be public hearings for changes to the Zoning Text Amendments, Map Amendments and the Comprehensive Plan Amendments. And we would like to set that date as April 3, 2017. The Plan Commission would be meeting at five o'clock that evening. The Village Board would meet

after. So the public hearings then would be set for Monday, April 3rd at five o'clock p.m. for the Village Plan Commission.

Wayne Koessl:

Those are the only items you'll take up at that meeting?

Jean Werbie-Harris:

I'm sorry, would you repeat it?

Wayne Koessl:

Those are the only items that we'll entertain at that meeting, the Village Plan Commission.

Jean Werbie-Harris:

Yes, yes, because we have another regularly scheduled the following week --

Wayne Koessl:

Because I think we should have one meeting just to devote to all of this.

Jean Werbie-Harris:

That's correct. The staff recommends approval of Items B, C, D and E and would entertain any questions that you may have for us.

Tom Terwall:

Any questions from the Commission?

Wayne Koessl:

If there aren't, Chairman, I move that we approve Resolution 17-05.

Tom Terwall:

Subject to the terms and conditions of the staff memorandum.

Jean Werbie-Harris:

Actually, if you could start with Item B.

Michael Serpe:

I'd move approval of Item B, Village of Pleasant Prairie request for TID #2.

Jim Bandura:

Second.

Tom Terwall:

And the hearing date will be April 3 at 5 p.m., correct?

Jim Bandura:

Correct.

Tom Terwall:

Anything further? All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Jean Werbie-Harris:

Actually on Item B if we could approve TID #5 as well along with that public hearing date.

Michael Serpe:

I should have included that and I'm sorry I didn't. That is included in the motion. That's TID #5 as well as 2.

Jean Werbie-Harris:

And if I could add one more thing. We need to make sure that the boundaries of the Tax Increment District #5 as well be approved by the Plan Commission as well this evening.

Michael Serpe:

Should we redo the whole motion? Tom, do you know what she's asking for now? On Item B we want to approve TID 2 and 5 along with the boundaries and --

Jean Werbie-Harris:

The meeting dates for the public hearing.

Michael Serpe:

And the April 3rd for the public hearing. That would be the motion, yes.

Tom Terwall:

Is there a second?

Jim Bandura:

I second it.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND A SECOND BY JIM BANDURA. ALL IN FAVOR
SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Now, Resolution to adopt 17-05.

Wayne Koessl:

I move that, Mr. Chairman.

Jim Bandura:

I'll second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO
ADOPT RESOLUTION 17-05. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. 17-06?

Jim Bandura:

So moved.

Judy Juliana:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR THE PLAN COMMISSION TO ADOPT 17-06 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. And finally Plan Commission Resolution 17-07.

Jim Bandura:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND A SECOND BY WAYNE KOESSL. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. ADJOURN.

Michael Serpe:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

Moved and seconded that we adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? Thank you, staff.

Meeting Adjourned: 6:46 p.m.