

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY**

Village Hall Auditorium

9915 39th Avenue

Pleasant Prairie, WI

December 20, 2006

4:30 p.m.

A meeting of the Pleasant Prairie Community Development Authority was held on Wednesday, December 20, 2006. Meeting called to order at 4:30 p.m. Present were John Steinbrink; Michael Serpe; Larry Nelson, Gary Hutchins and Tom Reiherzer. Phillip Godin and Kate Jerome were excused. Also present were Mike Pollocoff, Executive Director, Jane Romanowski, Secretary and Kathy Goessl, Treasurer.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES OF MEETINGS – NOVEMBER 15, 2006

REIHERZER MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 15, 2006 CDA MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY NELSON; MOTION CARRIED UNANIMOUSLY.

4. CITIZEN COMMENTS – None.

5. COMMISSION COMMENTS – None.

6. NEW BUSINESS

A. Consider approving transfer of certain lands to the Village of Pleasant Prairie for open space and floodplain use.

Mike Pollocoff:

Mr. Chairman, before us tonight is two parcels of land. One is called Barbob. That's the one on the north if you look at your plan sheet, and the one below it is the Navarro property. They're on the east side of the interstate. And in terms of quantity most of that land is in the floodplain. If you look at the map, the blue dash is floodplain. The blue dash that's shaded is floodway which is the more compromised part of the floodplain. Then the green dash is wetlands that are identified on the property.

As part of our redevelopment plan, the purpose of the acquisition of the blighted areas was to remove the blight and redevelop the property. In this case I'm recommending that we do a floodplain boundary adjustment. You can see that green line that would create 7.36 acres of buildable land that would remove those 1.3 acres of floodplain on the south end of the property and .22 acres on the north end to make that a developable piece of property. On the west side of that green line, that north/south line, we would add 1.13 acres of floodplain.

Community Development Authority Meeting
December 20, 2006

What I'm recommending we do is have the Community Development Authority dedicate that land to the Village to the Park Commission, the park enterprise, and then in turn the Park Commission would dedicate that land to the Kenosha Racine Land Trust. The Kenosha Racine Land Trust is a nonprofit entity that is working to assemble floodplain, lands that are in the floodplain, which can be preserved and maintained. One of the ways they do that is take existing land acquisitions that are made and use that as a match towards obtaining additional state money and federal money to acquire parcels of land for property owners that already have floodplain. Their goal in the Des Plaines area is to acquire all the floodplain between Highway C and the State line. The Village has acquired virtually all the floodplain from north of Highway C to Highway 50. What that does is that ensures that that Des Plaines corridor where the land isn't buildable is acquired, is put into public ownership and won't be developed.

We're not able to apply for the funds that the Kenosha Racine Land Trust is. Those grant funds are available to them. After they've acquired the land and after they've gotten that grant they would take the land they acquired for the grant plus this land and it would revert back to the Village of Pleasant Prairie and become part of Prairie Springs Park. This is similar to what we did with The Nature Conservancy with that land between STH 165 on both sides really north to the Jerome Creek and then south to what would be the section line where if you ran STH 165 straight that line is there. So it's a good program. It's a little cumbersome. The reason we're doing this transfer this way, is because the Kenosha Racine Land Trust cannot accept land that's been condemned. So that's why we make that transfer between the Authority to the Village, then the Village would make the donation from there.

The Park and Recreation Commission meet once a month as we do, and that commission has already talked about it. They've agreed in concept to take that donation and then forward it on to the Kenosha Racine Land Trust. We would then be in a position to put the developable land up for sale. Total acres are just shy of 40. We own the land to the east and to the south. That other land, those 10 acres, belongs to WisPark. They have that piece there and we have the land behind it as part of Prairie Springs already.

Tom Reiherzer:

We need a motion? I make that motion.

Mike Serpe:

I'll second. It all comes back to the Village then eventually and that's all tacked onto what we have out there now?

Mike Pollocoff:

Right, just like that dedication of the conservancy land to the Village that got added to Prairie Springs Park.

Community Development Authority Meeting
December 20, 2006

Mike Serpe:

What is it, 840 acres now or something like that? Now it will be 880 and something?

Mike Pollocoff:

We started at 410 and we are at 880 now and we'll get close to 1,000 after we're all completed.

Larry Nelson:

And what's left is buildable you said and it could be sold?

Mike Pollocoff:

Right.

Larry Nelson:

What kind of use could go there?

Mike Pollocoff:

Jean and I are working on it would be a highway lodging, restaurant, gas station. Although given the environmental nature of this property here we're going to recommend that the Authority put a covenant that gas stations aren't located here. So probably food and lodging or office would fit in with the zoning in this area.

REIHERZER MOVED TO APPROVE THE TRANSFER OF THE BARBOB AND NAVARRO TO THE VILLAGE OF PLEASANT PRAIRIE PARK COMMISSION FOR OPEN SPACE AND FLOODPLAIN USE; SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY.

- 7. CONSIDER ENTERING INTO EXECUTIVE SESSION PURSUANT TO SECTION 19.85(1)(g) WIS. STATS. TO CONFER WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED AND PURSUANT TO SECTION 19.85(1)(e) WIS. STATS. TO DELIBERATE OR NEGOTIATE THE PURCHASE OF PUBLIC PROPERTY, INVESTING OF PUBLIC FUNDS, OR CONDUCT OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.**

REIHERZER MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY NELSON; ROLL CALL VOTE - STEINBRINK – YES; HUTHINS – YES; SERPE – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 5-0.

Community Development Authority Meeting
December 20, 2006

John Steinbrink:

The Commission will return to open session for adjournment only. No other business will be conducted.

8. RETURN TO OPEN SESSION

After discussion was held, **HUTCHINS MOVED TO RETURN TO OPEN SESSION; SECONDED BY SERPE; ROLL CALL VOTE - STEINBRINK – YES; HUTHINS – YES; SERPE – YES; REIHERZER – YES; NELSON – YES; MOTION CARRIED 5-0.**

9. ADJOURNMENT

HUTCHINS MOVED TO ADJOURN THE MEETING; SECONDED BY SERPE; MOTION CARRIED UNANIMOUSLY AND MEETING ADJOURNED AT 5:35 P.M.