

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
LAKE MICHIGAN SEWER UTILITY DISTRICT
SEWER UTILITY DISTRICT "D"
9915 39th Avenue
Pleasant Prairie, WI
December 19, 2007
6:30 p.m.**

A Special Meeting of the Pleasant Prairie Village Board was held on Wednesday, December 19, 2007. Meeting called to order at 6:30 p.m. Present were Village Board members John Steinbrink, Mike Serpe, Monica Yuhas, Steve Kumorkiewicz, and Clyde Allen. Also present were Mike Pollocoff, Village Administrator; Jean Werbie, Community Development Director; and Jane Romanowski, Village Clerk.

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

Dick Ginkowski:

Dick Ginkowski, 7022 51st Avenue. What a difference 48 hours makes. This is if all goes well tonight and in the future fantastic news for the Village and I think something many people don't have a clue how significant our development really is. I had the privilege of being in the Des Moines area this weekend and I've seen both extremes of that. Des Moines and it's western suburbs, West Des Moines, Urbandale and Clive, Johnson have morphed themselves into a major financial, banking and insurance capital and it shows. It makes Brookfield look like a cow town.

But outside of that, the further west you go into the areas that did not have the foresight to have good planning it was decay, deterioration, population decline, loss of tax base, good schools but nowhere for the students who graduate from them to go other than to leave. And that was a very painful thing to see. The effects of stagnation was staggering, visible staggering. Towns that once had three car dealers, none, two grocery stores, none. Just basically ghost towns with people still living there and having to provide services. So it's important to bear in mind that growth in a community, sometimes there are growing pains but nonetheless it's always positive to be in a growth posture. If you can morph yourself into a good posture such as the Des Moines area did that's a good thing. The alternative unfortunately is not one that's beneficial to most people.

I think the Village planning staff, Village Administrator, I know that Jean Werbie has worked very hard on this and many other projects, they have a lot of work in the future to do obviously with the developers but this is a very good sign and they deserve a great deal of commendation.

And one other matter tonight under unfinished business there comes a point in time when we have to say to some people get a life. When I went to law school in Dane County and that was a long time ago, but many people were moving out of Madison into rural Dane County and they do things like they complain about the smell from the farms in the Town of Oregon and the Town of Brooklyn and places like that. Of course, farmers would say wait a minute, we were here first.

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They'd go to the town board and they complained. The town board said, hey, the farmers were here first, get a life. And sometimes we have to bear in mind that this is Wisconsin. It's winter. It snows. People need to remove snow in order to go to work and to have their businesses operate, and if it disturbs you a few nights out of the year unless somebody is being crazy or an idiot so what? Your house is still standing. It hasn't been blown down by a hurricane, wiped off the map by a tornado, slid into the ocean with a mudslide or a wildfire. Sometimes I think we are at a point of sometimes having to tell overly sensitive people get a life. The Village has more important things to do, more important issues to address than trying to babysit crybabies who won't be satisfied with anything other than having everything their way all the time. Thank you.

John Steinbrink:

Thank you.

Jane Romanowski:

No more signups.

John Steinbrink:

Anyone else wishing to speak under citizens' comments? Hearing none, I'll close citizens' comments.

4. UNFINISHED BUSINESS

A. Consider Ordinance to Amend Chapter 250 of the Municipal Code Relating to Loud and Unnecessary Noise.

Mike Pollocoff:

Mr. President, I indicated earlier one of the burning issues in the Village is when do you run your snow blower. I don't place this ahead of the other item because it's more important, but it's just something we really need to address because when does somebody hear vroom vroom during the winters. It's gotten to be a burning issue. The proposed ordinance that we have here has changed to read—

Mike Serpe:

Mike, before you go any further we have to get this off the table before we discuss it and I would so move.

Steve Kumorkiewicz:

Second.

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John Steinbrink:

Motion by Mike, second by Steve to remove this item from the table.

SERPE MOVED TO REMOVE ITEM A FROM THE TABLE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

Mike Pollocoff:

The new ordinance reads the operation of use of any power lawn mower, chain saw or the like between the hours of 10:00 p.m. and 7:00 a.m., with the exception of snow blowers or in the case of an emergency. The police department also has the authority to tell somebody that the complaint is not valid and we're not going to enforce that complaint. So under this ordinance people can snow blow when they need to. I have yet to meet somebody that wants to snow blow when they don't need to. So we would all be able to snow blow to our heart's content when we have to do that without a restriction, and as well if there's a big wind storm and trees come down we can chain saw whenever we need to in an emergency or run generators if we had no power. So this I think brings some sanity back to what power machines do in neighborhoods. My recommendation is we adopt the ordinance as presented.

Mike Serpe:

Mike, just a question. What constitutes an emergency?

Mike Pollocoff:

In my mind it would be someone, because it doesn't happen across the entire Village, but you can get a wind storm in one part of the Village where trees come down. If you need to clear those trees and you want to use a chain saw to do it that's fine. Or if you lose electrical power and you're going to run your generator to run a sump pump. I mean we're 33 square miles big. What happens in one area doesn't necessarily happen in the other, but we generally know. From dispatch we find out if there's something wrong or public works is cleaning trees out, so I think it's really the next step from common sense would just be from what the Village operations are dealing with and when that problem occurs.

Mike Serpe:

Thank you.

Clyde Allen:

No comment, just motion to approve.

Steve Kumorkiewicz:

Second.

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John Steinbrink:

We have a motion and a second. Is there any further discussion on this item?

Monica Yuhas:

I would just like to say that I'm very happy with the changes and my husband is very happy also.

Steve Kumorkiewicz:

Speaking for myself, John, I have to say that many years when I used to work - I used to get a call from the plant at two or three o'clock in the morning and I have to get out from my garage and I have to go with the snow plow and clean my driveway to get out. I couldn't tell my boss, hey, I'm snowed in, can't come. So I'm glad that happened that we have this ordinance.

John Steinbrink:

We have a motion and a second.

ALLEN MOVED TO ADOPT ORDINANCE #07-53 - ORDINANCE TO AMEND CHAPTER 250 OF THE MUNICIPAL CODE RELATING TO LOUD AND UNNECESSARY NOISE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

5. NEW BUSINESS

A. Receive Plan Commission Recommendation and Consider Resolution #07-99 Authorizing Development Agreement by and between PDD-1 Pleasant Prairie Land Association, Inc.; PDD LLC; PDD II LLC; KABA Development, LLC; the Village of Pleasant Prairie Community Development Authority and the Village of Pleasant Prairie regarding the development of real property included within the Village's Planned Development District No. 1 ("PDD-1"), located generally west of I-94 and between County Trunk Highway C on the north and County Trunk Highway Q on the south in the Village.

Jean Werbie:

Mr. President and members of the Board, as you know over the past several months the Village staff has been working with some landowners west of the Interstate in order to effectuate and put together a zoning ordinance document. And in doing so what I'm looking to do this evening is first of all bring back some background information regarding the PDD-1 ordinance as well as then to present some of the major points with respect to the development agreement that will effectuate that ordinance.

As background information then, over the past one and a half years the applicants, along with their professional legal, architectural, planning, civil engineering and traffic engineering

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consultants and the Village staff, and our attorneys and the Village engineering consultants, we've been working diligently in order to formulate a Planned Development District No. 1 known as PDD-1.

The PDD-1 property as shown on the slide is generally located west of the Interstate between County Trunk Highway C on the north and County Trunk Highway Q on the south. The property is approximately 482 acres in size and is located in the Village of Pleasant Prairie.

On the slide and I'll be speaking to this is the specific zoning map that was approved as part of the PDD-1 document. This map also shows you where the public roadway system is going to be, where the internal private roadway systems and the access and ring roads are going to be located on the site. But very small in there it identifies that the core area of the campus will be CA, core area campus area. There will be three business district areas, a BA-1, which is located along the south area of the project just north of Highway Q. There is a BA-1 area that is the KABA property, and a BA-3 area to the very north/northeastern corner of the project area. Again, these are zoning districts and sub districts that are included within the PDD-1 document.

In order to establish that zoning text and associated map district, including the new zoning sub districts, the following zoning text and map amendments were proposed and they were conditionally approved and recommended by the Plan Commission but approved by the Village Board on April 2, 2007.

First, the zoning text amendment was adopted through Ordinance #07-09. It created the text for Section 420-154. It was for the Planned Development Zoning District to be known as Planned Development District No. 1. The zoning map amendment, which was the second ordinance, Ordinance #07-10, created the mapping change for PDD-1 which zoning classification included the sub districts as well as the basic districts for the 420-154 section. The shoreland district, the floodplain overlay district and the C-1, Lowland Resource Conservancy District area in this property area were not amended and remain as is.

I'd like to give a brief overview of the PDD-1 ordinance. It's a very unique, complex and large-scale development with distinctive project characteristics whereby the proposed development and the use of the PDD-1 property is not practical under the Village's traditional zoning ordinance. And so the need for a Planned Development Zoning District was required. The PDD-1 sets forth in part regulations pertaining to a potential gated campus-like complex for uses centered on healthcare and pharmaceutical research and development including related business offices and other related uses.

The establishment of this PDD-1 does not necessarily require that Abbott Laboratories will be a company or the only company that located within the core area sub district. It may be a host of multiple property owners and multiple companies whose uses are centered on healthcare and pharmaceutical research and development including related business offices and other related uses that develop lots within the CA area of the PDD-1.

The PDD-1 document is a 170 plus page land use management and zoning regulation tool for the development of the property. It takes into account the property that the property may develop

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with multiple lots under multiple separate property owners. It establishes zoning regulations pertaining to three potential peripheral business sub districts that are readily accessible to the general public for uses generally centered on commercial retail and service enterprises. These business districts as I identified are the BA-1, BA-2 and BA-3 sub districts.

On the slide is a copy of the conceptual development plan that was approved by the Plan Commission and the Village Board. It generally outlines where the property is located. It identifies the entry roads and the ring roads and the public roads on the periphery of the project. It also identifies how the property could be split up or developed in sub districts or phases or stages, 19 of them, so how we could handle and service the site with sewer and water.

Next I'd like to talk about the uniqueness of the PDD-1. By statute a PDD is different than any other type of zoning district. PDD regulations do not have to be uniform so it can be site specific, and a PDD cannot be imposed unilaterally by a municipality on a landowner. The landowners must consent to this PDD.

In this case, Abbott needed a finally approved zoning framework in place that offered the flexibility it needed to buy a company--that needs to buy a company or relocate a division or to sell off a division and have a place to put it without going through the months-long process with an uncertain end that is typically involved in developing property.

The PDD-1 is able to provide the required flexibility by reference to the conceptual development plan, by reliance on the site and operational plan approve requirements of the Village and the land division and development control requirements of the Village and by reliance on a development agreement relating to the public and private infrastructure needs of the proposed development.

So as part of Section D. entitled Development Agreement of Chapter 420-154 of the Zoning Ordinance, it is noted that the PDD-1 covers and regulates a myriad of development-related topics. The development agreement section specifies in detail the necessity and the requirements for a development agreement for the public and private infrastructure improvements and requirements for development and use of the property. The development agreement as presented this evening shall be entered into between the Village and each of the owners of any portion of the property as a condition precedent to the adoption and effectuation of this ordinance.

The development agreement includes the following: It includes preliminary engineering design plans for required public and private roads; sanitary sewer and water systems and storm water management facilities to serve such development and property; a related preliminary storm water management report based on a hypothetical build out of PDD-1; and related documents identifying the components of such facilities required in connection with any development in each of the 19 specified areas of the property and providing the storm water management model and other mechanisms needed to adjust and refine the master facilities plan as incremental development proceeds.

In your binders in the inside pocket as well as in the exhibit portions of the document we have reduced copies of the master facility plans as well as the development plans, the conceptual plans and some of the other documents. We also have large-scale copies that are available here at the

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Village Hall for you to review, and we also have actually the engineering and storm water management reports here in the auditorium if you'd like to look at those documents further.

So I'd like to being the development agreement overview. The approval and execution of this agreement by the Village and each of the owners, again, is condition precedent to the effectuation of the zoning ordinance which was created by PDD-1 zoning district and the adoption of Section 420-154 of the Village Code. The development agreement is proposed to be entered into by each of the owners which include Pleasant Prairie Land Association, Inc., which is going to be the owners association; PDD, LLC; PDD II, LLC; KABA Development, LLC; the Village of Pleasant Prairie Community Development Authority; and the Village of Pleasant Prairie.

The PDD-1 property is legally described and provided for you in Exhibits A through F in the development agreement. The functions of the Pleasant Prairie Land Association, among others, to enforce the agreement and to facilitate the implementation of the development agreement. The parties anticipate that development of the PDD-1 property will occur incrementally over a substantial but indefinite period of time, that such development may occur in a leapfrog manner, and that such development may involve multiple unrelated property owners. The development of the PDD-1 property may include various sized buildings in a wide variety of potential configurations and arrangements.

The required public or private improvements will be constructed incrementally as the development proceeds and as the Village requires such construction to occur. preliminary engineering design plans for certain roadway, sanitary sewer, water and storm water management facilities to serve the development and use of the PDD-1 property have been prepared, as well as the related preliminary storm water management report. Again, all of these are available here at the Village Hall for your review.

The next six slides are some general maps that have been provided and reduced in your documents, but they hold and contain very specific detailed information based on those 19 sections or areas that could develop on this property. Starting from left to right on the easels and the first on the slide, there's a development areas map. It shows all the specifics. These maps are all color coded as well that would be helpful in identifying time frames for getting these improvements put in.

The second slide is the private roadway requirements. Again, as shown on the slide and in your packets, most of the roads out there are going to be private. The public roads are the ones that are on the periphery of the development. They include the frontage road, County Trunk Highway C, County Trunk Highway U, County Trunk Highway Q. But all of the other roadways internal to the development will be private.

The next map is the sanitary sewer requirements map. The next map is the sanitary sewer systems with basically the pipe diameter sizes map. The next map is the water requirements map. And then the final map is the water main with diameters map. We do have representatives here as well as our Village engineering staff that if there are any questions on any of these maps I'm sure they'd be happy to answer those specific questions you might have.

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Continuing now with the development agreement overview, the Village anticipates that it will commence construction in 2008 of certain tax increment finance projects or TIF projects that have already been approved under the tax increment project plan. These are consisting of the expansion and partial relocation of 120th Avenue, the west I-94 frontage road, between Highway C on the north and Highway Q on the south. The construction of public sanitary sewer, water and storm water management improvements along 120th Avenue. And certain addition storm water management improvements east of 120th Avenue and west of I-94. These improvements will serve the development of the PDD-1 property.

The Village also anticipates initiating in 2008 as already approved TIF projects the construction of the following: The County Trunk Highway Q improvements and the public sanitary sewer, water and storm water management improvements along Q. In addition, a new water tower in the northwestern portion of the PDD-1 property is proposed to be constructed at such time as the tower is needed to maintain the fire protection flows at 3,500 gallons per minute for three hours.

Additional items covered in the overview, the State and/or Kenosha County improvements to the I-94/County Trunk Highway C interchange and to the Highway C roadway to the north of the PDD-1 property, County Trunk Highway Q to the south of the property and County Trunk Highway U to the west of the property. These will all be required to support the development and use of the PDD-1 property as it expands. Additional right of way will need to be dedicated by the affected property owners as these road improvements are installed.

PDD and PDD II wish to relocate to the County Trunk Highway U corridor the ATC electric power transmission line currently located along the western edge of the PDD-1 property as noted in the agreement. Funds from the sale of a portion of the KABA property, pursuant to an agreement dated as of April 7, 2006 by and between the Wisconsin Department of Commerce and KABA, may be available to pay for some of these cost of improvements to I-94/Highway C interchange, to Highway C, to Highway Q and Highway U. These funds will also possibly be available and will be required by the State and County authorities to help support the development and the use of the PDD-1 property and also would be available to pay for some and/or all of the cost of relocating the ATC transmission lines.

Another significant area of discussion within the development agreement is that the PDD-1 ordinance imposed aggregate limitations on the following: The maximum amount of wastewater for all uses and development within the PDD-1 property that can be discharged to the Village's wastewater system; the maximum amount of wastewater for all healthcare production manufacturing uses within the PDD-1 property that can be discharged to the Village's wastewater system; and the maximum amount of Village water for all uses and development within the PDD-1 that the property can use, unless and until additional distribution line capacity is added to the Village's wastewater system and/or the Village water system as provided for in the agreement.

And finally, the agreement does identify that there are at least three different things that we do need to get some additional information on and we are working diligently with Abbott's attorneys and staff and consultants on. Those three items include the declaration which is being prepared by the PDD-1 property, bylaws for the association and an updated traffic study. One of the additional items that I had handed out to you is a copy of a letter that was drafted by Quarles and

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Brady to the Abbott attorneys that covers the declaration and some of the areas that we needed to make sure that are addressed in the declaration. We are looking forward to getting a finalized version of that document sometime in January so that we can get that before the Village Board for a formal approval in the spring.

In addition, bylaws for the association will need to be drafted, and their traffic engineers are working on updating the traffic study. There was an initial traffic study that was presented to the Village and to the County and to the State for us to review and evaluate specifically the Highway C interchange, the Highway 165 interchange as well as the immediate public roadways in the vicinity of the site. But now they're going into a little bit more detail and doing a little bit more expansive of a review through that traffic study and that's intended to be submitted to the Village in the spring.

One of the questions that came up by the Plan Commission and the CDA members was whether or not the traffic study, the initial one, took into account the things that are going on with respect to the expansion of the Interstate highway system and the Highway C interchange in particular. Rest assured the DOT has been fully aware of this project and the various stages that could be involved and what the ultimate build out of this project would do with respect to the traffic impact on the area. And so these projections have been included in the designs for the I-94 corridor and the C interchange. We have copies of the plans here. They're at 60 percent complete. The DOT has just finished their last public hearing, and my understanding is that they're forwarding their information to the federal highway authorities to obtain some final approvals on the Interstate project which, again, is anticipated to start in Kenosha County in 2009 with the unbraiding of the frontage roads. Then the Highway C interchange will follow right after that.

So with that the only other thing I wanted to mention was that there were a few modifications that have been made in the last day or so with respect to the development agreement. We have provided black line copies of those changes as well as clean copies that could be inserted into your development agreement. And at this time I guess I'll turn it over to Mike Pollocoff to see if he has any additional comments to add regarding the development agreement.

Mike Pollocoff:

I believe the Board was here at the Plan Commission meeting and heard my comments then. I think there's—I can't say enough or praise enough the staff . . . Quarles and the Village staff as well as the Abbott staff. But the other entity I didn't recognize in the Plan Commission is KABA. KABA was a key player and they've really been as good a partner in economic development as you could ask for. Most communities don't have access to someone who is ready and prepared to help you deal with the issues you're dealing with. And Todd and his attorney, Will Schwarzer was a real help in the discussions all the way through. I'd like to thank him for that. I know that we're going to be able to rely on them in the future to help us with other projects as we go forward.

Although it might have moved kind of quietly because we were really busy and there was a lot of work done by an excellent staff. I got to meet a really good attorney from Texas. If he came to

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Wisconsin we'd probably give Quarles a run for their money. It was a really good, positive win-win process to get this thing done. Hopefully 20 years from now, and I think they will 20 years from now, people will look back and say this was a good moment and we got something started that's going to help us for years to come. I know the Board has been indulging me and Jean as we have been struggling with some of these things with our other projects and I appreciate your support and giving us some latitude to get a lot of stuff done. So I'd recommend we adopt the development agreement as presented.

Steve Kumorkiewicz:

So moved.

Clyde Allen:

Second.

John Steinbrink:

Motion by Steve, second by Clyde. Further discussion? Mike?

Mike Serpe:

I just truly find it amazing that a world class company like Abbott who is a leader in healthcare throughout the entire world can find a little Village like Pleasant Prairie of 19,000 people with their staff and our staff initially consisting of Mike, Jean and her two assistants, along with Bob Martin, the engineer, then bringing in Quarles and Brady and then coming up with something so involved and so beneficial that it's going to help so many people not just in Pleasant Prairie. I'm glad for the residents of Pleasant Prairie, but look what it does for the entire region. Look what it does to our friends in Kenosha, to Bristol, Somers, Lake County, Illinois, Walworth County, Wisconsin. This is truly amazing.

I'm nearing the end of my term on this Board and I wished I was just starting to see this develop instead of at the end getting it started. I wish I could see it come to fruition. I can't say enough about Mike, you and your leadership, and Jean and your staff, the entire Village and the cooperation I know we've received from the people at Abbott. We truly appreciate it. Thank you.

John Steinbrink:

Mike, you're right, this has been a very diligent process. A lot of people here have taken part in that and it's been a long process. I don't think we've left many stones unturned. I think it's been an experience for Todd, a kind of welcome to the area, when he got his feet here wet. I guess he hit it with both feet running, though, and we're kind of proud of you. As Mike said it's the economic future of not only the Village but the entire region is that much brighter today. And I think it's something that's going to leave a mark for generations to come. It's that stepping stone we needed in this area to keep moving ahead. Once again thank all those who really did so much.

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Steve Kumorkiewicz:

Looking back 40 years when I moved here and I see what happened in the last ten years, just ten years alone, it's enormous. The work, the staff that we've got, professional staff dealing with all kinds of situations. To me we ought to be proud to have a person here in Mike that he was able to hire a team of professionals to get to the point that we are today dealing with a big company like Abbott. Look where we are and how we've changed. It's no question that we're the door to the State. Everything coming south comes through Pleasant Prairie, one of the first ones. We are the ones that have the door open for the rest to come through. So I'm very proud to be part of this thing and appreciate enormously all the work that has been done.

Clyde Allen:

I truly want to thank Abbott for, I saw the attitude of wanting to really be a partner and making it a true two-way street, win-win for everybody and it's really going to affect us all. Mike, the only way to describe it is you put together a real team that's just indescribable. You are a true visionary. What's going to happen here is just amazing and people really don't understand I don't think and I want to commend everybody. Thank you.

Mike Pollocoff:

Thank you.

Monica Yuhas:

Everyone has said things that I have wanted to say. Again, to Jean and her staff and Mike, tonight I had the opportunity to meet Marilyn from Abbott and other people that were involved in this project. And the one thing that I heard over and over was the professional staff that we have at Pleasant Prairie and how two different groups can come together and work on a project this big and come to a compromise and end with this final product is amazing. I'm very proud to be a part of this Board and very proud of our staff. Thank you.

John Steinbrink:

No further discussion?

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT RESOLUTION #07-99 AUTHORIZING DEVELOPMENT AGREEMENT BY AND BETWEEN PDD-1 PLEASANT PRAIRIE LAND ASSOCIATION, INC.; PDD LLC; PDD II LLC; KABA DEVELOPMENT, LLC; THE VILLAGE OF PLEASANT PRAIRIE COMMUNITY DEVELOPMENT AUTHORITY AND THE VILLAGE OF PLEASANT PRAIRIE REGARDING THE DEVELOPMENT OF REAL PROPERTY INCLUDED WITHIN THE VILLAGE'S PLANNED DEVELOPMENT DISTRICT NO. 1 ("PDD-1"), LOCATED GENERALLY WEST OF I-94 AND BETWEEN COUNTY TRUNK HIGHWAY C ON THE

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**NORTH AND COUNTY TRUNK HIGHWAY Q ON THE SOUTH IN THE VILLAGE;
SECONDED BY ALLEN; MOTION CARRIED 5-0.**

John Steinbrink:

This is usually where we say welcome to our new companies in the Village but you're already a stakeholder here. All we can say is keep up the good work and thank you.

- B. Receive Plan Commission Recommendation and Consider the request of the Village of Pleasant Prairie Community Development Authority for a Certified Survey Map to subdivide the properties located east of 120th Avenue (East Frontage Road) and north of STH 165 and identified as Tax Parcel Numbers 92-4-122-192-0300 and 92-4-122-192-0305 into two parcels.**

Jean Werbie:

Mr. President and members of the Board, the petitioner, which is the Village of Pleasant Prairie Community Development Authority, is requesting the approval of a certified survey map to subdivide their two properties that are generally located east of 120th Avenue which is the East Frontage road and north of Highway 165 and identified as Tax Parcel Numbers 92-4-122-192-0300 and -0305. They're looking to subdivide these properties from two properties into two properties. Their intention is to subdivide and create a buildable portion in the front and in the rear of the property would be some land that is intended to be transferred from the CDA to the Kenosha/Racine Land Trust.

The properties are currently zoned B-5, Freeway Office District, and C-1, Lowland Resources Conservancy District. And a portion of the property is located within the FPO, Floodplain Overlay District. At this point the zoning district designations will remain on the property. In fact, it was not until very late today that we received a concurrence from the Wisconsin DNR on the C-1 or the wetland delineated areas so we will need to come back and do a slight rezoning so that our zoning in effect matches the exact delineation of the wetlands as shown on the site.

Lot 1 is proposed to be 11.52 acres with 726.23 feet of frontage on 120th Avenue. Outlot 1 is proposed to be 28.17 acres. It has no frontage on a public road and, again, it's intended to be protected and preserved for environmental purposes. And Outlot 1 does have an asterisk or note in that it's not considered to be a buildable piece of property. The intent is to eventually combine it with the conservation lands lying to the east.

This is a matter that was before the Village's CDA earlier this evening as well as the Village Plan Commission, and they do both recommend approval of the land division, and the CDA recommended conveyance to the Land Trust. The staff recommends approval as presented and a recorded copy of the CSM to be provided back to the Village after it's been recorded at the Register of Deeds office.

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Monica Yuhas:

So moved.

Mike Serpe:

Second.

John Steinbrink:

Motion by Monica, second by Mike. Further discussion on this item?

YUHAS MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF THE VILLAGE OF PLEASANT PRAIRIE COMMUNITY DEVELOPMENT AUTHORITY FOR A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTIES LOCATED EAST OF 120TH AVENUE (EAST FRONTAGE ROAD) AND NORTH OF STH 165 AND IDENTIFIED AS TAX PARCEL NUMBERS 92-4-122-192-0300 AND 92-4-122-192-0305 INTO TWO PARCELS; SECONDED BY SERPE; MOTION CARRIED 5-0.

6. VILLAGE BOARD COMMENTS

Mike Serpe:

I said this Monday night at the regular Board meeting and I'll say it again tonight. We've accomplished a great deal in the last year, and I think we're all proud of our accomplishments. Looking forward to 2008 I would like to at least have this Board consider mending some fences with a couple of community leaders, not leaders, community enterprises that have caused us a little bit of concern in 2007. Maybe at some point in the near future we can sit down with this group and resolve some issues that seem to be a sticking point for sometimes some negative headlines. I'd look forward to doing that. I'd hope we could get it accomplished. I think if we are successful in those accomplishments I think it will benefit everybody and not just a select few that have for lack of a better word a personal agenda or axe to grind with this Board.

John Steinbrink:

Thank you, Mike. I just want to echo the same thing. From my perspective it's been a real privilege to work with all of you on the Board this year. A group of people who really have the same common goal to move this Village forward and to make it an even better place to call home. I want to wish all of you a happy holiday. Other Board comments?

7. ADJOURNMENT

Steve Kumorkiewicz:

So moved.

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Clyde Allen:

Second.

John Steinbrink:

Motion by Steve, second by Clyde.

**KUMORKIEWICZ MOVED TO ADJOURN THE MEETING; SECONDED BY ALLEN;
MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 7:15 P.M.**