

**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  
July 16, 2007  
6:30 p.m.**

A Regular Meeting of the Pleasant Prairie Village Board was held on Monday, July 16, 2007. Meeting called to order at 6:30 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Mike Pollocoff, Village Administrator; Jean Werbie, Community Development Director; and Jane Romanowski, Village Clerk.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETING - JUNE 18, 2007**

**KUMORKIEWICZ MOVED TO APPROVE THE MINUTES OF THE JUNE 18, 2007 VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

**5. PUBLIC HEARINGS**

- A. Consider Construction of Municipal Water to the Bain Station Crossing Subdivision on Bain Station Road beginning on CTH H east to the Canadian Pacific Railroad and Final Resolution #07-44 Authorizing Construction of Public Improvements and Levying Special Assessments against Benefited Property for said project.**

Mike Pollocoff:

Mr. President, this is a public hearing that we're holding tonight as a result of a right of recovery agreement that will be in a later document. It involves the extension of municipal water along Bain Station Road. If you look at the map above you can see the dashed section of main. There's currently about 150 feet of water on Bain Station Road west of County Trunk H. This would bring it down to the tracks - that frontage along the entire Bain Station development.

The Village utility plan is to eventually connect this main into State Highway 31, so this main will be needed to provide full service to the Bain Station Crossing development. It will also at a future time provide municipal water to the properties on the south side of Bain Station Road. Currently those properties are ag preservation zoning districts as well as some rural residential districts. They don't have water at this time. As such, under the existing Village policy, the developer would be required to pay for those improvements in the first instance, and then as those

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property owners on the south side either divide their property or connect and use it, the special assessment will become active.

Based on the prices that were provided by the developer and reviewed by the Village's engineer, the cost per linear foot is \$26.38 which I might add is a very good price. There are three property owners involved with varying degrees of frontages. Again, they would not be required to connect to the water. If after a ten year period has passed pursuant to Public Service Commission rules they haven't connected, the right of recovery goes away and the special assessment is removed from the parcel. They could connect at that time at no expense, other than the private laterals which would be required to be extended from the main to their parcels. With that, Mr. President, if you'd like to open up the hearing we can take any comments.

John Steinbrink:

Once again, this is a public hearing. We'll open it up for public comment or questions. Did we have a signup sheet?

Jane Romanowski:

No one signed up for this hearing.

John Steinbrink:

Anyone wishing to speak on this item? Hearing none, I'll close the public hearing and open it up to Board comment or questions.

Mike Serpe:

Mike, once this goes across the property lines of the three property owners, if they elect to put a lateral in is that a lateral at their expense?

Mike Pollocoff:

Yes. In some situations we'll require the developer to do it primarily based on something happening with the road but that's not the case here. I'm not sure there would be any economies of scale, to be honest with you, to have the developer do it either, because the laterals they're putting in is interior development and they wouldn't have the same kind of . . . quantities because this would be a bore underneath the road where they wouldn't have that on the development side. They'd probably be just as farther ahead to wait until they needed it at a future time.

John Steinbrink:

Other Board comments or questions?

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Steve Kumorkiewicz:

Are there borings in this project?

Mike Pollocoff:

No, eventually that will bore underneath the railroad tracks. The bores that would be involved in here is if the property owners chose to connect their individual parcels to the lateral.

Steve Kumorkiewicz:

So if the people east of the tracks decide to petition for water that's when they've got to drill underneath the tracks to extend the water?

Mike Pollocoff:

There's really nobody east of the tracks except We Energies. So what will happen is at some point there will be an extension of water on Bain Station from Highway 31 to almost the tracks. And then at that point the utility, or sooner depending on what the demand is for water in the Ladish tank, the Village Utility will undertake to extend that main underneath both railroads, the UP and the Canadian Pacific, to loop that main there. But we're not at that point. This is part of our master plan to eventually have that done, but right now there isn't the water demand that warrants that.

Steve Kumorkiewicz:

That's private property over there because the shopping center will plan to be gone in the southwest corner of 31 and Bain Station. Proposal for the shopping center . . . .

Mike Pollocoff:

There's still some land farther to the west from the shopping center that could develop from that. As that develops they'll have to, just as the developer from Bain Station, extend that to the tracks.

Steve Kumorkiewicz:

Thank you.

Mike Serpe:

Move approval of 07-44.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

We have a motion and a second. Any further discussion?

John Steinbrink:

Let the record reflect I abstain on this one because of property owned by family members.

**SERPE MOVED TO ADOPT RESOLUTION #07-44 AUTHORIZING CONSTRUCTION OF PUBLIC IMPROVEMENTS AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY FOR THE CONSTRUCTION OF MUNICIPAL WATER TO THE BAIN STATION CROSSING SUBDIVISION ON BAIN STATION ROAD BEGINNING ON CTH H EAST TO THE CANADIAN PACIFIC RAILROAD; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0 WITH JOHN STEINBRINK ABSTAINING FROM THE VOTE.**

**B. Consider Renewal of a Class A Fermented Malt Beverage License for Shawns', 4417 - 75th Street.**

Jane Romanowski:

Mr. President, this is a public hearing for the renewal of the Class A fermented malt beverage license for Shawn's, the gas station and convenience store located at 4417 75<sup>th</sup> Street. The renewal paperwork was due in my office on April 13<sup>th</sup> and everybody got letters indicating that they should submit that paperwork. Mr. Thomas did not submit his until June 22<sup>nd</sup>. So by law I have to have it in my office 15 days before it's acted on so that's why it's on the agenda tonight.

All building, fire and zoning inspections have been completed and there are no outstanding violations. Chief Wagner has reviewed the application. As you can see from my memo, Mr. Thomas has a few Village delinquencies as I have listed, but more importantly his seller's permit has been revoked by the Department of Revenue. Apparently he hasn't been filing his reports or paying sales tax. So they're working on their end on that. I did receive a letter indicating that his permit has been revoked and they would let me know if, in fact, it was reinstated. So I've been working with the agent on that calling and finding out status reports. As of today he hasn't completed his paperwork and his permit is still revoked.

So as you can see from my memo, I'm recommending the Village Board grant the Class A license subject to the payment of the delinquencies and receiving a letter from the Department of Revenue reinstating a seller's permit. But I would only recommend that approval be through July 31<sup>st</sup> of this year because this is a renewal. His license actually expired June 30<sup>th</sup> so we're still on

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the renewal application. After July 31<sup>st</sup> if he doesn't satisfy what we're asking him to satisfy he's got to start over from the beginning. That would mean paying all the delinquencies ahead of time and indicating to me that his seller's permit has been reinstated before an application would be received.

At this point he's basically closed down. The Department of Revenue even pulled his pump license. They're working to really push him to get his paperwork and get it paid. So at this point he's really not operating. We've checked. Again, there's no reason to revoke a license, it's just the renewal application. I think it's fair to give him until July 31<sup>st</sup> to pay those delinquencies and see if he can get his Department of Revenue seller's permit reinstated in the next couple weeks. If it's granted, I'll send him a letter and he knows he's got until the 31<sup>st</sup>. If not, the license is gone and he's got to start over.

John Steinbrink:

This being a public hearing I'll open it up to public comment or question.

Jane Romanowski:

There were no signups.

John Steinbrink:

Anyone wishing to speak on this item? Anyone wishing to speak on this item? Anyone wishing to speak on this item? Hearing none, I will close the public hearing and open it up to Board comment or question.

Steve Kumorkiewicz:

Jane, it's about \$1,800 he owes, roughly?

Jane Romanowski:

Oh, sure. This happens. The licenses we approved before people had delinquencies. It's all conditioned on you granting in and the license not being issued until everything is paid.

John Steinbrink:

Other comments or questions?

Clyde Allen:

It may be common as you say or it's happened before, but with the kind of delinquencies it does seem there's not a lot of cooperation. I have a big concern with kind of the laid back or defiant or

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whatever attitude that would we be setting a precedence by allowing this to be approved based on that? If we're having to approve something while he's making everyone wait for his paperwork, what would be the deterrent for us to make him wait until he is in line?

Jane Romanowski:

I was talking to the Department of Revenue about that trying to weigh the options. My concern was he did submit the renewal application before it expired and I thought to be fair to him, even though he's been delinquent and late, and that's really hurting him, it's not hurting us at all, that it would be better to at least have an approval because our next Board meeting is not until three weeks. So if, in fact, he by some miracle got everything put together in the next couple weeks, I thought it would be better that the Board approve it subject to, which we've done lots of times, to make it so I could issue it. Granting doesn't issue it. Issuing it is once he pays everything and I have a Department of Revenue letter. Basically from talking to the Department of Revenue this probably won't happen, but I thought to go through the process, he submitted his renewal application, let's act on it instead of letting it sit since it did expire June 30<sup>th</sup>. I think it's in the best interest that we process it and see what he does with it.

Monica Yuhas:

Jane, has he been delinquent before?

Jane Romanowski:

There have been quite a few people that have been delinquent. Back when we had these in May there were some delinquencies for sewer charges and such. Mr. Thomas has been late every year with his application. That's just his nature. But it's really hurting him. It's not hurting us at all because he can't sell cigarettes, he can't sell alcohol, and now they pulled his pump license so it's on his shoulders.

Mike Serpe:

This Class A application is the least of his problems. In light of what the Clerk has mentioned I would move approval of granting a license subject to the satisfaction of the five points that Ms. Romanowski mentioned in the memo.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve, and this is a motion subject to him meeting all of his delinquencies in the Clerk's list. Further discussion?

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**SERPE MOVED TO APPROVE THE CLASS “A” FERMENTED BEVERAGE FOR SHAWN THOMAS FOR PREMISES LOCATED AT 4417 75<sup>TH</sup> STREET, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF BEING SATISFIED BY JULY 31, 2007; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-1 WITH ALLEN DISSENTING.**

**6. CITIZEN COMMENTS**

Jane Romanowski:

One signup tonight, Dick Ginkowski.

Dick Ginkowski:

Good evening. Dick Ginkowski, 7022 51<sup>st</sup> Avenue. I want to touch on three things, quick hits tonight. First, I see some marvelous drawings, and the folks at VK and their partners have certainly come up with a very nice plan and hopefully it will be very positive for the Village and I congratulate them for that. Similarly, though, I must express the concern that we don't exist as a walled off island. I'm particularly referring to the Target Store where they have a fine facility right now at Green Bay Road and Highway 50 directly across the street from the Village. And, quite frankly, would that I could, I would hope that in the process of enabling the construction of a new store that the old store doesn't sit there as a white elephant as urban blight, as something that sits awaiting a tenant that would be of the character and quality of the present tenant. Why should that concern us? It should concern us because, quite frankly, it is across the street and it does affect business in the area including Village business when one of the primary anchor tenants of the Southport Plaza is considering a move. So that's a point that I would hope would be addressed and addressed with a little more specifics than just a we'll take care of it later.

Number two, I had the opportunity over the weekend to be on the website for the City of Davenport, Iowa. I note that the City Hall there is still standing 32 years after the fact of my being in the police academy there, and something about a clock on the wall of the firing range that needed to be replaced after I was there. But the concern that I had is I looked at their website and one thing that they did which I thought was very interesting is they did put the entire packets for all of their meetings, the supporting material behind the agenda, in a pdf format so that citizens could not just read the one paragraph summary of what's coming on the agenda but also get more information about it.

That led me to think that as we come forward, and I know the School Board is already doing this, I think it would be something that could be done with minimal cost here in the Village to move toward I don't want to say paperless because that's not accurate but a less paper intensive form of government. With five Board members and about \$400 a pop for a laptop computer, it seems to me it would be very helpful to move forward in that direction, that we equip each Trustee and the Village President with a notebook computer to be used to have access to this material as well as the public as well as providing them with a Village e-mail address so there's uniformity in being

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able to contact our Village officials. I think that's something worth studying, worth taking a serious look at to improve communication and also to provide better information to citizens, objective and impartial information and let the citizens be able to digest it as they will. I believe that's something that's worthy of taking a look at. The cost would be relatively minimal. And perhaps there might be some savings because certainly the folks in the Clerk's office would only have to scan certain documents once and then everyone can download them as they need them or copy them as they need them.

Finally, I note that tomorrow is the 17<sup>th</sup> of July and at eight o'clock tomorrow morning the City's Police and Fire Commission will be holding a meeting at which citizens will be given an opportunity to provide input on selecting the City's new Fire Chief. That's of interest to people in the City, but I happened to have been looking for the last three weeks since that news came out and there's been no editorial dart about that meeting being held at eight o'clock in the morning at a time when it's inaccessible to most citizens of the community. I can't help but think that what would happen if the Pleasant Prairie Police and Fire Commission held a meeting on such an important topic at such a time and place that would be likely to be inaccessible to most citizens of the community. That is a rhetorical question. Thank you and have a great evening.

John Steinbrink:

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

**7. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

Mr. President, I have a few items. One is I'd like to thank all the volunteers from the Village staff and people in the community who have volunteered to make the Danskin Triathlon the success it was. I believe it was almost 3,919 was the number that was out there making it the largest sprint triathlon in the world. That didn't happen without a lot of volunteer work, an incredible amount of volunteer work happening. Thank you to everybody involved in that.

The other thing I'd like to mention is I believe we just achieved the number for the veterans memorial, based on contributions, that that is now paid for. I know there were some people that were concerned that it was going to end up on the tax roll, but there continues to be significant community support for that, and it's going to be put together. We'll have a ceremony it at Family Days and another ceremony appropriately on Veterans Day this year to recognize the important group of people in the community. The money that's raised for that is, one, going to expand the plaza to a certain extent, but it ensures that the monument is maintained in perpetuity. So any surplus funds that come in over and above after what we pay for, future benches, future bricks, is going into a fund to make sure that that important monument doesn't degrade or come into disrepair and there's always a source of funds to take care of it. I'd like to acknowledge John Steinbrink's work and the work of the Park Commission to get that forward and moved on. I



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know it was a dream that a lot of people came up with when Ed Kauffman died and he left the seed money to get that started. Slowly but surely we're finding our way to completion on it.

And the last thing I'd like to do is welcome the new Park and Recreation Director, James Losch. He just started here and he survived a rather rigorous selection process. He's been here a week. I wasn't here last week but I'm hearing the rumblings that he was here so that's a good thing. I like that there's a presence. I'd like to welcome him aboard to join a great staff of department heads. That's all I have tonight.

Clyde Allen:

First I want to welcome Mr. Losch. I had a chance Saturday before the Danskin to talk with him and I was very impressed with his credentials, very impressed with him as a person so I want to welcome him. But I want to also thank at the same time Lyn Boehm and Kris Jensen for picking up the role and really doing a great job until we filled the position. I look forward to that staff really being successful. We've got a lot to look forward to.

With the Danskin becoming the world's largest, very impressive. What a way to break in on your first weekend. But it means the RecPlex, IcePlex, the whole recreation area is a facility the entire country can be proud of, that we have something almost nobody has in the entire country. One of the largest and finest municipally owned facilities owned by the Village taxpayers at not one dime of a cost to them. So I just think he's coming into a facility that we can all be proud of and that I think it ends the question to say should the Village ever be in the recreation business. So I'm looking for big things from everybody so welcome and congratulations.

**8. NEW BUSINESS**

- A. Receive Plan Commission Recommendation and Consider the request of VK Development, property owner, for an extension of the December 5, 2006, Village Board conditional approval of a Certified Survey Map to subdivide Tax Parcel Number 91-4-122-182-0135, located within the Prairie Ridge commercial area, into three (3) lots and one (1) outlot.**

Jean Werbie:

Mr. President, we have nine items on the agenda, the first nine items that are interrelated. And in order to facilitate a better discussion on the items I broke them down a little bit differently. You have in front of you an outline of how I'd like to present them this evening. The first items I will be speaking about will be Items A, G, H and I. So what I'd like to do is make the presentation on those four items and discussion on those items, and then have the Board take separate action on each of those four items. Then I'll proceed with two more and another two more and another one. So that way at least it will facilitate our discussion and the slides will not be too repetitious if that is okay with the Board.

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(Inaudible)

Jean Werbie:

I'd like to get to them. When I get to that point I'd like to table those.

Mike Pollocoff:

If we could get a motion I think for Roberts we'll need a motion to change the agenda to consider the items in the order that Jean is presenting it.

Jane Romanowski:

So Items A, G, H and I will be discussed, then B and E, then C and D and then F for the record.

**ALLEN MOVED TO CHANGE THE ORDER OF THE ITEMS UNDER NEW BUSINESS TO CONSIDER ITEMS A, G, H & I, THEN B AND E, THEN C & D AND THEN F; SECONDED BY SERPE; MOTION CARRIED 5-0.**

- G. Receive Plan Commission Recommendation and Consider approval of a Development Agreement and all related documents between the Village of Pleasant Prairie, VK Development Corporation, the Gershman Brown Corporation (d/b/a GB-MA Pleasant Prairie, LLC) and the Target Corporation pertaining to the required State Trunk Highway 50 (STH 50) Phase 1 and Phase 2 Transportation Improvements to be provided, installed, constructed and completed by VK Development.**
- H. Receive Plan Commission Recommendation and Consider approval of a Memorandum of Understanding (MOU) between the Village of Pleasant Prairie and the State of Wisconsin Department of Transportation (WIDOT) pertaining to the required State Trunk Highway 50 (STH 50) Transportation Improvements to be provided, installed and constructed by VK Development Corporation.**
- I. Consider approval of a Memorandum of Understanding (MOU) between the Village of Pleasant Prairie and VK Development Corporation pertaining to the future required Phase 3 State Trunk Highway 50 (STH 50) Transportation Improvements to be installed, constructed and completed by VK Development Corporation.**

Jean Werbie:

The first item is to receive the Plan Commission recommendation and to consider the request of VK Development, the property owner, for the extension of a certified survey map that was approved on December 5, 2006, and this is to subdivide Tax Parcel Number 91-4-122-182-0135.

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This is the commercial area of the Prairie Ridge Development. The first certified survey map this evening will be to subdivide the property into three lots and one outlot.

What I'd like to do first is to just give you some background information and, again, I'll just be presenting this one for all the subsequent items. The Prairie Ridge Neighborhood Plan has identified that there is a significant commercial area to be located in the northwest corner of that particular neighborhood. Its south of Highway 50 and just to the east of 104<sup>th</sup> Avenue north of Prairie Ridge Boulevard. There are a number of other red areas or commercial areas on the neighborhood plan map that you see before you, however the area that we're specifically referring to now is that area south of 76th/77th Street and, again, identified as The Shoppes of Prairie Ridge.

Some background information - we have been working on this particular project in this area for at least a year now. There have been a number of approvals that have gone before the Plan Commission and the Board. They include the conditionally approved preliminary site and operational plans to commence some mass grading; it included the original certified survey map to divide this property, 43 acres, into the three lots and one outlot; a zoning map amendment for the property to rezone the wetland delineations that were placed on that property based on the existing wetlands, to place some open space areas into PR-1 and to identify the balance of the property as the B-2 District.

There also were some PUDs that were approved for this project. On March 20, 2006, Ordinance 06-15 to amend the Village Zoning Ordinance, and that related to The Shoppes at Prairie Ridge and the office development PUD which will be on the agenda tonight as an amended item. Also some final site and operational plans and this was primarily for the Target Store. The Target Store site and operational plans were re-approved by the Village Plan Commission on June 25<sup>th</sup> subject to a host of conditions which are actually set forth in some of these documents. I will not go through all those conditions, but they do need to be satisfied prior to them moving forward with their project. Engineering plans have also been submitted and approved on this particular project.

The entire Prairie Ridge Development, as you know, is over a 400 acre plus development. It's a mixed use development that had been presented to us by VK Development and includes residential, institutional as well as commercial development. Again, it's generally bounded by 75<sup>th</sup> Street on the north, Highway C on the south, 104<sup>th</sup> Avenue on the east and 88<sup>th</sup> Avenue on the west. It's about 435 or so acres of land all told.

The commercial areas that we'll be speaking about tonight is basically the Prairie Ridge area. Several commercial use projects have been approved over the last several years. They're listed on the slide. I believe most of you are familiar with those particular uses. There are a number of institutional uses also that have been approved over the years that have been constructed or are under construction. The one that is currently under construction is an addition to the senior housing project just to the west of 94<sup>th</sup> Avenue.

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Residential development within the entire project area includes the 120 unit Prairie Ridge Senior Center, the second building which is under construction, and also 216 single family residential units. The Village Board had approved the original final plat for this development in 1998, and in 2004 the Plan Commission had updated the neighborhood plan to include this entire area and bring it into compliance with the comprehensive plan. In 2005 the Plan Commission conditionally approved a master conceptual plan for the Prairie Ridge Commercial area. As you know, as we continue to evolve with this particular development, we have been bringing back conceptual plans to help lay out the entire project area.

The parent property, the property that we'll be speaking about tonight with respect to the certified survey map is approximately 43 acres in size. It includes Lots 1, 2 and 3, and this is an area that's zoned B-2, which is a Community Business District, and a PUD, a planned unit development overlay. The Outlot 1, which is at the very far west end of the parent property, is delineated wetlands. For the wetland portion and for the open space area it's been identified as PR-1. As you can see, what they are proposing to do is create three outlots. Specifically, as it pertains to the Prairie Ridge project tonight and The Shoppes of Prairie Ridge, we will be then further subdividing Lots 1 and 2. Lot 3, which abuts up to Prairie Ridge Boulevard, will be retained by VK Development, and that will essentially not be discussed as part of the overall master development planning other than we have some utilities that are running through it, but there are no site and operational plans and no other types of improvements being planned or proposed at this time for Lot 3.

So here we go, there is the certified survey map that you have before you, Lots 1, 2 and 3, and an Outlot 1 in the very far western corner. That outlot has very specific wetlands that have been delineated, and the rezoning of that wetland has already taken place. As I was mentioning, the one item that goes and transfers itself through Lots 1, 2 and 3 are some existing easements. These are pretty important because there's an existing sanitary sewer line, a main line that runs right through the center of this property to the north and then runs to the west in this particular property. This is of significance to us because a portion of the sanitary line does need to be vacated and rerouted through the development because the Village will not allow any type of sanitary sewer mains to be located under any buildings which would be a problem since The Shoppes at Prairie Ridge would be placed across the top of this.

So we do need to vacate a sanitary sewer easement, and then a new sanitary sewer easement is going to be dedicated that identifies how the sewer will run through the property but at the rear of the property so it doesn't affect any of the building pad locations. In addition, there are some dedicated water mains as well as sanitary sewer and storm mains that are also reflected on the certified survey map which all need to be approved by the Village as part of this project.

The next item that I wanted to speak to this evening is Item G, and that's to receive the Plan Commission recommendation and consider approval of the development agreement and all the related documents, and this is between the Village of Pleasant Prairie, VK Development Corporation, Gershman Brown Corporation and in this case for this development they'll be doing business as GB-MA Pleasant Prairie, LLC, and Target Corporation. And this is pertaining to the

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required State Trunk Highway 50 phase 1 and phase 2 transportation improvements to be provided, installed and constructed by VK Development.

In your packets is Item G. There's a staff report that identifies that along with the development agreement there's a series of exhibits that will need to be in final form, most of which are in final form, that need to be attached to the development agreement. Specifically as it relates to this certified survey map, there are a number of improvements that need to be made in Highway 50 that are based on a TIA, a transportation impact analysis, that was completed originally a number of years ago but it was recently updated with the Target and The Shoppes of Prairie Ridge project. As such, the DOT is recommending that there be improvements to a number of intersections, 88<sup>th</sup> Avenue, 94<sup>th</sup> Avenue, 99<sup>th</sup> Avenue, 104<sup>th</sup> Avenue, the most significant of which is at 94<sup>th</sup> Avenue which is where the hospital entrance is or the extension north into White Caps Subdivision. That's proposed to be a full signalized intersection. So those improvements along with all the others will need to take place on Highway 50.

Some of the conditions of approval that were set forth by the DOT is that the Target Store and the balance of The Shoppes at Prairie Ridge could not receive occupancy permits until these improvements are completed. So as part of our development agreement VK is obligated and we have some co-signers just for limited purposes and that would be Gershman Brown and Target to guarantee that those improvements are completed, they're secured by financial securities with the Village, and they're completed in a timely manner to guarantee occupancy for the uses on the site. At this point the DOT as identified in an August 8<sup>th</sup> letter to us of 2006 that these improvements need to be completed by October 1<sup>st</sup>. We should be receiving the DOT permit within the week, and we anticipate that these improvements based on good weather will be completed in October. We intend to move forward. The Village is working with Crispell-Snyder in order to do the field staking and construction-related services for this development. And we intend that this will move the project forward. This is all linked directly to the certified survey map that's being approved by the Village this evening.

There are actually two other items on the agenda, Item H, which is the next item, which is the memorandum of understanding, the MOU, which is between the Village of Pleasant Prairie and the Wisconsin DOT. This MOU is only about two pages but it sets forth very clearly the requirements of what is considered a phase 1 and a phase 2 improvement that needs to be completed and for which the Village is obligated to have completed within a period of time.

There are a few items that we do need to get resolved with respect to this MOU, and as such the staff is recommending that this particular item be tabled until Monday night wherein we're requesting that there be a special Board meeting a week from tonight following the Plan Commission meeting in order to give the staff and the attorneys just a little bit more time to iron out some issues with respect to this MOU.

I think that the Village and the DOT have reached agreement, but we need to then deal with the next item on the agenda and that is the MOU between the Village of Pleasant Prairie and VK Development. What this MOU does is it transfers the obligations, both financial and otherwise,

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from the Village to VK Development. It not only addresses the phase 1 and phase 2 improvements that are to be completed in 2007, but it also addresses the phase 3 improvements which are the more significant longer range improvements to be made to Highway 50 where it expands Highway 50 from four lanes to six lanes. So we do need to get a few more details ironed out so that I believe the Village Administrator wants there to be enough detail put into this second MOU so it's very clear as to what is going to trigger what actions and that the Village has its financial security obligated into the future.

The phase 3 improvements are intended to be completed when 50 percent of the off site VK Development improvements, which is about 35 or 36 acres of remaining land, when that is 50 percent developed or in ten years, 2017, whichever comes first. So we just need to make sure it's very clear, because if it is ten years some of us might not be sitting here in ten years so we want to make sure that it's very clear what steps are going to be taken and whose obligations are going to need to be met for the future Boards. So because of that both Items H and I are recommended to be tabled both until next Monday, July 23<sup>rd</sup>, following the Plan Commission. We believe that that will be plenty of time because we just have a few issues yet to get resolved in order to act on those two.

But the staff is recommending approval of Items A and G, and again those are subject to the staff report that you have before you. One of the other items that did come up in our conversations with VK Development is that they wanted to make it clear that it's a spider web effect, that one thing triggers the next thing which triggers the next thing. And VK Development wanted to make it clear that VK's closing with Target and The Shoppes at Prairie Ridge needs to happen in order for the Village to obtain the security and the MOU from VK Development which then triggers the MOU back to the DOT. So I guess I just want to make it clear that we are tentatively trying to set up all these closings, but VK does need to close with Target and The Shoppes at Prairie Ridge in order for them to sign the development agreement, then to sign the MOU and then for us to sign the MOU.

So, with that, the staff recommends approval of Items A and G subject to the comments and conditions as outlined in the staff memorandum, and to table Items H and I to next Monday.

Mike Serpe:

Jean, the State put the deadline of October 1<sup>st</sup> for the improvements of 94 and 50?

Jean Werbie:

For all of the improvements on Highway 50, October 1<sup>st</sup>.

Mike Serpe:

Assuming that this development is not going to be anywhere near that phase of completion of October 1<sup>st</sup>, what is the significance from the State of October 1<sup>st</sup>?

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Jean Werbie:

I think that last August, September, October was when we were initially going to enter into the MOU with the DOT, and at that time they had set October 1<sup>st</sup> as the deadline. Since that time obviously time has passed and I have worked some additional statements into the MOU with the DOT asking for an extension of time that is mutually agreed to between the Village and the DOT. As long as the weather permits we would like to be able to continue to complete those improvements in the fall of '07. So they will allow us to continue. My understanding is that there is no penalty being imposed but they do have deadlines for which State work has to stop and the winter season starts. So if for some reason they don't get it completed in the fall of '07 they will need to be completed in the spring of '08.

Mike Pollocoff:

We need to get the improvements done. Highway 50 is not the road to let set during the winter not having an intersection not ready. Really their October deadline they want to make sure everything is buttoned up before the asphalt plants close.

Mike Serpe:

What is the size of Lot 3 that VK is retaining? Is that a large parcel?

Jean Werbie:

Do you know the areas? 8.65 acres. I also wanted to mention in the permit application that we submitted to the DOT we did request April or May of '08 for completion of any landscaping or any final touches to the areas within the right of way. But they emphasize the importance of completing the work during this construction season as Mike mentioned.

Mike Serpe:

Mr. Chairman, I'd move approval of Item A.

Steve Kumorkiewicz:

Second.

John Steinbrink:

We have a motion and a second for approval of Item A. Further discussion?

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Steve Kumorkiewicz:

A question for Jean. Jean, DOT 233 that we have . . . .

Jean Werbie:

Are you asking about Trans 233?

Steve Kumorkiewicz:

233, does that follow this?

Jean Werbie:

As part of the TIA that was required, Trans 233 was in effect at that time, so that's why they have the authority to make the conditions and set the conditions on this particular property. Trans 233 is actually back in effect in a limited scope at this point, but whenever a TIA is required the State can impose additional conditions on a particular project and this is an ongoing project.

Steve Kumorkiewicz:

Okay, thank you.

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF VK DEVELOPMENT, PROPERTY OWNER, FOR AN EXTENSION OF THE DECEMBER 5, 2006, VILLAGE BOARD CONDITIONAL APPROVAL OF A CERTIFIED SURVEY MAP TO SUBDIVIDE TAX PARCEL NUMBER 91-4-122-182-0135, LOCATED WITHIN THE PRAIRIE RIDGE COMMERCIAL AREA, INTO THREE (3) LOTS AND ONE (1) OUTLOT, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF, SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

That moves us to Item G.

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A DEVELOPMENT AGREEMENT AND ALL RELATED DOCUMENTS BETWEEN THE VILLAGE OF PLEASANT PRAIRIE, VK DEVELOPMENT CORPORATION, THE GERSHMAN BROWN CORPORATION (D/B/A GB-MA PLEASANT PRAIRIE, LLC) AND THE TARGET CORPORATION PERTAINING TO THE REQUIRED STATE TRUNK HIGHWAY 50 (STH 50) PHASE 1 AND PHASE 2**



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**TRANSPORTATION IMPROVEMENTS TO BE PROVIDED, INSTALLED, CONSTRUCTED AND COMPLETED BY VK DEVELOPMENT, SUBJECT TO CONDITIONS SET FORTH BY STAFF; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

John Steinbrink:

You want a motion to table H and I until?

Jean Werbie:

Monday, July 23<sup>rd</sup>.

Steve Kumorkiewicz:

So moved to put them together tabled to next week.

Monica Yuhas:

Second.

John Steinbrink:

We have a motion and a second to table Items H and I until next week following the Planning Commission meeting.

**KUMORKIEWICZ MOVED TO TABLE NEW BUSINESS ITEMS H & I TO JULY 23, 2007 TO BE HEARD AT A SPECIAL MEETING IMMEDIATELY FOLLOWING THE 5 P.M. PLAN COMMISSION MEETING; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

John Steinbrink:

That moves us to Item B.

Jean Werbie:

Mr. President, again, the next two items I would like to take together, and those two items are Items B and E.

- B. Receive Plan Commission Recommendation and Consider the request of Gershman Brown Associates, agent, for approval of a Certified Survey Map to further subdivide Lots 1 and 2 (approximately 32 acres) of the VK Development CSM, pertaining to The Shoppes at Prairie Ridge commercial site, into four (4) lots.**

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- E. Receive Plan Commission Recommendation and Consider approval of a Development Agreement and all related documents between the Village of Pleasant Prairie, the Gershman Brown Corporation (d/b/a GB-MA Pleasant Prairie, LLC) and the Target Corporation pertaining to the required public improvements to be provided, installed and constructed in the Target and Shoppes at Prairie Ridge Development.**

Jean Werbie:

What I'd like to do is to give a little bit of background information as it relates to The Shoppes at Prairie Ridge project that they're going to be working on. One of the items of particular concern that came up at previous Plan Commission meetings was construction and construction-related vehicles on the project. So I just wanted to make it clear that we are going to be limiting construction access to access from 104<sup>th</sup> Avenue. We are not going to allow construction vehicles to wander through Prairie Ridge Boulevard in front of the hospital. We are trying to limit those construction points of access as we move through this particular project.

The Gershman Brown certified survey map with respect to background information, on March 20, 2006, the Plan Commission and the Board approved the VK Development CSM. However, pursuant to conditional approval a CSM was not recorded. As you know that CSM was then finally approved and it was extended this evening. The certified survey map then+ that's on the agenda now is the GB-MA portion of the property, the parent property, a portion of Tax Parcel Number 914-122-082-0135. It's Lots 1 and 2 of the VK CSM. It's approximately 32 acres. Lots 1, 2, 3 and 4 would all be zoned B-2, Community Business District, with a PUD, Planned Unit Development Overlay. Outlots 1 and 3 of the previous CSM are not included as part of this development.

This colored version gives you a little bit better idea of exactly how this property is being subdivided. If I can just walk you through it, Lot 1 is intended to be an outlot building north of the Target property in the very northeast corner of the site. Lot 2 is intended to be a parcel that's going to be conveyed to Target for their development, not only the building but the related parking lot and access point. Lot 3 is pretty much going to be the balance of The Shoppes of Prairie Ridge with the exception of Lot 4 which is the JC Penney site. Both Target and JC Penney have requested to have Gershman Brown sell them their property for their building and their associated parking and access. So as a result this is somewhat unusually shaped, but because there will be a series of cross-access easements, for parking and driveways and access, there will be cross-access for sanitary sewer, water, storm sewer, signage for all those different types of infrastructure on the site, a land division of this type does not seem to be a problem or a complication. As you know, Prime Outlets of Pleasant Prairie has a similar configuration with respect to its certified survey map.

Just briefly I'd like to touch base on a couple of the easements that we had mentioned previously, dedicated water main, sanitary sewer. These will be public on the site. It's for that reason that a development agreement is going to be entered into with the Village because public improvements

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will require posting of a letter of credit and a development agreement, pre-qualified contractors to be doing work in the Village. Ongoing maintenance of these improvements will lie with the Village of Pleasant Prairie when these improvements are dedicated to the community.

Just a couple of other slides to show where the water main and other easements run through the property. This is the sanitary sewer that runs through the property that's being relocated around the back of the buildings. There are actually easements also being identified for some of the private systems on the property as well. I just wanted to make you aware of that. We're not maintaining any of the private sewer, water or storm systems, but those are going to be dedicated as well.

The next thing I'd like to talk about is Item E. The slide was previously. Item E is the development agreement then between the developer and the Village of Pleasant Prairie. Co-signer for limited purposes in the development agreement is Target Corporation. Again, this development agreement is set up similar to our other development agreements in that there are requirements that set forth that the public improvements the plans need to be approved by the Village, Water Utility, SEWRPC, the DNR. The contractors need to be pre-approved. They need to secure the improvements with letters of credit. They need to provide construction-related field staking cost estimates, financial security for us to inspect the particular project, all of the things that related to the public improvements on the site. The Village does not require that the private improvements be secured by letters of credit, just in this case the public improvements. That is all set forth in the staff memorandum.

This development agreement is subject to compliance with everything set forth in the memorandum as well as finalizing any exhibits. I believe that we have almost all of them in our office. We just need to review and go through those one last time. It's intending that we are going to be setting a closing for this one I believe July 26<sup>th</sup> within the next few weeks. The staff recommends approval of Item B which is the certified survey map to create the four lot parcels and Item E which is the development agreement between the Village and the developer as well as Target.

Clyde Allen:

Make a motion to approve B.

Mike Serpe:

I'll second that with a question.

John Steinbrink:

We have a motion and a second.

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Mike Serpe:

Jean, on the two developments, both Penney's and Target, those are quite large stores. Are there any plans for food courts inside of these buildings, or is this something that's just not going to happen?

Jean Werbie:

With respect to the Target they have identified in their site and operational plans that they will have a Starbucks inside of the facility as well as a Pizza Hut. They will not have any type of drive through similar to Prairie Ridge Commons, so if you're shopping in the store you'll be able to go to those types of facilities. With JC Penney I have not heard anything with respect to. They're shaking their head no at me. I have not heard and they have not indicated that they're going to be putting any type of restaurant inside that store.

Mike Serpe:

And the only reason I ask that is a sampling manhole required because it is required?

Mike Pollocoff:

Yes, it's always required in a commercial development. Here I believe they've chosen to have-

Jean Werbie:

I believe that we do. I know that we have them for Target and I'm pretty sure that we have it at most of the locations. I know that's been addressed by the Village Engineer because I know he's talked to their engineer regarding that. I just don't know the specific answer off the top of my head.

Mike Pollocoff:

Whether it's a food court or not, once they put in the parking lot and the manhole you don't want to go back and dig that up and put one in after the fact. It just has to have a flume in there. They don't have to have monitoring equipment. But if it changes hands and it ends up being a food use when it wasn't we're not going back and recreating the wheel.

**ALLEN MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF GERSHMAN BROWN ASSOCIATES, AGENT, FOR APPROVAL OF A CERTIFIED SURVEY MAP TO FURTHER SUBDIVIDE LOTS 1 AND 2 (APPROXIMATELY 32 ACRES) OF THE VK DEVELOPMENT CSM, PERTAINING TO THE SHOPPES AT PRAIRIE RIDGE COMMERCIAL SITE, INTO FOUR (4) LOTS, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY SERPE; MOTION CARRIED 5-0.**

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John Steinbrink:

That moves us to Item E.

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A DEVELOPMENT AGREEMENT AND ALL RELATED DOCUMENTS BETWEEN THE VILLAGE OF PLEASANT PRAIRIE, THE GERSHMAN BROWN CORPORATION (D/B/A GB-MA PLEASANT PRAIRIE, LLC) AND THE TARGET CORPORATION PERTAINING TO THE REQUIRED PUBLIC IMPROVEMENTS TO BE PROVIDED, INSTALLED AND CONSTRUCTED IN THE TARGET AND SHOPPES AT PRAIRIE RIDGE DEVELOPMENT, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY SERPE; MOTION CARRIED 5-0.**

John Steinbrink:

That brings us to C and D.

- C. Receive Plan Commission Recommendation and Consider a Zoning Text Amendment (Ord #07-28) for the request of Gershman Brown Associates for a Zoning Text Amendment to repeal and recreate Section 420, Attachment 3, Appendix C 1. of the Village Zoning Ordinance pertaining to Specific Development Plans, entitled "1. Prairie Ridge Planned Unit Development (Ord. #00-43)". Prairie Ridge is a mixed use development generally located south of 75th Street, north of Prairie Ridge Boulevard, east of 104th Avenue and west of 88th Avenue.**
  
- D. Receive Plan Commission Recommendation and Consider a Zoning Text Amendment (Ord #07-29) for the request of Gershman Brown Associates for a Zoning Text Amendment to repeal and recreate Section 420 Attachment 3, Appendix C, Specific Development Plans, entitled "17. The Shoppes at Prairie Ridge Commercial/Office Development PUD (Ord. #06-15)" of the Village Zoning Ordinance. The proposed Shoppes at Prairie Ridge development is generally located south of 76th/77th Streets, north of Prairie Ridge Boulevard, east of 104th Avenue and west of St. Catherine's Hospital.**

Jean Werbie:

Mr. President, again we are requesting to take both Items C and D together. They relate to zoning text and map amendments for the referenced project. Item C is to receive Plan Commission recommendation and consider a zoning text amendment, Ordinance 07-28, for the request of Gershman Brown Associates for a zoning text amendment to repeal and recreate Section 420, Attachment 3, Appendix C1 of the Village Zoning Ordinance, and this pertains to specific development plans entitled Prairie Ridge Planned Unit Development, Ordinance 00-43. Prairie

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Ridge is a mixed use development located south of 75<sup>th</sup> Street and north of Prairie Ridge Boulevard.

Item D, receive Plan Commission recommendation and consider a zoning text amendment, Ordinance 07-29, for the request of Gershman Brown Associates for a zoning text amendment to repeal and recreate Section 420, Attachment 3, Appendix C, specific development plans entitled 17. The Shoppes at Prairie Ridge Commercial/Office Development PUD, Ordinance 06-15 of the Village Zoning Ordinance.

The petitioner is requesting two zoning text amendments and map amendments this evening. As I mentioned, the first one is Pleasant Prairie PUD, Ordinance 00-43. They are proposing to make some modifications to that PUD as it relates to signage on the development site. Specifically as it relates to monument signage, area signage, entrance signage, the amount and where the signage is located within easements. The second item is a PUD ordinance amendment, and that has to do with some of the very specific elements as it relates to The Shoppes of the Prairie Project.

Several sections of the Prairie Ridge PUD need to be amended, and this is the first one, 00-43. In general as it relates to the land area of the PUD, as it relates to the language that needs to be modified some new exhibits were inserted, additional sign locations and sign heights and areas have also been modified. Again, the most recognizable sign that will provide identification to The Shoppes at Prairie Ridge will be the Prairie Ridge Marketplace signs that will be placed at each of the intersections coming off of Highway 50, as well as at the corner of Highway 50 at 104<sup>th</sup> Avenue.

The specific area that we're looking to amend with respect to the PUD are those areas that are identified in the cross-hatched areas of the Prairie Ridge Development. Then some of the exhibits that we are amending we've identified some of the slides where they exist currently, some of the entrance signs with respect to the heights and the areas. Again, our intent is to try to keep a unified development signage approach and look to these signs throughout the development even though it is not VK Development that is going to be erecting these signs.

There are some easement areas on 91<sup>st</sup> and 94<sup>th</sup> where these signs are located. There's some additional easements at 94<sup>th</sup> Avenue that currently do not have these development signs located in them. We are proposing to actually erect some of these signs both at each corner. They will be a little bit more specific in that they will start to identify some of the tenants such as Target as well as JC Penney. So we are using the same look and feel to them, but they are going to be starting to identify some of the off site or the directional signage to bring them into the particular area. Again, the same type of details that are going to be shown on these signs as exist out there.

There will be a project entrance sign off of 104<sup>th</sup> and 77<sup>th</sup> Street. We felt that every major intersection that comes into The Shoppes at Prairie Ridge should have a major identification monument sign and that was our intent with these particular signs. What we did was we scaled them down so that they were size appropriate based on what area that is going to be identified.

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One of the things that I wanted to be a little bit more specific about with you are some of the details that are set forth in the site and operational plans that have been approved by the Village Plan Commission. And the PUD that you have before sets forth a lot of these very specific details and, in fact, modifies the original details that were approved back in 2006. As you can see, there have been some certified survey maps and lot line adjustments. The land area of the PUD will remain the same, however. Some of the language has been updated. The square footage of the development has been adjusted slightly. Again, originally we had 320,000 square feet, and with this PUD we are allowing up to 400,000 square feet. As you know, we have added two now stand alone buildings at the northeast corner and kind of at the northwest/north central of the site, so we've added two stand alone or out buildings. Lot 1 has the first building which is on a 1.06 acre piece of land wherein the ordinance would typically require two acres. Then we've also identified for some modifications to the setbacks to the east property line.

Some of the language, my assistant didn't list all the specifics, but just generally building square footage, heights, numbers, building materials, lighting types, parking ratios, sign locations, benefits that are being provided to the Village of Pleasant Prairie for this PUD. We've gone through this in the past. I would assume that we're going to come up with the same conclusion that the Village is benefitting from the quality of new development and the spinoff new development that will result from this project. There will be increased retail shopping options, increased spending, spur of additional development. We're trying to create this harmonious look throughout The Shoppes at Prairie Ridge and that whole Prairie Ridge area, increase property values, increase employment opportunities, increase tourism, increase sales tax revenue for the County and for the State.

The PUD is obligated to specifically address all of these points, and if you've read through that ordinance it does address every single one of these points with respect to how it's laid out and how it's developed. One point that just came up this afternoon has to do with hours of deliveries. Two of the tenants have requested a modified delivery hours for the store. The Village zoning ordinance requires that deliveries occur no sooner than six in the morning and have to end by ten o'clock at night. They've requested that they have expanded hours from six until eleven. If you approve the PUD this evening it will be with that slight modification of one hour. Again, what we wanted to make sure is that there's not a lot of banging of doors of trucks and picking up of garbage and doing all those types of things before six o'clock in the morning, especially since I've got a nursing home and Hospice Alliance facility and a couple of other institutional uses that are very close to this site. So they'll want to make just a slight modification as a result. Then all these other areas we've had some modifications that the Plan Commission has already looked at and they have approved.

Across the way you can see a number of boards that are set forth for illustration purposes of what the various stores would look like. I'm not sure if you want to talk about any of the specifics or details. I know that all of the Board members were in attendance at the Plan Commission meetings where we discussed these. Kind of front and center is the target elevation. There are three other elevations for the different sides. And if you take a look you can see the Pet Smart, Dick's, JC Penney and the other remaining shops and a major electronic store location that you

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can see the type of architecture and the sample of the materials. We actually do have all the material samples and such. I think all of you have seen those materials. We have them back in the offices. But, again, what we're trying to do is mirror some of the materials that have been used at the Famous Dave's and the Prairie Ridge Commons project and to try to continue that same look and feel as a unified business development throughout the site.

If you want to take a closer look at the black and white board which is in the center, the additional buildings 7 and 8 are also shown. That gives you an idea of what those buildings will look like. Again, I think those will be very similar to the Prairie Ridge Commons buildings that are up at Highway 50. I don't know if you have any questions regarding any of those elevations. If you do we can answer those questions upon the completion of this. Again, more standards that we looked at and we modified as a result of this development.

Subsequent steps to the adoptions of the PUD and once they obtain their approvals, erosion control permits, final site and operational plans need to come in for issuance of permits. We need State construction plan approvals, commercial building plan approvals. We need to go through the entire process of making sure that we've got our development agreements, certified survey maps, letters of credit. All of those things as listed in the staff comments are conditions of the certified survey map and the development agreement. All of these things need to be taken care of as well.

I'll just go through a couple of others. As I mentioned earlier the zoning of Lots 1, 2 and 3 are B-2 PUD. We've got some C-1, delineated wetlands, and PR-1, nonwetland areas also in the PUD. Surrounding zoning of this property is primarily B-2. To the north we've got TGI Friday's and Prairie Ridge Commons to the north, as well as some vacant land that will be future development. We've got land to the west which is the Chateau Eau Plaines subdivision. Lands to the south are primarily I-1 with the Grand Prairie Nursing Home and the Hospice Alliance and then some more commercial project area. Then to the south of that we have R-4, Urban Single Family Residential, and that's the Prairie Ridge Subdivision. To the immediate east is I-1 and that's the St. Catherine's Hospital. So as you can see this entire development does fit in nicely and is compatible with the surrounding land uses.

A couple of other things that I just wanted to show you presented at the Plan Commission meeting, there was some discussion as to what the total square footage of The Shoppes at Prairie Ridge and the rest of the development. This sets forth the square footages for Target, Pet Smart, Dick's, the electronic store, JC Penney, smaller stores to the west of the shops. Again, buildings 1 through 6 are connected. There are two outlot buildings, 7 and 8, which are at the north. So at this point we've got just over 364,677 square feet. Keeping in mind the PUD allows them to go up a little higher, there could be some minor modifications as they finalize their lease negotiations especially as we get to the very far west end where they have a little bit of room to play with especially just to the west of JC Penney.

This is just a general overview to put things in perspective for you, again, that identifies Target, 1, 2, 3 and 4, and JC Penney is 5, the balance and then 7 and 8 and it puts things in perspective. As



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I mentioned, south of building 6 is where there could be a potential for some additional expansion in that are and additional square footage.

The next several slides reflect the buildings that are shown on the boards. So they reflect the north elevations, all the little numbers that come up, identify materials. It might be a little hard to read at this location. North elevations it's actually a pretty long building but it does identify how each segment will be constructed. And it's my understanding that Target is building their own building and JC Penney is building their own building. Gershman Brown is building the rest so they will need to significantly coordinate things so that everything kind of connects.

We've worked with them with respect to their landscaping plan, and they've made some minor modifications to the landscaping plans as well on the site. We did discuss an element of some issues actually with respect to the parking lot lighting. They will need to make some modifications so that their parking lot lighting is either 20 or 25 feet in heights. Village staff is not recommending a 30 feet in height as proposed on their original plans, so it might mean that there will be some minor modifications with respect to parking lot islands as all of the lighting standards do need to be located within islands.

Here's the Target north elevation east. The white space in the west elevation is where it connects to the next building to the west. I know that you've seen most of these so I'm going through them kind of quickly.

With respect to the construction phasing, upon approval Gershman Brown will commence the mass grading of the project. Again, that's once we have final approvals and closings with Village and VK Development. They will need to get their proper permits in advance. I know that they are trying to finalize some agreements with some of their tenants, some lease agreements, so once they get those finalized they can submit for full building permit applications.

Again, a couple other things to note is that for the public improvements, the sewer and the water and any storm sewer that's public it does need to be field staked and inspected by the Village of Pleasant Prairie. A couple other things I wanted to mention, one of which is going to be a tabled item on the agenda, the Village does have a security ordinance that does require the onsite security room devoted to the Pleasant Prairie Police Department, IT department for the monitoring of the security cameras on the site. The developer will be required to comply with the security ordinance of the Village of Pleasant Prairie, and unless and until some type of separate agreement can be put together, negotiated and agreed to to the satisfaction of the Village. I know we've discussed some of those things. But at this point until we work those details out they will just have to be in full compliance with our security ordinance that is on file with the Village.

At Plan Commission we talked in detail about parking, the amount of parking on the site. We can go through any of those details, but I think the Plan Commission really touched upon all of those issues with respect to the architecture and the esthetics. I think they addressed all of those issues as well. The parking lot lighting we just talked about that. It's recommended in the current ordinance that it be 20 feet from the PUD. The staff is recommending that if they want to go to

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25 feet that would be as high as staff would recommend that they go. Again, that would just reflect the lighting standards that are the same as located in the Prairie Ridge Commons development that is currently under construction.

Some other modifications had to do with impervious surface on the site. It's important to note that there will be no wetlands, floodplains, shoreland or corridor that would be impacted as a result of this development. All the wetlands are located in Outlot 1 and they will be protected as part of this development. We've discussed in detail with them the site development access where the access points are, where they need to align, where the future drives are going to be and where construction can enter and access the site. We've just discussed all those points.

They've discussed mass grading with us. Again, that will happen after all the agreements are signed up. Landscaping we've discussed all those issues with them. They have reached agreement with Peter Moulter at St. Catherine's Hospital to the east and how they wanted to see those areas landscaped and that has been addressed. If they choose to go for an early footing and foundation before they have the full building permit we have agreed to allow them to do that as well.

So that is a pretty detailed overview of the project at this point. The staff is recommending approval of Items C and D as presented. That includes the certified survey map, the development agreement, and the development agreement, again, references all the site and operational plans and all the other details that we discussed at Plan Commission over these last many months.

Mike Serpe:

Jean, the landscaping that I know is in place for the buildings is fine. Are we doing anything with buffering a little bit from Highway 50 to the development?

Jean Werbie:

Actually, no, we're not. And the reason for that is that there's a series of lots and outlots that buffer on the north side of 76<sup>th</sup> and 77<sup>th</sup>, so each individual tenant like the Prairie Ridge Commons, TGI Friday's, Famous Dave's, plus some additional restaurants to be announced, they're all buffering along the north side so they will have additional berming and landscaping and signage along their front. So there won't be anything from that perspective up there.

John Steinbrink:

Do we have an ordinance on Ordinance 07-28?

Clyde Allen:

I'll make a motion to approve.

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Monica Yuhas:

Second.

John Steinbrink:

Motion by Clyde, second by Monica. Further discussion?

Monica Yuhas:

Jean, I would like to commend you and your staff for all the hours and hard work you put into this project. It is going to be a great asset to Pleasant Prairie. I appreciate all the hard work. It's going to be a beautiful development once it's in. Thank you.

Jean Werbie:

The only other thing I wanted to mention, I think I might have said CSM and development agreement, but these are the two ordinances, the two PUDs that we're acting on now. If any subsequent users come into the Prairie Ridge as a whole development, we always look at the PUDs that have been adopted up to this point, and if we need to modify them to bring in new developments we will do that. The intent is that everything that's kind of on this west side of the development will be unified and will blend in and look compatible with the other types of development. We want them to be unique looking but we want them to look like it's been done as a unified development. Thank you.

**ALLEN MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT A ZONING TEXT AMENDMENT (ORD #07-28) FOR THE REQUEST OF GERSHMAN BROWN ASSOCIATES FOR A ZONING TEXT AMENDMENT TO REPEAL AND RECREATE SECTION 420, ATTACHMENT 3, APPENDIX C 1. OF THE VILLAGE ZONING ORDINANCE PERTAINING TO SPECIFIC DEVELOPMENT PLANS, ENTITLED "1. PRAIRIE RIDGE PLANNED UNIT DEVELOPMENT (ORD. #00-43)". PRAIRIE RIDGE IS A MIXED USE DEVELOPMENT GENERALLY LOCATED SOUTH OF 75<sup>TH</sup> STREET, NORTH OF PRAIRIE RIDGE BOULEVARD, EAST OF 104<sup>TH</sup> AVENUE AND WEST OF 88<sup>TH</sup> AVENUE; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

John Steinbrink:

Next item is Item D, Ordinance 07-29.

Steve Kumorkiewicz:

Move to approve.

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Clyde Allen:

I'll second it with a question.

John Steinbrink:

Motion by Steve, second by Clyde.

Clyde Allen:

Here's the learning curve part. On the request to the 11 p.m. delivery hour expansion, does that mean the deliver has to be completed by 11 or started by 11?

Jean Werbie:

Completed by 11.

Clyde Allen:

Thank you.

Mike Serpe:

I read the article in the paper the other day, and my question to the developer is this. We're a County of 160,000 people and we don't have one bookstore. That was mentioned in the article and I agree. I don't understand what it takes or what it requires the bringing in of a bookstore to a community. For years if you needed from Menards you had to go to Racine until Menards built in Kenosha. Now we have Lowes and all the rest of them. Same thing. And now we're going to get an answer.

Eric Gershman:

I'm Eric Gershman with Gershman Brown, 600 East 96<sup>th</sup> Street, Suite 150, Indianapolis, Indiana. Before I answer I do want to thank Jean and her staff and everyone who put a lot of time and effort into it and echo Monica's statement. There's been a lot of time and effort on her end and on our end and we'll continue to work with her to bring a successful project to the Village.

In regards to the bookstore, Dan Rosenfeld is also here who is doing a lot of the leasing for the center. We talked to all the bookstores and for whatever reason not any of that size have been interested in this location so far. I know there's some other projects that are going on in the Village that may be a good fit for them, too, but we'll continue to pursue it. We have some vacancy west of Penney as Jean said and then also out on the outlot buildings out in front. So we will continue to pursue that.

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Mike Pollocoff:

Not just any bookstore but a real bookstore. Be specific.

Eric Gershman:

And if there are any other questions I'll be happy to answer and the architect is here.

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT A ZONING TEXT AMENDMENT (ORD #07-29) FOR THE REQUEST OF GERSHMAN BROWN ASSOCIATES FOR A ZONING TEXT AMENDMENT TO REPEAL AND RECREATE SECTION 420 ATTACHMENT 3, APPENDIX C, SPECIFIC DEVELOPMENT PLANS, ENTITLED "17. THE SHOPPES AT PRAIRIE RIDGE COMMERCIAL/OFFICE DEVELOPMENT PUD (ORD. #06-15)" OF THE VILLAGE ZONING ORDINANCE. THE PROPOSED SHOPPES AT PRAIRIE RIDGE DEVELOPMENT IS GENERALLY LOCATED SOUTH OF 76<sup>TH</sup>/77<sup>TH</sup> STREETS, NORTH OF PRAIRIE RIDGE BOULEVARD, EAST OF 104<sup>TH</sup> AVENUE AND WEST OF ST. CATHERINE'S HOSPITAL.**

- F. Consider approval of a Security Agreement and Access Easement between the Village of Pleasant Prairie and GB-MA Pleasant Prairie, LLC, Target Corporation and V.K. Development regarding the installation, implementation, access and maintenance rights of a Digital Security Imaging System (DSIS) for the Shoppes at Prairie Ridge commercial development.**

John Steinbrink:

That moves us to Item F, and the recommendation has been made to remove Item F from the agenda.

**SERPE MOVED TO REMOVE ITEM F FROM THE AGENDA; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

I'm going to ask the Board's consideration to move Item K ahead of Item J.

**ALLEN MOVED TO CONSIDER ITEM K BEFORE ITEM J; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- K. Receive Plan Commission Recommendation and Consider Resolution #07-42 for the request of Kari Kittermaster of Regency Hills-Creekside Crossing LLC, for approval of a Final Plat, Certified Survey Map, Development Agreement and Related Documents for the Creekside Crossing Addition #1 development generally located north of 93rd Street and east of Old Green Bay Road.**

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Jean Werbie:

Mr. President and members of the Village Board, the petitioner is requesting approval of a final plat for the Creekside Crossing Addition #1 Subdivision and approval of a certified survey map to dedicate 91<sup>st</sup> Street from the development to Old Green Bay Road. The project is generally located on the north side of 93<sup>rd</sup> Street at 63<sup>rd</sup> Avenue.

The first slide shows a good depiction on where the Creekside Crossing Addition #1 is located. The residential subdivision portion is actually nine single family lots identified in yellow. And it's hard to tell because the certified survey map is turned sideways, but 91<sup>st</sup> Street, if you can picture it extending west from Creekside Crossing Roadway all the way to Old Green Bay Road that would be the direction that would be headed.

Monica Yuhas:

Jean, do you have a laser?

Jean Werbie:

I could run and go get one.

Monica Yuhas:

Would you please?

Jean Werbie:

This Creekside Circle is the circular road within the Creekside development. 91<sup>st</sup> Street will connect from Creekside Circle, connect through at 91<sup>st</sup> and then go west to Old Green Bay Road. Old Green Bay Road is just off the map going north/south. As mentioned previously, 91<sup>st</sup> Street is a third access point to this development which is going to be required for subsequent development beyond this particular stage.

The nine single family lots being proposed range in size from just over 15,000 square feet to just over 29,000 square feet. The average lot size is 21,507 square feet. There are three outlots that are going to be created by this subdivision plat, 7, 8 and 9. They're all being retained by the developer for future condominium development and future condominium plat proposals.

The final plat known as Creekside Crossing #1 is part of a larger development. As you know, this particular project has been divided up into two single family stages, a 15 and a 9 lot, and three stages of condominium, 116 units in the first stage, 85 in the second and 88 in the third stage. So it's being developed in a series of stages over a number of years.

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Open space with respect to this development is 23 percent of the entire site or about 28 acres. There are two neighborhood parks, one at the south end and one at the north end that are intended to be preserved and used for park purposes. The one on the south end identified as Outlot 5 is existing with respect to it being graded and ready to be used for park purposes. There is a significant amount of floodplain on this property, 17.7 acres, which is intended to be preserved and protected. What they did was a series of floodplain boundary adjustments so these areas will remain once they've now been channelized and redone as open space areas. In addition, there's almost two acres of other open space that's being preserved. There are a number of retention basins on the site as well as a pedestrian path that will connect the two parks that is on the west side of Jerome Creek.

Site access, two access points come into the development from 93<sup>rd</sup> Street. There will be one access point to Old Green Bay Road at 91<sup>st</sup>. Stage 1 single family, stage 1 condo are developed on two of these access points. A third access will be constructed with the next stage after this nine lots of single family. In addition, as you can see by the delineated arrows, there will be points of connection to the northwest, to the north, to the east and further to the east. So we do have some future points of connection when subsequent lands to the northwest and east develop.

There were some variances that were granted by the Village Board on April 16, 2007 as it relates to this development. The first is a variance from Section 395-60 C of the Land Division Ordinance, and it relates to allowing temporary dead end streets that terminate in temporary cul-de-sacs which are greater than 800 feet in length which is required by ordinance. And a second is a variance from Section 395-32 J of the Land Division Ordinance which relates to deferring the installing of required public improvements within a small portion of Creekside Circle as well as into 91<sup>st</sup> Street. Again, those areas will not be able to develop any subsequent units on them until such time as those improvements are completed. So they will be completed with the next development stage of the condos.

Creekside Crossing is, again, proposed to include nine single family lots, eight duplex building pads for a total of 16 condominium units. The construction of public improvements within 2,115 linear feet of roadway will be completed in accordance with the following schedule as outlined on the slide. Creekside Circle north of existing terminus to 90<sup>th</sup> Street will be completed. 90<sup>th</sup> Street east of the development boundary and 62<sup>nd</sup> Avenue between 89<sup>th</sup> and 90<sup>th</sup> Streets will be completed. A temporary cul-de-sac at the northern 89<sup>th</sup> Street terminus would be completed. Again, the remainder of Creekside Circle and 91<sup>st</sup> will be completed with the next stage.

There is a current farm culvert crossing that will remain over the Jerome Creek which I think you can see the easement that's been identified. That will remain a crossing at this time during the construction of this northern portion of this development. Additional stone is going to be added to make sure that it continues to be a crossing for emergency vehicles if the other road is blocks. Required public improvements will commence in July and that's their intention with these improvements to be completed in October and then to follow up in the spring with the next condominium plat.

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The certified survey map which is the other item that's on the agenda identifies the dedication of 91<sup>st</sup> Street. What the developer did was purchased a 92 foot wide by 704 foot wide parcel. There was an existing single family home on that property. They have since razed all of the structures on the property and they intend to dedicate the entire parcel as right of way to the Village so we'll have additional right of way wider than we typically receive but it will be all dedicated to the Village.

They will be required in the future to install public improvements within 91<sup>st</sup> Street, and they are going to be requesting in the future a right of recovery for improvements that do get installed in that roadway for benefitting adjacent vacant landowners.

The petitioner then is requesting the approval of the final plat for the Creekside Crossing Addition #1 Subdivision, the development agreement and all the related documents, as well as the certified survey map to dedicate 91<sup>st</sup> Street. The staff and the Plan Commission recommend approval subject to all of the comments and conditions as outlined in the staff memorandum.

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT RESOLUTION #07-42 FOR THE REQUEST OF KARI KITTERMASTER OF REGENCY HILLS-CREEKSIDE CROSSING LLC, FOR APPROVAL OF A FINAL PLAT, CERTIFIED SURVEY MAP, DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS FOR THE CREEKSIDE CROSSING ADDITION #1 DEVELOPMENT GENERALLY LOCATED NORTH OF 93RD STREET AND EAST OF OLD GREEN BAY ROAD, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

John Steinbrink:

For Items J and L I'm going to turn the gavel over to Trustee Serpe and I will be abstaining on these two items because they do affect members of my family.

Mike Serpe:

Thank you, John.

**J. Receive Plan Commission Recommendation and Consider Resolution #07-41 for the request of Mark Eberle P.E. of Nielsen, Madsen & Barber, S.C. agent for approval of the Final Plat, Development Agreement and Related Documents for the Bain Station Crossing development generally located at the northeast corner of CTH H (88th Avenue), and Bain Station Road.**

Jean Werbie:

Members of the Board, the petitioner is requesting approval of a final plat for the proposed Bain Station Crossing development. This project is located at the northeast corner of Bain Station



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Road and 88<sup>th</sup> Avenue also known as County Highway H. The development proposes to create 43 single family lots and two lots to be further subdivided into condominiums and three outlots to be used for storm water management purposes and one outlot to be used for future development. As you can see the area identified in yellow is the entire mixed residential use project. The single family portion is primarily this area on the western portion of the development site. As I mentioned, there are two areas that will be for future condominium developments. A senior development condominium development area is here and then another condominium development in this area. But this is a good aerial photograph. It kind of puts things in perspective of what's going on the area. Just to the north of this project is the Hidden Oak Apartment project.

The Prairie Ridge Neighborhood Plan was amended back on December 11, 2006, and it was amended to accommodate this Bain Station Crossing Development. There have been a number of adjustments that were made at recommendations of the staff and the Plan Commission. But the final project identified that there would be 43 single family homes, two of which were much larger, and they were on the very north end of the development site were in an area or are in an area that's designated as a C-2, Upland Resource Conservancy District. So we wanted to create a much larger, several acre, parcels to preserve as many of the trees as possible. So we did allow for one single family home in each of these two lots. There is an area that's in the center that's been identified for three condominium buildings for seniors. It's not a low income or a WHEDA assisted program. It's at market rents but just for those over 55, and then the condominium development portion which would be on the east side of the development between the railway and 85<sup>th</sup> Avenue.

The development does comply and does fit in with the Village's Comprehensive Plan. As you know within the Comprehensive Plan there are some areas of the neighborhood that are more dense, others that are less dense. This happens to be an area that has a mixture of both.

The conceptual plan for the Bain Station Crossing development was approved on December 18, 2006. At that time it was approved with 44 single family lots, 108 condominium units. The single family portion and I don't want to confuse you, but there's actually three different names for this project. The single family portion is known as The Settlement at Bain Station Crossing. The 108 condominium units is known as The Landing at Bain Station Crossing Condominiums. And the 95 senior condominiums is known as The Summit at Bain Station Crossing Senior Condominiums. So we actually had three different names but for our purposes we're referring to it as Bain Station.

The preliminary plat for Bain Station Crossing was approved by the Plan Commission on March 26, 2007 and the Village Board on April 2, 2007. It was preliminarily approved subject to a number of comments and conditions, one of which one of the lots was lost for the single family, but there were a number of other conditions that needed to be satisfied. And the developer with his engineer have worked to satisfy all of those conditions to bring it to final plat this evening. So we have the Settlement, the Summit and the Landing. My understanding is that the public improvements and the site grading and everything will be ready for The Settlement which is the

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single family portion. They then will move into the condominium portion probably sometime next year once the single family portion is well under way.

There are a number of public streets that are shown within this development; 85<sup>th</sup> Avenue and everything to the west of 85<sup>th</sup> Avenue is public. And all of the streets to the east of 85<sup>th</sup> Avenue are private.

There were a number of zoning map amendments that were approved by the Village Plan Commission and then by the Board on April 2, 2007. The rezonings that took place placed the field delineated wetlands into the C-1, Lowland Resource Conservancy District. There were lots that were placed into the Urban Single Family Residential District, R-4. The outlots were placed into the PR-1, Park and Recreational District, and those basically are the storm water basins just immediately on the west side of 85<sup>th</sup> Avenue. Then they rezoned Lot 44 into the R-11, UHO, and that's the senior condominium portion. The UHO will be removed when the detailed site plans are submitted and the PUD is placed. Then Lot 45 was placed into the R-10 UHO for the regular condominium development. As I mentioned previously Lots 4 and 5 will remain in the C-2, Upland Resource Conservancy, to preserve and protect as many of the trees as possible but yet still allow for one single family home.

On April 2, 2007, the Board approved some variances to the Land Division Ordinance. The first was a variance that related to the tangent sections between reverse curves, and those areas are highlighted. There's actually four different areas on the slide. And the second was a variance that related to the center line profile of 85<sup>th</sup> Avenue between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place. It's been designed with a 2 percent super elevation to the east.

The final plat then you have before you this evening is for 43 single family lots. There will be 4 outlots proposed on 31.17 acres of land on the western portion of the site. Outlots 1, 3 and 4, again those are the storm water basins just to the west of 85<sup>th</sup> Avenue. Outlot 2, which is the outlot adjacent to 88<sup>th</sup> Avenue, is intended to be reserved or preserved at this time for the developer to possibly do some future development at that location. At this point we've talked anything from single family to multifamily development. It needs to be something that's compatible with that particular area. They've also discussed purchasing the land to the north, and if they combine some additional land then they'll have a parcel that's adjacent to that Hidden Oak development. So at this point they are taking a look at their options and they will come back at a future date to the Village with respect to a proposal for that property.

A couple other slides I'd just like to go through real quick. Lots 4 and 5 are the larger lots that are just under five acres and just under three acres on the north side of the development site. Again, at the request of Plan Commission these lots were to be preserved and protected. Lot 45 are the condominiums. Again, we'll be going through that in detail with the condominium plat that gets presented. They are proposing 108 condominiums on 26.3 acres. Primarily there's a nice area that has a number of ranch style condos which is not something that we see too much in the Village but we have had a number of people request, so this looks like it would be a good product for the Village.

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Then finally The Summit which is the senior condominium project that will be located with three buildings, two 35-unit buildings and one 25-unit building. Again, they are condominiums and they are not rentals.

Just some final information as part of the final plat for this portion of the development, 43 single family homes estimated at 117 persons, 27 estimated school age children or 18 public school age children. Approximately 9 acres or 14 percent of the site will remain as open space. They have floodplain, wetlands, woodlands, a lot of conservancy areas that are going to be protected on the site. Public improvements will be constructed on the site, and even the private improvements are going to be constructed to the public standards.

There will also be some future intersection improvements that will be required at County Highway H and Bain Station Road. This is a result of a traffic study that was completed by Wayne Higgins and reviewed by Kenosha County and the Village Engineer. So they will need to and we're working into the development agreement at a subsequent stage that they will need to secure some funds and they will need to improve that intersection, especially the turning movements and the through lane at that location.

The staff recommends approval of Item J which includes the final plat, development agreement and related documents. As with the previous item, all of the items are in order and we have tentative closings set this week for both this project and the previous project.

Mike Serpe:

Any comments or questions?

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT RESOLUTION #07-41 FOR THE REQUEST OF MARK EBERLE P.E. OF NIELSEN, MADSEN & BARBER, S.C. AGENT FOR APPROVAL OF THE FINAL PLAT, DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS FOR THE BAIN STATION CROSSING DEVELOPMENT GENERALLY LOCATED AT THE NORTHEAST CORNER OF CTH H (88TH AVENUE), AND BAIN STATION ROAD, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY ALLEN; MOTION CARRIED 4-0 WITH JOHN STEINBRINK ABSTAINING.**

- L. Receive Plan Commission Recommendation and Consider a Conceptual Plan for the request of Russ Swanson agent for Stonebridge Farms, LLC for the proposed 112 single family lot residential development to be known as Stonebridge Farms West generally located south of 93rd Street and east of 60th Avenue.**

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Jean Werbie:

Members of the Board, the developer for the Stonebridge Farms West development, Russ Swanson, has presented a conceptual plan to the Village Plan Commission and that item is before you this evening. What they are requesting is approval of 112 single family lots and 11 outlots. This project is located east of 60<sup>th</sup> Avenue if it were to extend south of 93<sup>rd</sup> Street and just to the west of the tower line. They had a previous item on a previous agenda which was Stonebridge Farms East, and that is the first stage of this two stage development for them.

As you can see, there is some significant environmental features on the site that are intended to be protected, some woodland areas on the north end, some wetland areas scattered throughout, and a floodplain corridor, the south branch of the Jerome Creek which traverses through the property.

In accordance with the Village's Comprehensive Plan, this project is located within the Highpoint neighborhood. This neighborhood requires a lower medium density residential land use category for the lots being developed. This project does fall within that category. The lots average between 12,000 and just under 19,000 square feet. In fact, this project the lots average over 15,000 square feet.

On January 27, 2007, the Plan Commission held a public hearing and approved an alternative to the Highpoint Neighborhood Plan which included this conceptual plan. As you can see, just as an overall perspective, the Highpoint Neighborhood Plan was very significant for the Village because it did set forth some central elements including a middle school, community park, commercial areas, residential development, connections between Village Green Neighborhood Park, Highpoint, so there was a lot of significant work that was put into the approval of this particular neighborhood plan which led to this conceptual plan. A second alternative plan was approved on March 12, 2007. The Stonebridge Farms development did comply with that neighborhood plan alternative as well.

Stonebridge Farms West is a total of 81.75 acres of land. They are proposing 112 single family lots, 11 outlots. The lots range in size from 15,000 to 27,532 square feet. The lots average over 17,000 square feet and all the lots meet or exceed the minimums within that designation. The net density of the project is 1.85 units per net acre. Population projections at full build out are 306 persons. It's estimated at 71 school age children or 47 public school age children.

One of the items that came up at the Plan Commission meeting was for the developer to consider the expansion of Outlot 4 to include the east side area of future 62<sup>nd</sup> Avenue right of way. It wasn't really clear what was happening on their conceptual plan, but as you can see 67<sup>th</sup> Avenue is going to be a major north/south collector that's going to be on the east side of the middle school and community park, and this area right in here we would like to see that included as part of the outlot being dedicated for school park purposes. Outlot 4 is also the area that's being dedicated for the future pedestrian and walking trail, again, that connects Village Green to Highpoint.

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The current zoning of the property identifies that there is a portion that's designated as C-2, Upland Resource Conservancy District. A portion is zoned R-4, APO. The R-4 is Urban Single Family Residential District. The APO is an Agricultural Preservation Overlay District. There's a portion that's R-4 AGO which is residential with a general ag overlay district and FPO. So there will need to be some rezonings on the property. In addition, there's a shoreland jurisdictional boundary that will need to remain on the property and will have a setback associated with it for future development.

The proposed zoning map amendments that they'll be looking at is to place the C-1 areas, the wetlands, into the C-1 District, rezone Outlots 9 and 10 into the C-2 District, rezone the single family lots and Outlot 8 into the R-4 District, and to rezone Outlots 1, 2, 3, 4, 5, 6, 7 and 11 excluding the wetlands into the PR-1. The 100 year floodplain and the shoreland boundary are not proposed to be modified and would remain on a future zoning for the property. Open space within the development is approximately 28 percent or 22.6 acres. Open space will consist of public parkland, floodplain, wetlands, woodlands and other open space.

Adjacent to this project is Stonebridge East. A long-range plan that has been identified for 93<sup>rd</sup> Street does identify a single lane roundabout at Cooper Road. It does also identify future improvements to 93<sup>rd</sup> Street to a three lane urban arterial profile. As such that three lane profile will extend to the west along 93<sup>rd</sup> abutting to the Stonebridge West development.

With respect to access points into this development, a public roadway connection is proposed at 93<sup>rd</sup> Street at 60<sup>th</sup> Avenue, and one is proposed at 58<sup>th</sup> Avenue from 93<sup>rd</sup>. Temporary cul-de-sacs will need to be installed wherever public roadways do not connect to an adjacent development. As you can see, we have connection points from Stonebridge East. There's one, two and three and then eventually a connection to the south. So there's a number of points of connection on the east and the south, and there's some future points of connection eventually going to the west. Construction vehicles are intended to access this site from one location. That's from 93<sup>rd</sup> Street at 58<sup>th</sup> Avenue.

The developer was asked a series of questions at the Plan Commission meeting with respect to whether or not he agreed to and was supporting some of the financial contributions to the Village of Pleasant Prairie. We received an e-mail correspondence from him this past week wherein he indicated that he agreed to the \$891 additional impact fee donation. He also agreed to make a park donation to complete the build out for the Village Green Neighborhood Park. He also agreed, similar to the previous developments to the east, to submit contributions for the future improvements to 93<sup>rd</sup> Street to that three lane profile. I think those were the three or four. They're all set forth in your staff comments in detail. So those were the minor concerns at the end of the Plan Commission meeting that the developer did agree to work with the Village on those issues.

The staff and the Plan Commission recommend approval as presented subject to all the comments and conditions.

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Mike Serpe:

Thank you, Jean. Any comments or questions?

Steve Kumorkiewicz:

I'm glad they agreed to the fees and the donations. I remember the questions in the Plan Commission and that was a big junk of money right there.

Mike Serpe:

Anybody else? What's your pleasure?

**KUMORKIEWICZ MOVED TO CONCUR WITH THE RECOMMENDATION OF THE PLAN COMMISSION AND APPROVE A CONCEPTUAL PLAN FOR THE REQUEST OF RUSS SWANSON AGENT FOR STONEBRIDGE FARMS, LLC FOR THE PROPOSED 112 SINGLE FAMILY LOT RESIDENTIAL DEVELOPMENT TO BE KNOWN AS STONEBRIDGE FARMS WEST GENERALLY LOCATED SOUTH OF 93RD STREET AND EAST OF 60TH AVENUE, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY ALLEN; MOTION CARRIED 4-0 WITH STEINBRINK ABSTAINING.**

Mike Serpe:

John, it's all yours.

John Steinbrink:

Thank you, Mike.

**M. Receive Plan Commission Recommendation and Consider Resolution #07-43 for the request of Richard Wager, P.E. with Jenkins Survey and Design, agent for a Floodplain Boundary Adjustment to remove 1,119,624 cubic feet of floodplain and to create 1,397,411 cubic feet of floodplain to compensate for the floodplain proposed to be filled on the subject properties generally located in the PrairieWood Corporate Park and adjacent land owned by Jockey International and the Village Community Development Authority south of 104th Street (CTH Q) and west of 120th Avenue on the west side of IH-94 in the Village of Pleasant Prairie.**

Jean Werbie:

Mr. President and members of the Board, the petitioner is requesting to amend the 100-year floodplain for the future PrairieWood Corporate Park and related development in that area for property that's generally located south of 104<sup>th</sup> Street, also known as County Trunk Highway Q, and west of 120<sup>th</sup> Avenue on the west side of I-94. The proposed grading improvements within

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the PrairieWood Corporate Park and adjacent areas include lands owned by WisPark Corporation or WisPark LLC, the Village of Pleasant Prairie CDA as well as Jockey International.

The project proposed to create more floodplain than is being filled in with respect to the project. The proposed project improvements include the construction of a bypass swale and pond along the west project limits that's designed to intercept contributing offsite storm water runoff prior to entering the existing floodplain. It includes the construction of three ponds and a conveyance ditch located in the central area of the project site which features storage volumes greater than the existing floodplain, and then the completion of the miscellaneous grading efforts to provide sheet drainage for the proposed ponds. These three proposed ponds and conveyance ditch have been sized pursuant to the Prairie Ridge Corporate Park storm water management plan for a full build out scenario and it's also in compliance with the Des Plaines River Watershed standards.

The purpose for these improvements, again, is to amend the floodplain boundary through the Village as well as DNR, but in particular through the Federal Emergency Management Agency process, the FEMA process known as the letter of map revision. The petitioner is specifically requesting this approval in order to apply for a CLOMR, which as you know is a conditional letter of map revision. A community acknowledgment letter is required to be submitted from the Village of Pleasant Prairie along with this request in order for the developer to commence the mass grading and to complete the floodplain boundary adjustment work. Once that work is completed and as built grading surveys have been prepared, they will be able to finalize our process and the DNR's process and then apply for and receive their letter of map revision from FEMA.

There are a number of conditions of approval that were set forth at the Plan Commission meeting in letters received from the Wisconsin DNR as well as SEWRPC, and the developer's agent and engineer intend to comply with all these conditions as we submit our application to FEMA for processing. The amendment to the 100-year floodplain does comply with all of the conditions as set forth in the staff memorandum which is information directly from the Village's zoning ordinance. So the Village Plan Commission at their meeting and the staff recommend approval of the floodplain boundary adjustment as presented subject to the comments and conditions as set forth in the staff memorandum.

Monica Yuhas:

Move to approve.

Mike Serpe:

Second.

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John Steinbrink:

Motion and a second. And if staff could just add an "n" to Mr. Wagner's name throughout the document. Any other comments or questions?

Steve Kumorkiewicz:

I have a question that I'm not sure about. Who is paying for this, the CDA?

Mike Pollocoff:

No.

Steve Kumorkiewicz:

The TIF?

Mike Pollocoff:

What's going to happen is this part of the Tax Increment District No. 2, and in that TIF project plan we identified that we were going to be doing grading and pond within this area specifically which is PrairieWood Corporate Park. So once we get ready to go Mr. Wagner is going to prepare some specifications and plans, it will be put out to bid and then the Village will award a contract for the construction. The Tax Increment District it's part of their project plan so the TIF District is paying for these improvements. Ultimately the businesses in the corporate park that are within the TIF District pays that bill.

Steve Kumorkiewicz:

When I say CDA I mean the TIF District.

Mike Pollocoff:

CDA owns that corner piece of land there, though. Again, that is also part of the TIF District.

Steve Kumorkiewicz:

Okay, that's clarified.

**YUHAS MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND CONSIDER RESOLUTION #07-43 FOR THE REQUEST OF RICHARD WAGER, P.E. WITH JENKINS SURVEY AND DESIGN, AGENT FOR A FLOODPLAIN BOUNDARY ADJUSTMENT TO REMOVE 1,119,624 CUBIC FEET OF FLOODPLAIN AND TO CREATE 1,397,411 CUBIC FEET OF FLOODPLAIN TO**



**COMPENSATE FOR THE FLOODPLAIN PROPOSED TO BE FILLED ON THE SUBJECT PROPERTIES GENERALLY LOCATED IN THE PRAIRIEWOOD CORPORATE PARK AND ADJACENT LAND OWNED BY JOCKEY INTERNATIONAL AND THE VILLAGE COMMUNITY DEVELOPMENT AUTHORITY SOUTH OF 104TH STREET (CTH Q) AND WEST OF 120TH AVENUE ON THE WEST SIDE OF IH-94 IN THE VILLAGE OF PLEASANT PRAIRIE, SECONDED BY SERPE; MOTION CARRIED 5-0.**

- N. Receive Plan Commission Recommendation and Review and consider approval of Chapter VI, "Existing Plans and Ordinances" of the Multi-Jurisdictional Comprehensive Plan for Kenosha County.**

Jean Werbie:

Mr. President and members of the Board, I have another Chapter for you tonight. It's Chapter VI. It's the existing Plans and Ordinances of the Multi-Jurisdictional Comprehensive Plan for Kenosha County. This is a matter that was before the Plan Commission at their last meeting. I began by saying there are a few typos and corrections and a few minor additions that the staff is going to be recommending when we attend our next meeting, but I'd like to go over the Chapter with you. I don't believe anything is that significant and it's still an inventory chapter.

There are four parts to this Chapter: Part 1 Regional Plans, Part 2 County and Jurisdictional Plans, Part 3 City Town and Village Plans, and Part 4 County and Local Ordinances. Briefly, the Regional Land Use Plan sets forth fundamental concepts recommended to guide the seven counties of southeast Wisconsin of which Kenosha County is one of those counties. The most recent version of the plan was adopted by the RPC in 2006. The plan embodies the vision over the entire regional for southeast Wisconsin. The purpose of our comprehensive plan for Kenosha County is to refine and detail that comprehensive plan for southeast Wisconsin and Kenosha County.

The next plan is the regional transportation system plan. Again, this plan is intended to provide for a vision and a guide to transportation system development in the region for more than 20 years. It includes recommendations that include each of the five principal elements for public transit, transportation systems, travel demand, bicycle and pedestrian facilities, arterial streets and highways. It talks about the future needs for these types of facilities and it's based on the future growth as set forth in the regional land use plan that was previously presented. This was adopted in June 2006 by the Regional Planning Commission, and it sets forth a plan to the year 2035.

The arterial and street and highway element of the regional transportation plan includes recommendations for functional improvements, roadways, capacity maintenance, improvements or expansion, and it makes recommendations as to which local units of government should be maintaining these systems. For the most part the unit of government having jurisdiction over the street or highway is maintaining or improving that facility. As you can see, and it's very tiny, but it does identify which systems will be improved and how many lanes are proposed for those improvements.

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The public transit element for 2035 does set forth some details with respect to the rapid transit and express transit system, improvement of existing local bus service and integration of local bus service with proposed rapid and express transit services. The proposed transit system in southeast Wisconsin in this plan represents a doubling of what exists today. As you can see there's a large area that swing out and it brings in some western portions of the Village of Pleasant Prairie. The public transit element then recognizes the commuter rail corridors along the Canadian National Railway from the State Line to the City of Burlington in the western part of Racine County and along the Union Pacific Railway Line from the State Line to Highway 50 just east of I-94. So there's some significant discussion on that in the plan.

The next element is the bicycle and pedestrian facility element. This element of the regional plan is intended to promote safe accommodation of bicycle and pedestrian travel, to encourage that travel as an alternative means to personal vehicles. The plan envisions that surface arterial street systems of 3,300 miles to be resurfaced and reconstructed, and then they would include bicycle travel elements. If feasible, bicycle lanes, widened outside travel lanes, widened shoulders and separate bicycle paths should be considered throughout all cities and villages over 5,000 in population which includes the Village of Pleasant Prairie.

The next regional plan that was reviewed was the natural areas plan. It identifies the most significant remaining natural areas, critical species habitats, geological sites and archeological sites in the region and recommends means for protection and management. As you know, we have a number of these significant areas in the Village of Pleasant Prairie down in Chiwaukee Prairie. We have archeological sites such as the Chesrow site, the Lucas site. We have a number of areas in the Des Plaines River Watershed. So this is an area of the regional plan collection that has a great significance for the Village of Pleasant Prairie.

The water quality management plan, the Regional Planning Commission adopted an area-wide water quality management plan for southeast Wisconsin as a guide to achieving clean and healthy surface waters within the seven county region. There are several elements to this particular plan. This plan is documented in a three volume SEWRPC planning report entitled Regional Water Quality Management Plan for Southeast Wisconsin and that was prepared in the year 2000 as amended.

The next regional plan is the water supply plan. The Commission is conducting a regional water supply study for southeast Wisconsin. The supply plan together with the above-mentioned ground water inventories that are in the report and a ground water simulation model will form the SEWRPC regional water supply management program.

Mike Pollocoff:

Jean, on the regional water supply, when the Commission is conducting a regional water, who on the Commission? Is there a technical advisory group that's doing it? I know from the Village's standpoint we haven't even been contacted.

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Jean Werbie:

I don't know but I can check into it.

Mike Pollocoff:

So before we sign onto that regional supply plan and the study I guess we need more information about who's making it and what it's about.

Jean Werbie:

I know that there are a number of agencies and partnerships, interagency partnerships with Geological Survey, Wisconsin Geological and Natural History Survey, UW-Milwaukee and DNR and many of the areas' water supply utilities. I would have thought they would have contacted us if we were to be a representative on that committee.

Mike Pollocoff:

I don't have any heartburn if we're not on the committee, but at least we should be privy to the notice of meetings and what they're talking about. I don't want to sound like a newspaper here, but just as long as they would send out an agenda and let us know so we could attend the meeting.

Jean Werbie:

The regional water supply plan will include the following major components, water supply service areas and forecast demands for water uses, recommendations for water conservation efforts, evaluations for alternative sources of supply and recommendations for development of basic infrastructure, ground water recharge areas to be protected, specifications of new institutional structures necessary to carry out plan recommendations, and identification of constraints to development levels in some areas of the region. It says that the plan is expected to be completed in 2007.

Mike Pollocoff:

It's one of the better kept secrets.

Jean Werbie:

I will find out where it is.

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Mike Pollocoff:

That would be my recommendation. And not to say we shouldn't go through this, but to withhold our approval on it until at least we can answer the question or we know what that is. Based on what they're coming up with it could have a significant impact on the operations or our utility because we're dependent as a wholesale customer on Kenosha, and there's no question that what's going on with diversion and the clean water requirements for recharging groundwater supply are important issues. I think before we just jump in and say, yeah, this plan is okay that we have some knowledge of what they're undertaking and reviewing.

Jean Werbie:

Okay. The next element within the regional plan is the regional telecommunications plan. It was initiated in 2003 to provide a comprehensive broad band telecommunications infrastructure plan for the region. SEWRPC planning report number 51, A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin sets forth the basic principles and objectives that should be met by an advanced broad band telecommunications system. It presents both infrastructure and performance inventories for existing cellular and wireless networks operating within the region. It describes a recommended wireless telecommunications plan for the region and sets forth an approach to implement the plan.

The next plan is the regional telecommunications plan. These are some additional elements. The plan also sets forth an approach to evaluate the next stage of the telecommunications planning program, and it will feature a comprehensive region wide broad band telecommunications system plan embracing wireless and wire line technologies, both core and dispersed access networks. The end goal is to provide fourth generation broad band data, voice and video communications in all geographic areas of southeast Wisconsin.

Part 2 talks about the County and multi-jurisdictional system plans. The Kenosha Urban Planning District Plan is our comprehensive plan as it's been amended by the Village. This lists all the other multi-jurisdictional system plans in Kenosha County, some of which the Village is a part of.

Part 3 are the city, town and village plans. It talks about the comprehensive plans and neighborhood plans within the community. This section also talks about the purpose of Smart Growth and why we're updating our comprehensive plans and all the elements to the Smart Growth plan. It also details some of the actions being taken by some of the other communities in Kenosha County. The plan also discusses the detailed neighborhood plans that have been prepared and adopted by the Village Plan Commission and endorsed and adopted by the Village Board and all the planning efforts that we have undertaken since the adoption of that plan in 1996. It also addresses town land use and comprehensive plans in other areas of the County.

The plan also addresses municipal boundary agreements that have been entered into between municipalities and townships within Kenosha County. This slide shows you the municipal

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boundary agreements that have been reached with various communities and areas where cooperative agreements and other types of agreements are in place.

Part 4 are the County and local ordinances. This section presents the summary of the zoning subdivision and official mapping regulations for those communities in Kenosha County. In the document itself there's a complete listing specifically relating to Pleasant Prairie of all of our ordinances, our zoning districts and very specific information as it relates to our land division, and it does mention that we do not have an official map of Pleasant Prairie at this time, something we will have at some point in the future.

The Plan Commission and the planning staff recommend approval of Chapter VI subject to some of the edits and comments that need to be submitted to SEWRPC.

Mike Serpe:

Mr. Chairman, I would recommend that we table this item until the Administrator's request has been answered and it comes back to you. I think the only thing we have to address is Mike's concern if that's okay.

Mike Pollocoff:

Sure. We need a little more indepth discussion of it. I don't know what extent they talked about it in the last meeting or they're going to talk about it.

Jean Werbie:

They did not.

Mike Pollocoff:

It's an important part of the plan. I think we need to know a lot more about it.

**SERPE MOVED TO TABLE CONSIDERATION OF APPROVING CHAPTER VI, "EXISTING PLANS AND ORDINANCES" OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY UNTIL FURTHER INFORMATION IS RECEIVED WITH RESPECT TO THE REGIONAL WATER COMMISSION WORKING ON THE PLAN; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

- O. Consider Engineering Services Agreement by and between the Village of Pleasant Prairie and Clark Dietz, Inc. for Engineering Consulting Services Related to the Private Construction of Public Improvements in the Bain Station Crossing Development.**

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Mike Pollocoff:

Mr. President, this is the engineering services agreement that we're going to enter into for an engineer to inspect and administer the contract that we just talked about with Bain Station Crossing. Clark Dietz submitted a proposal of fees of \$177,124 for construction staking, inspection and contract administration. This fee will, of course, be paid for by the developer, and it's only an estimate because a large part of it is based on how fast the contractors work. The longer they're there the longer the inspector is there. I'd recommend that the Village Clerk and President be authorized to execute an agreement for professional engineering consulting services of Clark Dietz for services provided on Bain Station development.

Monica Yuhas:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica and second by Steve. Further discussion?

Monica Yuhas:

I have a question. Were there any other estimates?

Mike Pollocoff:

Anybody else we looked at?

Monica Yuhas:

Yes.

Mike Pollocoff:

As you go through here we had Crispell-Snyder, Clark Dietz. We've had Nielson, Madsen and Barber. There was a point where we basically used one and that was Crispell-Snyder. What happens is given the number of firms here and we want to be able to get somebody who kind of matches up with the size of the job, an engineering firm who's got the strength and the staff to be able to do it. And we also look at matching up who the contractor is with who the engineering firm is because we know some of the engineering firms have got some guys who are a little tougher or a little stronger and there are some contractors who need to be motivated more than

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others. So we take a look at who the actors are and we kind of assign the engineering firms out specifically.

Now, we take prices because we want to make sure that—I mean even though it's not our money that's being spent we've got a fiduciary responsibility to make sure the prices are reasonable. But there's some contractors, and I won't name them, that need a really hard charge inspector that's going to ride them. And there's some contractors that if you get somebody that works with them they'll just zoom through a project pretty quick and they'll go pretty good. So that's really how we assign them.

But it's not one of those items that subject to competitive bidding, consulting services, professional services is not subject to that. Basically we find the best match up and then we evaluate the price and make sure it's reasonable and we get the right teams on both sides of the project teamed up.

Monica Yuhas:

Thank you.

**YUHAS MOVED TO APPROVE AN ENGINEERING SERVICES AGREEMENT BY AND BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND CLARK DIETZ, INC. FOR ENGINEERING CONSULTING SERVICES RELATED TO THE PRIVATE CONSTRUCTION OF PUBLIC IMPROVEMENTS IN THE BAIN STATION CROSSING DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**P. Consider Engineering Services Agreement by and between the Village of Pleasant Prairie and Crispell-Snyder, Inc. for Engineering Consulting Services Related to the Private Construction of Public Improvements in the Creekside Crossing Addition No. 1 Development.**

Mike Pollocoff:

Mr. President, this is an agreement between the Village and Crispell-Snyder as a similar item. It's a development that's under way. The estimated fees on this project are \$120,100 with Crispell-Snyder. I recommend that the Village President and Clerk be authorized to execute the agreement for professional engineering consulting services with Crispell-Snyder.

**YUHAS MOVED TO APPROVE AN ENGINEERING SERVICES AGREEMENT BY AND BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND CRISPELL-SNYDER, INC. FOR ENGINEERING CONSULTING SERVICES RELATED TO THE PRIVATE CONSTRUCTION OF PUBLIC IMPROVEMENTS IN THE CREEKSIDE CROSSING ADDITION NO. 1 DEVELOPMENT; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

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**Q. Consider Agreement between the Village of Pleasant Prairie and Crispell-Snyder, Inc. for Professional Construction Related Services for Target/Shoppes of Prairie Ridge Utility Construction.**

Mike Pollocoff:

Mr. President, this is again an engineering services agreement in this case with Crispell-Snyder. They estimate the project cost on this target project to be \$142,900. It's a big project but you've got to remember on this one here there's not much in the way of public improvements. And the developer already spent significant funds in grading that site years ago. So we're really just at the tail end of what gets done. So I recommend the President and Clerk be authorized to execute the agreement with Crispell-Snyder.

Steve Kumorkiewicz:

Just one comment. I think, Mike, the original was 423 acres ion area and he spent about \$10 million and he worked two years just grading the site.

Mike Pollocoff:

I don't remember the amount but I remember him spending two years grading it.

Steve Kumorkiewicz:

Yes, about \$10 million for that.

**KUMORKIEWICZ MOVED TO APPROVE AN AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND CRISPELL-SNYDER, INC. FOR PROFESSIONAL CONSTRUCTION RELATED SERVICES FOR TARGET/SHOPPES OF PRAIRIE RIDGE UTILITY CONSTRUCTION; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

**R. Consider Agreement between the Village of Pleasant Prairie and Crispell-Snyder, Inc. for Professional Construction Related Services for STH 50 Intersection Improvements between 88th and 104th Avenues**

Mike Pollocoff:

Mr. President, this is more engineering services. This is for improvements related to the MOU that we discussed tonight for Highway 50. Crispell-Snyder proposes fees of \$148,200. I recommend the Village President and Clerk be authorized to execute the contract.



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**YUHAS MOVED TO APPROVE AN AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND CRISPELL-SNYDER, INC. FOR PROFESSIONAL CONSTRUCTION RELATED SERVICES FOR STH 50 INTERSECTION IMPROVEMENTS BETWEEN 88TH AND 104TH AVENUES; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**S. Consider Resolution No. 07-44 - Second Resolution to Petition Repair of an at-grade crossing on STH 31 and Bain Station Road.**

Mike Pollocoff:

Anybody who has driven over that crossing knows that it's still a bad crossing. We had sent a letter and adopted a resolution previously and it hasn't been acted on yet. They say they're working their way south but they're still not there. They're working right now on a County highway. By this resolution we're stating it's still not in good condition, it's a State highway. We want to have a hearing held and conducted to assess charges for getting the work done and have the State Rail Commissioner do that.

Mike Serpe:

Is the County going to join us? Are we going to invite the County to participate in this?

Mike Pollocoff:

They've been invited all along. They have maintenance responsibilities on 31.

Steve Kumorkiewicz:

Does this do anything?

John Steinbrink:

This resolution keeps the feet to the fire of the railroad. It lets them know we didn't forget about them and we'd like them here sooner than later. Our feeling was this was more of a priority than some of the other ones but I guess they want to work in a sequence. If you look back in the articles this is probably one of the things we receive the most complaints on is this crossing. It is a public safety hazard because of the roughness of it and the amount of traffic that goes over it.

Mike Serpe:

Isn't there any regulatory agency that oversees this type of thing on a State level?

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Mike Pollocoff:

Yes, the Rail Commissioner.

Mike Serpe:

What's he doing, on vacation?

John Steinbrink:

It's at his urging that we're doing this second resolution. It gives him some leverage here to approach the railroad.

Mike Pollocoff:

Basically it gives him the leverage to say we're conducting a public hearing. If you don't do anything then at that point he can order the work be done, bring in a contractor and have it done and charge the railroad.

**SERPE MOVED TO ADOPT RESOLUTION NO. 07-44 - SECOND RESOLUTION TO PETITION REPAIR OF AN AT-GRADE CROSSING ON STH 31 AND BAIN STATION ROAD; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**T. Consider Reappointments to the Community Development Authority.**

Mike Pollocoff:

Mr. President, it's time to make appointments to the Community Development Authority. By statute the Village President is required as well as one Board member is required to be on the Authority. We're also having an attorney on the Authority and Phil Godin has agreed to serve another term. So unless I hear of defectors I'm recommending that John Steinbrink, Mike Serpe and Phil Godin be reappointment. John Steinbrink and Mike Serpe is for one year terms and Phil Godin for a four year term.

**ALLEN MOVED TO REAPPOINT JOHN STEINBRINK, MIKE SERPE AND PHIL GODIN TO THE COMMUNITY DEVELOPMENT AUTHORITY FOR THE TERMS LISTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**U. Consent Agenda**

- 1) **Approve Bartender License Applications and Renewal Applications on file.**
- 2) **Approve Letter of Credit Reduction for Ashbury Creek Subdivision.**

**KUMORKIEWICZ MOVED TO APPROVE CONSENT AGENDA ITEMS 1 AND 2; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**V. VILLAGE BOARD COMMENTS**

Clyde Allen:

First I want to thank Chief Wagner for the opportunity to ride with Lieutenant Riley last week. It was quite a learning experience. Great time. Well worth it. I look forward to doing it again on first and third shift.

I want to commend the Carol Beach Association for their 4<sup>th</sup> of July parade. I received a letter on that. Not only the cooperation of everyone participating but all the people that were around that came out of the houses to watch and participate.

And a comment Monica kind of hit on earlier thanking Jean's staff. Since the first of the year when I've tried to attend every Plan Commission meeting and Board meetings we have seen industry, seen Abbott Labs and the whole west side of I-94 grow and what's going to happen there. The businesses that have been attracted, again, tonight with Target coming in and all the businesses in that section. And the mix with the housing development. I don't do a lot of work on the planning and development side, but the growth being at a very good percentage between industry, business and development is for the good of the community. It's just remarkable the comments as I go around and hear comments from people outside the Village as well to talk about what is actually being done when they hear of the growth west of the I there. It's just phenomenal what's going on and all the staff here at the Village. I just want to thank everybody. It's an exciting time and I'm really honored and privileged to be here.

Steve Kumorkiewicz:

I want to make a comment pretty much following Clyde's comments. One of the reasons of the success of this Village is that we've got great staff. Jean Werbie doing and Rocco . . . excellent. That gives life to this Village. They know what they're doing and they are professionals. I look back on what the Village Board it's accomplished. You're right, you go anywhere in the State and they know where Pleasant Prairie is and what's going on here. Matter of fact in the Danskin two weeks ago the comments of the people that attended Danskin and took part in Danskin is always to praise the amount of people and volunteers that we've got. They remembered us through the years. It's amazing that they remembered. That's why it's getting bigger and bigger for the community . . . many communities are at a stagnation point but not the Village.

Monica Yuhas:

Well said.

John Steinbrink:

Other comments or questions.

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Monica Yuhas:

I just want to reiterate what Clyde said about the Carol Beach parade. It was nice to take part in that and interact with the residents. It was my first parade. Maybe next year I'll get to ride on the big tractor. I worked Danskin before but I've worked on Saturday and I've never actually seen the actual race on Sunday. I started out working in food and then James and I were put by where they come out of the water to transition to bike and try to keep crowd control so that was interesting. But the biggest thing I left there with was as we were walking out I kept hearing participants coming up and saying thank you for volunteering. It was amazing. It was such a great feeling. And to see the people compete. There was a woman who was blind. There was a woman who was a paraplegic from the waist down. You saw cancer survivors. People going through treatments. It was amazing to me to see those women out there and doing what they do and the support. I felt great to be a part of that.

Mike Pollocoff:

There was a woman who was an HR Director who was in it. At some point some news agency is going to catch onto this. It's a nice event and a lot of good pictures were taken and we talk about all the people that show up and go to Culver's, but the real meat of what happens there is anybody who goes into the exhibit room or the field house where they're giving the course instruction and they have survivors come talk about why they're racing or what's happened to them and what brings them there, those are incredible stories that never find their way to daylight. It puts that whole race in perspective and I don't know how anybody can't listen there to that and think oh, my God, I think I have problems but these people have problems and they're dealing with them. One of these days that story will be told.

I was on vacation and reading papers from other parts of the State and a few of those stories did get out and what this race means. It's a lot more than everybody getting together and the money going to breast cancer. It's way more than that. And next year even through the *Village Times* we can report this because I know a lot of people in the Village think it's a good event but they don't really get the sense of it and we can probably get that out to people so they understand what people are coming to our community with in mind and what brought them here and what brings them to the point of doing a triathlon. Amazing weekend.

John Steinbrink:

I guess the question is how our HR director did in the race. I saw you leave and go into the water but I didn't see you after that. And that is open to Trustees also. You can not only be a volunteer. I know you said something about not being able to swim. And another one was an interesting group of people from around the State, they were nurses in the Navy and served terms in Iraq over there as duty and came back here and quite a few of them participated in the race. All of those made it through, too. We had quite a cross-section of folks and the number keeps growing as Mike said. It's now the largest one. It becomes a logistics challenge for moving

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people around but I think each year we find whatever fault there is and correct it and move on. We're going to get those people coming out of the water path hopefully better next year. For some reason everybody wants to be on the other side and they have to turn around and come back and then the other people watch which creates a real nightmare.

Monica Yuhas:

And they push you. Even though you're standing there holding them there they're pushing you into the path.

**9. ADJOURNMENT**

**YUHAS MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ;  
MOTION CARRIED AND MEETING ADJOURNED AT 8:55 P.M.**