

**AGENDA**  
**VILLAGE OF PLEASANT PRAIRIE**  
**PLEASANT PRAIRIE VILLAGE BOARD**  
**PLEASANT PRAIRIE WATER UTILITY**  
**PLEASANT PRAIRIE SEWER UTILITY**  
**Village Hall Auditorium**  
**9915 – 39<sup>th</sup> Avenue**  
**Pleasant Prairie, WI**  
**November 5, 2012**  
**6:00 p.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Meetings – October 1 and 15, 2012
5. **Citizen Comments** (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
6. Administrator's Report
7. New Business
  - A. Consider Resolution #12-37 - Initial Resolution regarding Midwestern Disaster Area Revenue Bond Financing for Central Storage & Warehouse Company. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.
  - B. Consider renewal of the Class "A" Fermented Malt Beverage license for BP AM/PM located at 10477 120<sup>th</sup> Avenue.
  - C. Receive resignation of Robert Ramsdell as a member of the Police and Fire Commission.
  - D. Consider Operator License applications on file.
8. Village Board Comments
9. Adjournment.

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 – 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
PLEASANT PRAIRIE SEWER UTILITY  
9915 - 39th Avenue  
Pleasant Prairie, WI  
October 1, 2012  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, October 1, 2012. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Doug McElmury, Fire and Rescue Chief; Dave Mogensen, Interim Police Chief; Mike Spence, Village Engineer; John Steinbrink, Jr., Director of Public Works; Carol Willke, Human Resource Director; and Vesna Savic, Secretary. Twelve citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PRESENTATION OF FUNDS COLLECTED LABOR DAY WEEKEND BY THE FIRE & RESCUE DEPARTMENT TO THE MUSCULAR DYSTROPHY ASSOCIATION.**

Elizabeth:

I'm Elizabeth from the Muscular Dystrophy Association. Thank you all for having us this evening. And this is my buddy Cy.

Cy:

Hi.

Elizabeth:

Cy pretends he's really shy but he's really not. Get him talking about wrestling he'll talk your ear off all night. But we wanted to come in and say thank you to the Pleasant Prairie Fire Department for all that they've done for us over the past couple years. But this year is especially important because they had a record breaking year with their fill the boot and raised \$21,900 for summer camp and families in Southeastern Wisconsin. So wanted to say thank you guys so much for all of that. While I can stand up here and talk and talk about MDA, it's my fifth year doing fill the boot with them, I'm going to have Cy's dad, Jim, come up real quick and just say a couple words about what that money means to their family. Jim and Cy and Diane live just down the road over in Pleasant Prairie, so one of the families that you guys are helping directly.

Jim:

Good afternoon everyone. I'm Jim [inaudible], Cyrus's dad, my wife Diane. Just wanted to come and say thank you. We've had the honor and pleasure of being here in years past, but wanted to thank all the guys and gals on the fire department to say thank you. This is Cyrus's last year at MDA camp. He'll be going on to an adult camp, but it won't be the same because he's had the privilege of being at camp for many years and has enjoyed working with the firefighters. And he'll continue to do that work. And thank you for coming to camp and supporting the MDA camp. We couldn't take care of these kids without some help, and we really appreciate it. So thank you very much, and thank you to Pleasant Prairie as well as all the firemen and fire women. Thank you.

Elizabeth:

So as a thank you, like Jim said [inaudible] the truck and play with the hoses and play around with the gear and see all the cool stuff that they do [inaudible]. This is for you. And all the kids at camp [inaudible]. Kids like Cy and all the others they don't get to do that type of stuff. They don't get to do [inaudible] shoot the fire hose off and [inaudible] that time with the kids. It really means a lot to them. So this is from all the campers [inaudible]. And then we also have a plaque here from last year's fill the boot drive [inaudible], top raising departments in the state and number two overall for money raised per member. You guys are over \$1,000 raised per member which is one of the highest in the state. So we have a plaque for you guys. Cy is going to hand that off for me.

Again, thank you guys so much for all that you guys do and putting up those three days. I know it wasn't the coolest out, but all that money goes to help kids just like Cyrus and go to summer camp and get flu shots and clinic visits and support groups for our families and repairs to wheelchairs. And then the most important thing is research, because without research we don't have hope. And so hopefully one day we'll find a cure for this and I'll be out of a job, right?

--:

We'll find something for you to do.

Elizabeth:

You'll find something for me to do I'm sure. But thank you guys very much for everything and we really appreciate it.

Joe:

My name is Joe [inaudible]. I help coordinate the MDA fill the boot. I couldn't have done it without all the guys out there even coming on their days off to stand on the busy intersections in the heat. So I want to say thank you to all those guys and thank everybody that passed through on that weekend. It was very generous to help us out this year. So with this we present a check to the MDA for the \$21,900 that we were able to raise this year.

Elizabeth:

Thank you guys so much. We really appreciate all of that. With that just thank you guys very much. Thank you for having us at the meeting. It's always a pleasure to come by here and swing by the Outlet Mall, so thank you very much for having us.

John Steinbrink:

Thank you for coming and thank you folks. Especially thank you to our firemen. I watched you guys out there on the intersection, the busiest intersection around, and you guys sure go all out. And it was amazing to see the number of you out there working. What was more amazing was to see the response you were getting from the folks out there and for a good cause like this. People are willing to stop and were willing to donate. Thank you very much for your time in putting into this. Without you guys that wouldn't happen. So thank you again.

**5. MINUTES OF MEETINGS - SEPTEMBER 4 AND 17, 2012**

**ALLEN MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 4 AND 17, 2012 VILLAGE BOARD MEETINGS AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**6. CITIZEN COMMENTS**

John Steinbrink:

Anybody wishing to speak under citizens' comments?

**7. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

I just have one thing, Mr. President. I received some correspondence from the State of Wisconsin from the Department of Safety and Professional Services from Paul Parsons. This is the agency that does safety inspections on municipal facilities. I've lived through more than my share of these, and to be honest with you none of them have been very pleasurable. Back in the days when we had a potato barn for public works and we were pretty limited, they just beat the snot out of us. I received an email from him, and he gave us some orders which were pretty light. One is to put in an extra eye wash station which is by changing the code and a couple other minor things. But he wanted to mention to me what he said last week about the facility and employees it was one of the best safety inspections I have conducted for the State of Wisconsin. I ask that you keep up the good work and maintain the safe working place you're providing. I'm truly looking forward to a followup test visit in November.

Some of the previous lists we've gotten have been pages and pages. I know when I talk to my peers everybody dreads that inspection. He went out and he inspected public works, the Prange building at the first shot. It is our most hazardous site. We've got the lift area, the equipment, all the maintenance equipment is there, the materials we're storing. We have everything from weed killers to paints to things that we're testing with and things like that. Based on the good condition

that was exhibit in public works, he gave the rest of the Village a pass. He said public works in almost every community is always the toughest place. Ours was in such good shape that we escaped all of it.

It's a little known issue that everybody has, but if you look at our Workman's Comp and how much Workman's Comp costs taxpayers when you're having bad experiences and you're making those payments, public works is expensive. It's as bad as police or fire. In some cases it's worse. It really provides an ongoing savings to the taxpayers if we can keep our risk down in that area. Good work to John Steinbrink, Jr. and his staff out there, Garry Sullivan and Rick Greeno and Kevin Myers for putting something together really good. Because, one, these don't come that easily. Jjust being out there I can see the place is in good order and put together and keeps a safe shop, and that's good for everybody. That's all I have.

John Steinbrink:

Thank you, Mike.

## **8. UNFINISHED BUSINESS**

### **A. Consider Resolution #12-31 restricting vehicular parking along 76th Street in the vicinity of Becker Park between 48th and 49th Avenues.**

Mike Pollocoff:

At our last meeting we discussed this at length. The Board directed staff to come back with a report and some comments on the trees at Becker Park and what could be done, and John's done that. So, John, if you want to walk us through your presentation we'll consider the resolution.

John Steinbrink, Jr.:

Mr. President and members of the Board, last week as Mike had said we had some discussion about different things that had to be done to improve the safety and welfare at Becker Park. We went through and actually sent out Kevin Myers, he's our park foreman, and he's got a horticultural degree. And he went out there and evaluated all the trees and kind of put together some recommendations that I'm going to share with you guys right now.

We had talked about putting the no parking, and that's the blue line down on the southeast corner of the park area. So we're actually going to restrict that parking from dawn to dusk. And so there will be no parking allowed during the day. And the signs that are up there are conversely opposite that because before you could park there during the day but not at night. So we've got some new signs ordered. It's kind of a custom sign. So we're going to have those signs up there, as soon as they get in we're going to go through and exchange them. And we have some temporary signs up there right now, white letters on a green background because that's all we have in the shop to do. So we're going to get those posted right away.

I guess he's going in order with number one. Kevin did notice that there are some trees that were in pretty bad shape. And maybe, Tom, you can just scroll through, and I think we have pictures of each of these. And so there's a couple of trees that really are just if not dying they're very

close to being completely dead. So we're going to go through and take down this tree number one as shown in this diagram. The next one. Around these large pine trees I talked to Kevin, and I know there was discussion about trimming them up six foot and doing stuff like that. It's going to be our recommendation to keep the evergreens at the elevation that they're at and just kind of trim them up a little bit between them and mulch and edge around the base of them and keep that maintained.

The next one we'll be cutting down some other trees that are out there. They're really getting dead with the limbs up on the top and on the side which you can see. And I believe this is the one final tree where it's pretty much a safety hazard. So I do appreciate the residents coming forward to bring this to light for us to go through and evaluate it. And as soon as our schedule allows we'll have our crews out there going down and trimming up these trees to make it safe for everyone. I believe that's the last one.

So that is kind of the -- so just kind of based off of Kevin's comments and recommendations public works is going to schedule that work to be done probably sometime before the end of the year. It may not be within the next couple weeks because our crews are gearing up for leaf collection. But as soon as leaf collection is done it will be one of the first projects that we attempt to complete. And I can answer any questions at this time.

John Steinbrink:

Do we look to replant anything in this area, or is it not fitting with the park theme here?

John Steinbrink, Jr.:

We can go through and replace trees to the number of ones that we do take down. That's a great idea. That is something that we can probably do. We probably won't plant them until the springtime because it may be a little late in the year by the time we get to it with the frost. But I'll make sure that Kevin gives us a recommendation on a tree that will have the right height and shape for that park and plant that accordingly.

Michael Serpe:

John, the neighbors are in favor of this no parking that we're putting up there, is that correct?

John Steinbrink, Jr.:

Yes, I was not able to attend the last meeting, but maybe, Mike, you can comment on that.

Mike Pollocoff:

It's a split decision. Just to highlight from the last meeting, there's neighbor issues there that parking complaints are made to the police station between ongoing fights with neighbors. In looking at the no parking signs, my look at it is really just dealing with the safety of the park so that kids playing ball there, whether it's softball or soccer, that having no parking along that side of the street during the daytime hours only so that when people get home at night they can

probably, depending on the season they'll be able to park there. But when there's activity in the park there wouldn't be any parking, just in that one area.

Michael Serpe:

The neighbors that were in favor of putting this parking in, if the cars now park on the other side of the street in front of their homes are they going to then complain again?

Mike Pollocoff:

Well, I think maybe the residents that are not happy with the no parking at all probably won't. But I think it's not a real high demand park area so there's not a lot of people there.

Michael Serpe:

Are we looking for a motion to approve this?

Mike Pollocoff:

My recommendation is we adopt the resolution as presented which would limit the parking.

**SERPE MOVED TO ADOPT RESOLUTION #12-31 RESTRICTING VEHICULAR PARKING ALONG 76TH STREET IN THE VICINITY OF BECKER PARK BETWEEN 48TH AND 49TH AVENUES; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

## **9. NEW BUSINESS**

### **A. Consider Resolution #12-34 Authorizing the Issuance and Sale of \$2,635,000 General Obligation Refunding Bonds, Series 2012B.**

Kathy Goessl:

Mr. President and the Village Board, this is a refinance and we went out for sale today on it. And the actual par value of the bonds are going to be \$2,635,000 because we sold them at a premium. This is for our TID District #2. As part of our amendment for TID District #2 we added an additional \$15 million in TID costs. And so we re-evaluated our bond plan. And to keep a positive balance in the TID we needed to refinance this \$2.8 million which was issued back in 2008 which is due and callable in February 2013. So we got good pricing. The net interest rate is 1.36. We have an interest rate savings in the first couple months here of \$24,500. And we also we rated by Standard & Poors, and we maintained our AA rating with them. I'm looking for a roll call vote to issue these bonds. Any questions? I have Gene Schulz from Piper Jaffray, our financial advisor.

Clyde Allen:

I'm sorry, did I miss in here? I kept looking. Was the rate 5 percent before? Did I see that correct?

Kathy Goessl:

Yes, the rate was 5 percent coupon.

Clyde Allen:

Five percent, and we went down to a 1.36?

Kathy Goessl:

That's our net interest rate.

Clyde Allen:

With the net?

Kathy Goessl:

Yeah, with the net.

Clyde Allen:

Thank you.

Kathy Goessl:

The whole amount was due next year, and we're going out for another seven years with this \$2.8 instead of paying it all off next year.

Steve Kumorkiewicz:

I've got a question. I don't recall when was the last time that we used bond counsel for this.

Mike Pollocoff:

When was the last time we used bond counsel?

Kathy Goessl:

We use bond counsel every bond issue.

Steve Kumorkiewicz:

This is the first time I remember seeing here.

Mike Pollocoff:

We really can't issue that without a bond counsel.



Kathy Goessl:

We use Quarles & Brady every time we issue debt.

Steve Kumorkiewicz:

Thank you.

**ALLEN MOVED TO ADOPT RESOLUTION #12-34 AUTHORIZING THE ISSUANCE AND SALE OF \$2,635,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2012B; SECONDEDED BY SERPE; ROLL CALL VOTE – SERPE – YES; ALLEN – YES; KUMORKIEWICZ – YUHAS – YES; STEINBRINK – YES; MOTION CARRIED 5-0.**

John Steinbrink:

Motion carries. Thank you, Gene. We didn't even give Gene a chance to talk.

**B. Consider approval of the 2011-2013 Pleasant Prairie Professional Firefighters International Association of Firefighters Local 3785 Agreement.**

John Steinbrink:

We have a good turnout here this evening, too. Welcome. And, once again, thank you for the work you did.

Michael Serpe:

Being new firefighters is this kind of a penalty for you guys. You have to attend this exciting meeting?

Mike Pollocoff:

We renegotiated a contract for a period from January 1, 2011 through December 13, 2013. Most municipalities, given the state of flux with Act 10 and Act 32 it was in 2011 extremely difficult to have a point in time where anybody had any certainty as to what was really going on. And that may still be the case. But we got together and worked out the deals on the contract going forward.

I'll just give you some of the major changes in here. There was a retirement funding. We have a two step process for the Village. The employees' share to the Wisconsin Retirement System will be 3 percent in the first year. And then a total of 5.9 percent in the second year which is 2013. All employees that are hired on or after July 2 of 2011 the WRS employee required contribution shall be paid by the employer.

We're increasing the uniform allowance up to \$400. The Board and people should be aware that when these guys buy their uniforms it's not like going to K-Mart and picking up basic shirts and pants. It's more expensive than most people. So \$400 gets some things done, but it probably is not as much as everybody would like. Vacation we've revised a maximum of 6 days to 7 days that could be elected as single days off. And we've also negotiated given the change in the structure of the department a process whereby we can manage vacation for the guys and not have an excess number of people off on vacation between the stations. That was something that the Chief and the guys worked out even really before we got to the point of getting to the agreement.

We've also revised our sickness and disability. I someone is sick before they had to give us three hours notice. In reality, if you think about anybody if you're sick at night usually you wake up sick and you have to know that ahead of time and meet that three hour requirement. It just wasn't workable so we moved that down to an hour. Under the hospital and surgical the employee contributions per month are \$20 for a family, \$10 for a single. That's changing over. We're going to have effective July 1, 2012 employees shall contribute 3 percent towards their medical insurance premium. And on January 2, 2013 it will be a total of 5 percent for the medical premium. We have come up with some 45 cent hour increase for acting lieutenant compensation. And we've modified the employment residency boundaries to include any part of Kenosha County, Wisconsin or Racine County, Wisconsin east of the center line of Highway 45. That's the three year agreement.

When I was going through the contract negotiation along with Carol Willke and Chief McElmury as well as representatives from the union, we looked at comparable departments in determining wage settlements. We've been through effective three years of wage freezes. And we're running, to be honest with you, behind in comparable departments. So in 2012 we're looking at one and a half percent and one and a half percent increase. In 2013 we're recommending two percent and two percent so it would be a split effective January 1<sup>st</sup> and July 1<sup>st</sup> to start moving us closer in the direction we need to go.

So with that I think it was a good negotiation. I think we got a lot of things resolved that were not bitter points of contention, but we found ways to make things work better for everybody. And this agreement given it's two different lines of work and a lot of things are different, but as far as the financial they're pretty close to police and fire. The payments for some of the benefits and things like that still are higher or lower contributions than the rest of the non-represented employees. But that's what Act 10 does is put most of the burden on the non-represented employees, and there's nothing anybody can do to change that. So it would be my recommendation that the Board authorize the negotiated contract between the Village and the Pleasant Prairie firefighters.

**KUMORKIEWICZ MOVED FOR APPROVAL OF THE 2011-2013 PLEASANT PRAIRIE PROFESSIONAL FIREFIGHTERS INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 3785 AGREEMENT; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

John Steinbrink:

Motion by Steve, second by Monica. Clyde, you had a question?

Clyde Allen:

I think we need some house cleaning on this. Mike, if you please, look up under Article VIII under Section A.

Mike Pollocoff:

What page are you on?

Clyde Allen:

77 it looks like, 151 in our packet. Oh, I think it says page 20 at the top.

Mike Pollocoff:

Okay.

Clyde Allen:

The share of contribution to the pension is roughly 11 percent or so. If we state that effective January 1, 2013 employees shall contribute a total of 5 percent of the employee's share, that means technically they're only paying 5.9 percent of the 11 percent. It should be 5.9 percent toward the employee's share I believe.

Mike Pollocoff:

On line 5 it says effective July 1, 2012 employees shall contribute 3 percent of the employee's share.

Clyde Allen:

Same thing there. It should be toward the employee's share. Because technically doesn't that say they're only paying 5.9 percent of the 11 percent?

Mike Pollocoff:

Well, theirs is more than 11 percent.

Clyde Allen:

Correct, but --

Mike Pollocoff:

I guess my reading of it is 5.9 percent of the employee's share, that's the employee's share that we're calling. If you want to change it, I need to pull this back and re-work the agreement.

Clyde Allen:

I just don't want confusion in the future that somebody could say that technically they would really only have to pay 5.9 percent of the employee's share of the pension contribution.

Mike Pollocoff:

I think that in past contracts in State statute that relates that. The number shift is clear as to what we're trying to achieve here. We can look at making that language even clearer. But I believe the union is on the same understanding that I am and everybody is that their contribution is 3 percent last year totaling 5.9 percent next year. Not of the employee's share, but that is the employee's share.

Clyde Allen:

Okay, I just want to make sure we're clear in the spirit of the contract --

Mike Pollocoff:

We are.

Clyde Allen:

-- that 5.9 percent of their salary will go toward their contribution. Then I'm okay with it. Thank you.

Steve Kumorkiewicz:

It says right here [inaudible] Section I.

Mike Pollocoff:

I see what Clyde's saying. But like I say in bargaining in good faith the employees know that we're looking for them to make a 3 percent contribution which is the employee's share. I don't think they would say we only want 3 percent of the employee's share.

Clyde Allen:

Thank you.

John Steinbrink:

We have a motion, we have a second. Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

Michael Serpe:

Let's not forget Steak by Fire on November 3<sup>rd</sup>. I'll be cooking.

**C. Consider Operator License applications on file.**

**YUHAS MOVED TO APPROVE OPERATOR LICENSES THROUGH JUNE 30, 2014 FOR KAREY A. HOUGHTON, KAREN F. IRVING AND SARA J. NELSON; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

## **10. VILLAGE BOARD COMMENTS**

John Steinbrink:

Don't forget Steak by Fire.

Michael Serpe:

Tonight we heard accolades for John, Jr. for how he runs public works, and that's a credit to everybody out there that's involved, because John can't run around and make sure everything is safe. So it's all the employees involved. And tonight we hear the contract approval with the fire department. I'll tell you there's not a nicer sound in the world when you have an emergency as those guys come running to you to give you some help. And when it comes to what we pay for the service, I'll tell you, you can't pay enough as far as I'm concerned when it comes to the need for what these guys can provide to us. It's appreciate. I just wish it was appreciated by more people than just the group in this room including yourself. Being a part of public service and public emergency service for as many years as I have I know what you guys are up against. It's not easy, but it's still the greatest job in the world.

John Steinbrink:

And on that same note on Steak by Fire I went over to Somers. They had their pork chop, and they made sure that I knew they sent some pork chops over to our station. And, of course, they expect steak in return. Once again, thank you. Further Board comments?

Clyde Allen:

Just briefly I want to echo what Mike had said. From the days I worked with the County and got to do budgeting and got to see what they did, I was totally in respect and awe of all protective services, police and fire, deputy sheriff's, medics, paramedics. Regardless of who it is in protective services I thank them all for what they do.

## **11. CONSIDER ENTERING INTO EXECUTIVE SESSION PURSUANT TO SECTION 19.85(1)(C) TO CONSIDER EMPLOYMENT, PROMOTION, COMPENSATION OR**

**PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY.**

**ALLEN MOVED TO ENTER INTO EXECUTIVE SESSION AS NOTICED; SECONDED BY SERPE; ROLL CALL VOTE – SERPE – YES; ALLEN – YES; KUMORKIEWICZ – YUHAS – YES; STEINBRINK – YES; MOTION CARRIED 5-0.**

John Steinbrink:

Yes. Motion carries. The Board will return to open session for the purpose of adjournment only. No other business will be conducted.

**12. RETURN TO OPEN SESSION FOR ADJOURNMENT.**

After discussion was held in closed session, **SERPE MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY ALLEN; MOTION CARRIED AND MEETING ADJOURNED AT 8:20 P.M.**

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
PLEASANT PRAIRIE SEWER UTILITY  
9915 - 39th Avenue  
Pleasant Prairie, WI  
October 15, 2012  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, October 15, 2012. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Dave Mogensen, Interim Police Chief; Carol Willke, HR Director; John Steinbrink Jr., Public Works Director; Ruth Otto, IT Director; Kathy Goessl, Finance Director; Rocco Vita; Village Assessor; Mike Spence, Village Engineer; Jane Romanowski, Village Clerk. Three citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - SEPTEMBER 27, 2012**

Monica Yuhas:

Motion to approve.

Clyde Allen:

Second.

John Steinbrink:

Motion by Monica, second by Clyde. Any additions or corrections?

**YUHAS MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 27, 2012 VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

**5. PUBLIC HEARING**

- A. Consider Resolution #12-35 to approve the discontinuance of a portion of 115<sup>th</sup> Street within the Kings Cove Subdivision.**

Village Board Meeting  
October 15, 2012

Jean Werbie-Harris:

Mr. President and members of the audience and Village Board, this is the public hearing for the discontinuance of a portion of 115<sup>th</sup> Street. It's within the Kings Cove Subdivision just north of 116<sup>th</sup> Street and just to the west of 18<sup>th</sup> Avenue.

On September 4, 2012, the Board approved Resolution #12-29 to initiate the discontinuance of a portion of 115<sup>th</sup> Street right of way which is located west of 18<sup>th</sup> Avenue. It's been designated as a public right of way, and it was platted as part of the Kings Cove Subdivision.

This portion of 115<sup>th</sup> Street roadway was never constructed as a part of the development of the Kings Cove Subdivision. It's been determined through a recent floodplain study that the land within and adjacent to 115<sup>th</sup> Street of the right of way is located within the 100-year floodplain. In addition, municipal sanitary sewer, water and storm sewer infrastructure were never constructed in the right of way.

Based on the environmental floodplain restrictions on the land within and adjacent to the platted 115<sup>th</sup> Street right of way, it is unlikely that further development would not occur west of the 115<sup>th</sup> right of way as originally anticipated. On September 17, 2012 all required property owners were notified via regular mail; and the required Class 3 notice was published in the *Kenosha News* on September 24, October 1 and October 8, 2012 to notify the public of the public hearing being held by the Village Board this evening on October 15<sup>th</sup>.

If, in fact, the Village Board does support this street vacation, the land on both sides of the proposed area or the street right of way area would go back to the land from which it came which in this case would be the lands on either side or the lots on either side. This is a request being advanced by Banks of Kenosha as they have title to the remaining lots within this particular subdivision, and this is a matter for public hearing. However, the Village Plan Commission did consider this matter at their meeting last week, and they do recommend support or approval of the discontinuance or vacation of the road right of way.

John Steinbrink:

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

Jane Romanowski:

There were no signups tonight.

John Steinbrink:

Anyone wishing to speak on this item? Yes, sir? Use the microphone and please give us your name and address for the record.



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Jim LaFontaine:

My name is Jim LaFontaine. I live at 1900 116<sup>th</sup> Street. The street goes into the side of my property. And I was under the impression that this was already discontinued. The only reason that I'm here is to make sure it is. Thank you.

John Steinbrink:

Alright. Anyone else wishing to speak? Hearing none, I'll close the public hearing and open it up to Board comment or question.

Michael Serpe:

Mr. Chairman, I would make Mr. LaFontaine happy and move approval of 12-35.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion?

**SERPE MOVED TO ADOPT RESOLUTION #12-35 TO APPROVE THE DISCONTINUANCE OF A PORTION OF 115<sup>TH</sup> STREET WITHIN THE KINGS COVE SUBDIVISION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

## **6. CITIZEN COMMENTS**

Jane Romanowski:

First speaker Martin Hanley.

Martin Hanley:

Good evening. Martin Hanley, 123 North Northwest Highway, Park Ridge, Illinois. Mr. President, Trustees, Mike, Jean, staff. I just wanted to be here to obviously request your approval of the comprehensive plan amendment and our sub neighborhood plan approval. I think as you know our company and staff and Mike have been working on the plan for about six years. So we're not quick but we hope we're efficient. We're very happy with the plan. We're very excited to get started. I know Mike and Jean will explain everything to you tonight. So if you have any questions I'm here to answer those questions and ask for your approval. Thank you.

John Steinbrink:

Thank you.

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Jane Romanowski:

John Semcken.

John Semcken:

My name is John Semcken, 13191 Crossroads Parkway North, Sixth Floor, City of Industry, California representing Majestic Realty. Mr. President and Trustees, I come before you to request that you approve our comprehensive plan amendment for the 1.2 million square foot project on County Trunk Highway H. And just to reiterate how excited we are, Majestic Realty, to finally come into Wisconsin and build a building and how excited we are to be a part of this community and look to be here for a very, very long time. Thank you very much. I'll be available for questions if you'd like.

Jane Romanowski:

There were no more signups, Mr. President.

John Steinbrink:

Anyone else wishing to speak under citizen comment? Anyone else? Hearing none, I'm going to close citizen comments.

## **7. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

All I have tonight, Mr. President, is just a follow up on a significant event that occurred, and it was tragic where a 16-year old individual, a young man, was on his way to school the back way, and he crossed the railroad tracks and was hit by an Amtrak train running close to 65 miles an hour. We've unfortunately seen a number of events where either unknowingly somebody ends up on the tracks or knowingly they end up on the tracks and they are devastating accidents.

What's significant about the event that occurred last Friday was the paramedics responded to the site, and this accident where it occurred was in a fairly inaccessible area. We were able to stabilize this young adult in a manner that we found out later saved his life. It wasn't just an issue of getting somebody loaded up and going. It was extraordinary. So given the injuries sustained they were able to get him stabilized, get him in the ambulance, hoof him over to the ambulance, get the ambulance up over to St. Catherine's. They had already called Flight for Life. And as the Flight for Life landed at St. Catherine's at the same time they were pulling up they loaded up this young man with the rotors running. And they took off they got him up to Children's.

And that's where they called Chief McElmury and said that Pleasant Prairie had done an excellent job in a very difficult bodily injury situation getting the individual stabilized and he's going to make it. So I just want to recognize that fire and rescue did a really good job on that.

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They train for a lot of gruesome things, and this is one where it had -- they almost always have a bad ending, and this one had a good ending. So good job on their part.

John Steinbrink:

Anything else, Mike?

Mike Pollocoff:

No.

## **8. NEW BUSINESS**

Michael Serpe:

John, if I could ask a favor. Items F, G and H they're all related, and it will only take a couple minutes for presentation. The petitioners have another commitment in a little while. If we could take those forward I'd appreciate it. I'd make a motion.

Clyde Allen:

Second.

**SERPE MOVED TO CONSIDER NEW BUSINESS ITEMS F, G AND H PRIOR TO ITEM A; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

**F. Receive Plan Commission recommendation and consider Ordinance #12-36 to amend the 2035 Comprehensive Plan for the property located at 11934 28th Avenue to remove the Park, Recreational and other open space lands without wetlands into the Low-Medium Density residential land use designation from Map 9.9 and update Appendix 10-3.**

John Steinbrink:

Jean, do you want to take G and H all at the same time?

Jean Werbie-Harris:

Yes, please.

**G. Receive Plan Commission recommendation and consider Ordinance #12-37 to rezone portions of property located at 11934 28th Avenue that are zoned PR-1, Park-Recreational District and R-3, Urban Single Family Residential District to the R-4, Urban Single Family Residential District.**

**H. Receive Plan Commission recommendation and consider approval of a Certified Survey Map to subdivide the property located at 11934 28<sup>th</sup> Avenue into two parcels and to withdraw the Final Plat for The Orchard Subdivision.**

Jean Werbie-Harris:

Mr. President and members of the Village Board and the audience, this is a three part request this evening. The petitioner is requesting to subdivide at 15.3 acre property located at 11934 28<sup>th</sup> Avenue into two lots. As a result of the proposed land division, the petitioner is also requesting to withdraw the original The Orchard final plat that was considered for this particular property. Again, this area is just south of 116<sup>th</sup> Street and to the west of 28<sup>th</sup> Avenue. As part of the land division, they are also looking to rezone the property and put the areas that were in R-3 Residential into the R-4 classification residential, and all of those areas that are identified as outlots on the particular property. As they were going to be residential retention basins, those will be rezoned from the PR-1 into the residential classification.

So specifically going back a few years now, there were 19 single family lots that were originally proposed as part of this subdivision with one direct access off of 28<sup>th</sup> Avenue. The current owner, Banks of Kenosha, is requesting that this item be withdrawn, and the property is proposed to be subdivided into two lots. They currently have a buyer that would like to buy one of the particular lots.

Lot 1 would have 5.3 acres with 200 feet of frontage on 28<sup>th</sup> Avenue. The existing house is proposed to be razed. A new home would be constructed, and a detached structure that's on the property, it's a large barn-like structure, would remain on the property. Lot 2 is 10.1 acres with 153.88 feet of frontage on 28<sup>th</sup> Avenue. Municipal sanitary sewer is available to these properties in 28<sup>th</sup> Avenue. There is no municipal water currently available in 28<sup>th</sup> Avenue. So waivers of notice for municipal water would need to be signed by both property owners prior to any home construction on these two lots. In addition, there will be some additional right of way that is dedicated for a future widening or improvements for 28<sup>th</sup> Avenue. Again, since the final plat was never recorded for this particular subdivision, the right of way was never dedicated.

Since there is an existing structure on that property, it's 2,836 square feet, it's a nonconforming structure, but as soon as we start to divide the property there would be a problem, so a variance was granted in order for a structure of this size to remain on the property and for them to rebuild the existing single family home. As you can see, the home to be razed is in the south corner, and then north of that is the building proposed to remain on the site. The petitioners are requesting to re-side and re-roof this particular accessory structure in order for it to match and to blend in with the new single family home that they intend to construct. And the variance was granted by the Zoning Board of Appeals on September 25, 2012.

Again, the portions of the property that are proposed to be rezoned are PR-1 and the R-3 areas. The R-3 was the area that was going to be further subdivided for the single family lots. And PR-1, again, reflected outlots on the particular property. There will be no retention basins on those locations. The areas that's zoned C-3 in that very southwest corner, that will remain. That reflects a field delineated wetland that was conducted on that property. So the rezoning of the

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property basically would bring it all back into an R-4 designation similar to those designations surrounding this particular property.

As part of their request and to remove the designations of the other open space and park and recreational areas on the two areas that were delineated as the outlots, a comprehensive plan amendment to the 2035 Land Use Plan Map is required, again, to remove and to change that designation into the low-medium density residential land use designation. As you know, our comprehensive plan and our zoning maps do need to be identical, or they have to work together in order for there to be consistency. In addition, Appendix 10-3 of the Village's 2035 Comprehensive Plan is proposed to be amended in order to reflect that particular change.

So with that, Mr. President, those are the three different requests before you by the petitioners. Again, the first is the amendments to the comprehensive plan; the second is the zoning map amendment; and the third is the certified survey map request to subdivide that property into two. And, again, basically by approving the new certified survey map we are, in fact, accepting their request to vacate that plat even though it was never recorded.

John Steinbrink:

Thank you, Jean.

Clyde Allen:

I'm going to make a motion to approve Ordinance 12-33 for the comprehensive plan amendments.

Michael Serpe:

Is that 12-36?

Clyde Allen:

Yes.

Michael Serpe:

I'll second that 12-36.

John Steinbrink:

We have a motion for adoption of Ordinance 12-36. Any further discussion?

**ALLEN MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #12-36 TO AMEND THE 2035 COMPREHENSIVE PLAN FOR THE PROPERTY LOCATED AT 11934 28TH AVENUE TO REMOVE THE PARK, RECREATIONAL AND OTHER OPEN SPACE LANDS WITHOUT**

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**WETLANDS INTO THE LOW-MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION FROM MAP 9.9 AND UPDATE APPENDIX 10-3; SECONDED BY SERPE; ROLL CALL VOTE – KUMORKIEWICZ – YES; SERPE – YES; ALLEN – YES; YUHAS – YES; STEINBRINK – YES; MOTION CARRIED 5-0.**

Michael Serpe:

John, I'd move approval of Ordinance 12-37.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Mike, second by Monica for adoption of Ordinance 12-37. Any further discussion?  
**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #12-37 TO REZONE PORTIONS OF PROPERTY LOCATED AT 11934 28TH AVENUE THAT ARE ZONED PR-1, PARK-RECREATIONAL DISTRICT AND R-3, URBAN SINGLE FAMILY RESIDENTIAL DISTRICT TO THE R-4, URBAN SINGLE FAMILY RESIDENTIAL DISTRICT; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

Steve Kumorkiewicz:

I move to approve zoning map amendment 12-34.

Michael Serpe:

No, that's not it. Certified survey map, Item H.

Steve Kumorkiewicz:

Wait a minute; I'm on the wrong one here.

Michael Serpe:

While he's looking, I'll move approval of certified survey map.

Clyde Allen:

Second.

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John Steinbrink:

Motion by Mike, second by Clyde for adoption of the certified survey map. Any further discussion on this item?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTY LOCATED AT 11934 28TH AVENUE INTO TWO PARCELS AND TO WITHDRAW THE FINAL PLAT FOR THE ORCHARD SUBDIVISION; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

John Steinbrink:

That concludes Items F, G and H.

**A. Consider Proclamation designating October 14-20, 2012 Breast Cancer Awareness Week.**

Clyde Allen:

Mr. President, fellow Trustees and staff, several years ago we brought forward a proclamation to recognize breast cancer awareness. It's home to a lot of us in a lot of ways. It's very curable, it's treatable and it's beatable and we've proven that. Just need the awareness, people to be aware of it. Early detection is important. So please support this. Make a motion to approve.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Clyde, second by Monica for adoption of designation October 14-20 breast cancer awareness week. Any other discussion on this item? I think it was pretty fair to see that wearing the pink did help the Packers last night. Monica has suggested they wear pink every week. With that, if there's no further discussion.

**ALLEN MOVED TO ADOPT A PROCLAMATION DESIGNATING OCTOBER 14-20, 2012 BREAST CANCER AWARENESS WEEK; SECONDED BY YUHAS MOTION CARRIED 5-0.**

**B. Receive Plan Commission recommendation and consider Ordinance #12-33 to amend the 2035 Comprehensive Plan for the development of a proposed 1.2 million square foot warehouse distribution facility generally located on the east side of 88th Avenue and south of Bain Station Road as it relates to Map 9.9 and a portion of the Pleasant Farms Neighborhood Plan.**

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Jean Werbie-Harris:

Mr. President, I'd request that Items B, C and D be taken up at the same time with separate action by the Board.

- C. Receive Plan Commission recommendation and consider a Conceptual Plan for the development of a proposed 1.2 million square foot warehouse distribution facility to be known as Majestic Center generally located on the east side of 88th Avenue and south of Bain Station Road.**
- D. Receive Plan Commission recommendation and consider Ordinance #12-34 to rezone a portion of property generally located on the east side of 88th Avenue and south of Bain Station Road from A-2, General Agricultural District into the M-2, General Manufacturing District.**

Jean Werbie-Harris:

Mr. President and members of the Board and the audience, this is a multi-request, again, for a number of different items requested by the Majestic Center Group. They are requesting the development of an 88 acre property generally located on the east side of 88<sup>th</sup> Avenue, the south side of Bain Station Road. The first portion of their request is a conceptual plan. At this time there's no defined user for the building, but the conceptual plan that they're proposing indicates that they are proposing a 1.18 million square foot building which would be a warehouse and distribution center. It's proposed to be possibly built in phases which could have an initial phase of 750,400 square foot with an addition 430,080 square foot expansion. The startup for their new building would be anticipated for 2013 with approximately 100 employees. It's likely that the facility could have multiple shifts at this particular location.

As part of their request before the Village Plan Commission there were a number of public hearings that were held. The reason for the public hearings is because of this request it is a slight modification to the existing Pleasant Farms neighborhood plan as well as the Village's comprehensive plan. And specifically the Board had adopted a new comprehensive plan in December in 2009. And this plan is proposed to be updated with the revised neighborhood plan that they are proposing.

As you can see, east of 88<sup>th</sup> Avenue originally shown there was an additional roadway, looped road system along with multiple lots for industrial purposes that were shown. In addition, the original plan showed a proposed concept for a KUSD high school site to be located just on the west side of 88<sup>th</sup> Avenue. After further discussion with the developer and the potential impact of a future school site adjacent to a major highway which is adjacent to a large warehouse distribution facility, they felt that there could be some potential conflicts and problems with bus traffic and the student traffic, with the truck traffic. And so they recommended that there be some consideration from the Village's standpoint to relocate this school someplace else in this particular neighborhood.



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So the Village staff contacted Kenosha Unified School District. We sat down with them to see if we could modify this neighborhood plan in order to accommodate this new industrial development. Again, this is all part of an existing neighborhood plan. The neighborhood plan was initially adopted in 2008, but a neighborhood plan, again, is a plan which helps to set forth and guide how land could develop when and if it does develop in the future. And so one of the things that we look at is in addition to the road layout pattern, the lot layout, the land use, the densities, we look at how the infrastructure could service a particular area. We have looked at this, and in meeting with the developer and Unified we came up with an amendment to the neighborhood plan. Again, this would also reflect then onto the comprehensive plan.

As you can see, the modifications that we made, first of all, east of 88<sup>th</sup> Avenue we've identified that the industrial area, the area shown in gray, would extend northward almost all the way up to the cemetery and then up to the northern portion. And then originally this was an area that was identified as an A-2 or a residential area. We've obviously identified that that would be modified to a manufacturing designation. At this point east of 88<sup>th</sup> Avenue there have been no amendments to the floodplain or to delineate any of the wetlands on the property. Some time between now and next spring they intend to do a wetland delineation and proceed with the floodplain boundary adjustment work on that particular property.

The west side of 88<sup>th</sup> Avenue, as you can see, we moved the school site to a south central location. Adjacent to 88<sup>th</sup> Avenue then we decided to put a multifamily designation. Could be condominiums or some other very low density but multifamily residential land use. The school site then, the way things are laid out, those were actually put together by the current architect for the school district just to make sure that enough land and the locations of the roadway interconnections would make some sense in the future if and when this school is built.

The red line that's on the site which is now accurately shown happens to be the location of the Village's relaid sanitary sewer, again, with the trail system located on top of it. In talking with Unified, the developer and the Village staff, we felt that this is a desirable location at this spot. It's in proximity to more of a green open space area. There's a potential for soccer fields and some cross-sharing of services or facilities to the south.

And one of the other things that we did was once they laid out their internal roadway system, and I'm not sure exactly how this would work, but at this point there would be a connection to H. It probably won't be a straight line connection because the proximity of these two entrances of public roads were too close together basically on a county trunk highway, especially if it's widened into the future. So somehow we were looking to have some type of interconnection right here and then a connection out to 88<sup>th</sup> Avenue.

A couple questions came up at the Plan Commission with respect to is it okay to have just two or three sides of a school facing a residential area. Actually it is more desirable in most cases because with schools comes a lot of noise, lights, a lot of school traffic, a lot of traffic after stadium ball games and softball games and baseball games. And so the District felt that having a main north/ south road right here, it's difficult to see on this particular scale, but this is actually a very wide profile road right of way with a boulevard entrance. It actually identifies roundabouts at a couple of locations up at Bain Station Road and then at this location. But it's a very wide

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north/south road. But the other thing it does is it provides another opportunity for a north/south road to the east of that. There's another road that can take you out to the east. There's a road that can take you to the east by going straight to H. There's just multiple ways that you can get in and out of that school site.

And, again, leading up to Highway H there's two points that will be controlled of some fashion, and there will be roundabouts up at Bain Station Road. But, again, there will be some ways of controlled intersections up at Bain Station Road as well. So the staff, the Plan Commission as well as Unified also poured over this concept. Again, this is not something that's going to happen in the very near future. It's probably at least 20 years if not out into the future because the third comprehensive high school is now fully functional at ITA. So with that we just wanted to identify that it's not anticipated in the near future, but we do want to plan for an identify that 85 to 90 acres for a future school site.

So, the Plan Commission and the Board I'm supporting the approval of the comprehensive plan amendments as well as the comprehensive plan amendments. The public hearings were held before the Village Plan Commission, and the amendments as proposed by the petitioner were supported. In fact, I think just the petitioner had comments. I don't believe we received any other comments from any of the other neighbors or anyone opposed to this particular request.

The second part of their request this evening is a zoning map amendment. There's some areas, again, at the very north end of their site that were designated A-2, which is a General Agricultural District. That area is proposed to be rezoned into M-2 to mirror or to match the comprehensive plan and the neighborhood plan for that warehouse distribution development. In addition, there are areas on this particular map and the maps that we have on the wetland delineations that do need to be updated. So at this time they are not requesting any updates to the floodplain boundary or to the C-1 which is a Lowland Resource Conservancy District. That would come at a future date upon those environmentals being delineated.

So, again, their conceptual plan is for a 1.18 million square facility. The particular structure, as I mentioned at the Plan Commission, would have two controlled locations. Basically two locations that enter onto Highway H. These points do not conflict with the comprehensive plan or the neighborhood plan that has been identified for the areas west of here. We've identified a number of comments and conditions. As I said, this is a conceptual plan. The petitioner will need to come back for detailed site and operational plans and get us a lot more detailed grading plans and drainage plans. We had a great deal of information that was presented to us at this point for us to get them quite a few comments.

Kenosha County has reviewed this conceptual plan. We've discussed this with the petitioner, and they are working on putting together a traffic impact analysis for this project in a number of intersections along Highway H that would be impacted as a result of the truck traffic that could be generated from this project and development.

Some of the other things as part of the staff comments, I'll just hit a couple of them. A certified survey map would be required to be submitted to the Village in order to identify the dedication for a future widening of Highway H for the existing sanitary sewer line that runs through the

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property from the south, and then it kind of juts through and then runs and then it continues to the north. There's a possibility that they may relocate part of the sanitary sewer. Or, as part of their development they will have to accommodate and work with us so that sanitary sewer easement is protected and we have continual access for maintenance of that sanitary sewer.

Traffic impact analysis, as I said, needs to be completed, and any improvements associated with that analysis would need to be improved as part of this development. And one of the other things that will need to be addressed and we'll be working with them is many if not half of these truck docks are all facing the west which is Highway H. And we've started working with the developer that they will need to berm this area along Highway H, and they will need to do significant plantings. And if for some reason they're constrained with respect to the size of the area because of the distance then we would work with them to do anything from retaining walls to fencing depending on what it would take in order to present a nice appearance to this building since it's going to be facing future residential and the traveling public along H.

A couple of other things, just briefly, that I mentioned at the Plan Commission. At the northwest corner of the site or north of that area actually is a cemetery, the Kenosha County Cemetery. There are a number of large trees along the edge up at this location, and there's a number of trees down at this location, actually it's at the north end. We're looking to see those areas protected. The staff comments detail the setbacks that we're looking for in order to protect the drip line areas, the farthest extent of those black walnut and other trees. And, in fact, I guess we're questioning whether or not if this actual parking lot is actually needed or if it's not needed because we are looking for a pretty healthy setback at that location. If this facility can be built without this particular parking lot we would recommend that that parking lot be eliminated if it's not needed. It really depends on the proposed user that they have for this facility. And at this point no user has been identified. So for that reason they don't know if they're going to build the full facility at one time or if they would build it in phases.

The staff does recommend approval of all of the requests as did the Plan Commission. And this would be subject to I think we have about 25 pages or so of staff comments. And the petitioner did receive a copy of these staff comments prior to the Plan Commission meeting. They indicated that they had no objections to any of those comments or questions or additional information that needed to be submitted to the Village.

John Steinbrink:

Clyde?

Clyde Allen:

Thank you, Mr. President. Thank you, Jean. I will support this. I just have some concerns that I hope they can be taken care of. I'll address first you did a nice job on the east side of H with the berming, the fencing, the noise reduction. Number one concern is on the west side. From what I understand there could be up to 400 trailers in this lot at one time which is a lot of traffic on H. My concern is the noise on H. You have four homes on the south end on H that looks like it has a detention pond. With the widening of H is this detention pond still going to exist at its planned

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depth and how deep it goes into the neighborhood? And is it going to be sufficient to deaden the noise as to what goes in there?

Then to the north of that it looks like it's a possible berm area or something that also impacts looks like three homes. Will the semi noise detract from this neighborhood? Because 400 trailers stored there is a lot of traffic. Yes, they're not all there in one day, but the whole idea that's a lot of traffic is assumed going to go through there. I'm concerned with these homes going to hear a lot of noise.

The other questions I have is in regards to the school. Probably the most frequent complaint or hear about, and maybe somebody else up here can address they've heard the same complaints or it's not as bad with them, in that Indian Trails the biggest thing is the traffic is a bottleneck all the time. There's no major road in and out. It goes through neighborhoods. It seems like this is going to be even worse than Indian Trails. I have a concern that all this traffic going through neighborhoods, this traffic is going to fight on H with semis to the one exist to the north and the other off H to the south to get to the school is going to make it worse than Indian Trails. I just have that concern. And I don't know if you've heard, Monica, concerns like that about Indian Trails as well. And those are my questions. Thank you.

Monica Yuhas:

I've been at ITA where during games and when there's an influx of cars traffic is heavy. There's no doubt about it. And people do cut through subdivisions. They're trying to look for way to get in and out without having to go on 60<sup>th</sup> Street. It's an issue at Tremper, too, exiting Tremper. Bradford has the same problem because you have so many children who drive. You have 16 on up and then you have staff driving as well plus busses. Traffic is always an issue around schools. And I know this is approximately 20 plus years out. So it's a valid point. I just don't know how you get away from the traffic with a comprehensive high school of 2,000 plus people and probably a third of them drive.

Mike Pollocoff:

Clyde brings up a good point. But we need to sit back and think about the evolving nature of how this plan is going to develop. We've asked the developer to complete a traffic study so that we could be certain wherever those turnout lanes are going to be on Highway H there's enough stacking room within those so that cars can get around the trucks and trucks can make the movements they wanted to make.

Now, if you look at the land use plan that Jean has there and the subsequent multifamily development, the residential development, the school development, as time goes on we're going to require that developer to do the same traffic studies to determine how that traffic is going to flow to those uses. Because especially in the case of the school it's the kind of planning we want to do. We want to look down the road to see where it is. And I think we have it placed correctly. But the traffic study may indicate that that north/south road to 94<sup>th</sup> may need to be a boulevard to get traffic in and out of the school. You want to shift that traffic away from H, bring it through the residential areas so the residential areas could empty into that boulevard. There's a lot of

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different steps that could be taken, that should be taken as that residential component of this site as well as the school site is developed, and the engineering and traffic studies are undertaken to see how that has to be determined.

An engineer will give you not any numbers you want, but they'll give you an estimate if you want to do a traffic study now what it's going to be. We could come up with that. But without having anything more than the land use plan and the concepts that drive that, I think that knowing that hopefully some future Board and Jean will probably still be here and some other people, that that planning tool and that planning process is going to require the traffic studies and that neighborhood impact be done will, in fact, take place.

I think that given the known quantities of what's going to be on the Majestic property at that point, when they do that plan is going to be the tool. But I think there's a lot of things that are going to change between now and then. There's a lot of traffic going to RecPlex, the rest of the corporate park may be substantially different by that time. And the best we can do right now is ensure that everybody that comes along the way with the traffic studies they do they make sure that they're not impacting the existing world as we know it today. Does that mean the last guy has to do the most improvements? It could be depending on whatever their development is. But having that requirement in to make that the plan is effectuated the way we're looking at it today is the best we can do.

Jean Werbie-Harris:

If I can add a couple other things. In addition to the berming that's going to be required along the west side of the Majestic site, this area is actually pretty extensive bermed area as well. It's actually closer to 50 to 75 feet wide. And so we are looking for them to berm adjacent to that area all the way north. I mean obviously there's a couple of single family homes that are already there, but as much as we can we're looking to berm this entire area to the west, again, with earthen berms as well as landscaping and trees and walls if need be. In addition, they would have to berm adjacent to their pond areas. The pond itself takes into account the dedication of the future right of way for 88<sup>th</sup> Avenue as well as the rest of the site. When they laid it out they had to assume a 60 foot wide right of way dedication from center. So in some cases it's a little bit more, it's a little less, but the County was looking for that one 120 foot wide right of way in that particular area.

In addition, one of the concepts that we've talked about with respect to Majestic is that the truck traffic coming out of this site is going to be headed south to 165. That is the primary direction we want the truck traffic to go. That doesn't mean it won't go north, but at least for the next five to nine years until the entire Highway 50 is totally reconstructed and widened to the six lanes and something is done with this intersection and then the intersection just north of that at Wilmot Road and 88<sup>th</sup> Avenue, trucks aren't going to be able to go to the north. And so we're hoping that that pattern will have been set for the trucks to go south to 165 where the traffic coming out of here there could be some coming out there. But the intent is that it's going to all filter kind of north towards Bain Station.

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Bain Station Road won't exist like we know it today. That will have to be widened and improved. And I think on the County transportation plan, I mean on our transportation plan it's proposed to be a County highway. So I assume it's going to be widened and improved to a three or four lane highway as well. So there's a lot of highway improvements that need to happen surrounding this entire project area. But we're trying to think about as much as we can about the future and trying to be as realistic as possible.

Again, one of the concepts that they had was putting these huge lots at one location, so they're going to come out and when they finally design this they'll come out at very pinpointed locations. And, yes, it is going to be a backup for those students, but they're going to have to be patient when they leave. It's going to be one particular time. Whenever there's a game or activity or an event there then they'll all be coming out at that time. But typically with school there are peak times at certain times of the day and the evening, and everything will need to adjust and roads will need to be widened, bypass lanes, turn lanes, all those things are going to have to be taken into account.

Clyde Allen:

Thank you very much for answer the questions, my concern. I'll move Ordinance 12-33 with that.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Clyde, second by Monica. Any further discussion? This, of course, is just a conceptual plan here. We still have to address drainage and all those other issues as we come along.

Jean Werbie-Harris:

Yes.

John Steinbrink:

Because with the elevation change on the east side it's going to definitely affect the west side drainage flow which is, of course, west to east.

Jean Werbie-Harris:

Correct. Then you take all that into consideration.

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John Steinbrink:

Those will be items brought up at a later time.

Jean Werbie-Harris:

Yes.

John Steinbrink:

Any other discussion?

**ALLEN MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #12-33 TO AMEND THE 2035 COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF A PROPOSED 1.2 MILLION SQUARE FOOT WAREHOUSE DISTRIBUTION FACILITY GENERALLY LOCATED ON THE EAST SIDE OF 88TH AVENUE AND SOUTH OF BAIN STATION ROAD AS IT RELATES TO MAP 9.9 AND A PORTION OF THE PLEASANT FARMS NEIGHBORHOOD PLAN; SECONDED BY YUHAS; ROLL CALL VOTE – YUHAS – YES; ALLEN – YES; KUMORKIEWICZ – YES; STEINBRINK – YES; SERPE – YES; MOTION CARRIED 5-0.**

Michael Serpe:

Move approval of the conceptual plan.

Clyde Allen:

Second.

John Steinbrink:

Motion by Mike, second by Clyde for adoption of the conceptual plan.

Jean Werbie-Harris:

Subject to all the comments and conditions in the staff memorandum.

Michael Serpe:

Yes.

Clyde Allen:

Yes.

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John Steinbrink:

Any further discussion?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND CONSIDER A CONCEPTUAL PLAN FOR THE DEVELOPMENT OF A PROPOSED 1.2 MILLION SQUARE FOOT WAREHOUSE DISTRIBUTION FACILITY TO BE KNOWN AS MAJESTIC CENTER GENERALLY LOCATED ON THE EAST SIDE OF 88TH AVENUE AND SOUTH OF BAIN STATION ROAD; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

Monica Yugas:

Motion to approve Ordinance 12-34.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica, second by Steve for adoption of Ordinance 12-34. Any further discussion?

**YUGAS MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND CONSIDER ORDINANCE #12-34 TO REZONE A PORTION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 88TH AVENUE AND SOUTH OF BAIN STATION ROAD FROM A-2, GENERAL AGRICULTURAL DISTRICT INTO THE M-2, GENERAL MANUFACTURING DISTRICT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

Michael Serpe:

Could I ask just one question while John is still here? What's the proposed time line? When do you think you'll be moving some dirt?

--:

We're hoping to start it next spring.

Michael Serpe:

Thank you.

John Steinbrink:

With that than you, gentlemen, again.



**E. Receive Plan Commission recommendation and consider Ordinance #12-35 to amend the 2035 Comprehensive Plan relating to the Village Green Neighborhood Plan and to approve the Village Green Center Sub-Neighborhood Plan.**

Jean Werbie-Harris:

Mr. President and members of the Board, you have before Ordinance #12-35 to amend the Village Green Neighborhood Plan. This is to approve the Village Green Center sub neighborhood which is a component of our Village comprehensive plan. Again, the comprehensive plan is the plan that we adopted in December of 2009.

I'm going to give you just a brief history since many of you were at the Plan Commission and have been around over the last 15 to 20 years. In the winter of 2004 nearly 15 years since the Village's first discussions emerged regarding the creation of a Village Center, Pleasant Prairie LLC, the owner and developer of a large portion of the area, contracted with a consultant and architectural firm from Madison to jump start a visioning process with the community to prepare a plan for our Village Green Center.

As you can see on the overhead, the Village Green Center is actually located in the east center portion of the Village, but it's really located in the demographic center of the Village of Pleasant Prairie. As part of the Village Green Center planning effort, the Board reappointed a Village Green Technical Advisory Committee comprised of residents, Board members, Plan Commission and Park Commission members, Kenosha County highway official along with assistance from the staff in order to provide input and to develop a Village Green Neighborhood Plan.

This is known as a mixed use commercial center, and it's to be known as the Village Green Center. In 2006 the new developer that we're referring to purchased the property and has been working with us in order to develop this downtown area. This sub neighborhood area, just to identify the location again, is north of Highway 165. It extends on east side and west sides of both Springbrook Road and 39<sup>th</sup> Avenue. It extends north of the Village Hall almost just south of the Meadowdale Estates Subdivision. It's east of 39<sup>th</sup> Avenue, includes the Village's property and then a property just north/ northeast of the intersection of Springbrook and 39<sup>th</sup> Avenue. The west boundary goes all the way up to the Village Green Subdivision area.

In 2007 the Village of Pleasant Prairie held the first Village Green Café. The purpose of this café was to assist in the conceptual planning of our new downtown. That café was held on November 15, 2007. And the intent was to provide information about the planning process not only for all of us but with the residents and the Village Green Technical Advisory Committee and Plan Commission and Board members. They had about 150 residents and others that were present at that café. The purpose of the café was to advance our planning process, to perform a vision of the Village Green Center, to provide information about what makes village centers successful, to discuss places that people liked and what they didn't like, and what issues and opportunities needed to be furthered explored by the community.

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We went through all that entire process, and the consultants took away all the information and then put together more detailed plans for us to take a look at. We then evaluated and took a look at very detailed types of land use, residential types, commercial uses, live-work units, all different types of uses for the Village Green. And then we held a second café on January 17, 2008 to discuss those concepts in further detail. Again, what could be the future developments within the downtown of the Village Green. These, again, included land uses, open spaces, streets, infrastructure, and the development character of the Village Green Center.

As part of that we put together this sub neighborhood which identified how these land uses would relate to one another. The single family areas, as you can see, are just kind of off to the very southeast area, very little in this particular area. Multifamily was primarily the focus, different levels of multifamily from single family attached to town homes to duplexes. There were some apartments, condominiums, live-work units, lots of different variety of multifamily. We had commercial areas, the areas identified in red on the map.

Again, based on the two marketing studies that were prepared for this particular area they pretty much identified that this intersection at Springbrook and 39<sup>th</sup> Avenue really is going to be our targeted commercial area, and it's probably the best place to start the development of the downtown. Not at the south end, not the southeast end, not over here, but basically in this particular area would be the best area to start this particular development.

The area which is a newer color for us on our land use plan, the purple, is the mixed use area, again, that could contain some residential, some commercial, could be mixed, residential upstairs, commercial downstairs, but it's really our flex space area that if commercial is taking off and we find that we need more commercial area it could be the commercial area. If it's a flex space where it would be a live-work unit type then it could be our live-work unit type area. The blue areas on the map are the areas that are identified as government institutional areas. Primarily these areas that are owned by the Village of Pleasant Prairie east of 39<sup>th</sup> Avenue, and then the other area we have is just to the west of Springbrook Road and that's the post office.

And then the other green areas on the map some are open space private use and some are open space public use. The primary areas that are in the dark green at this location and the eyebrow area at this location are larger Village open space park areas, the Village Green, the Village Commons, Village Square areas. And then some of these smaller green areas probably to be retained in private ownership but open park areas associated with the residential that surrounds them.

So with these current planning efforts over the last two years, 2010 and 2011, the staff and then a smaller subgroup of our Village Green Technical Advisory Committee gathered to put together very detailed elements that were the beginnings of a regulating plan that included transportation, landscaping, building size, location, density, all different elements that help to define and to actually articulate the vision that we really wanted to see in the downtown. That particular plan or those regulating plans in their final draft forms they are not going to be presented this evening because they will come with the next stages and developments of the planned development that we hope to put together for the downtown area.

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We did put together then two Village Green Center illustrative plans that we are using as part of our neighborhood planning efforts to help the Plan Commission and the Board visualize exactly what we intend to see in this downtown. And, again, this is not color coded, but as you can see we started to put some form to the particular area of an area that I believe is going to be the first to develop. Again, you can see how they start to take some shape with respect to the parking and the buildings. The buildings now are all starting to frame the roadways that are existing. The areas that have been identified for potential for residential uses are starting to be shown.

What we've done is put together -- I'm going to skip ahead to the draft regulating plan just to help you understand. This is our draft regulation plan that's going to help to establish the different types of uses that can occur on a block-by-block basis. So in particular in this block F which is right here with the green space/open space, there are a multitude of different types of residential/flexible land uses that could go in that particular area. And that might include a mixed use-like building, a live-work building, apartment, multi unit home, court side home, a detached cottage home, detached town home. As you can see on a block-by-block basis is identify the types of land uses. And, again, this will be the basis of our regulating plan which is going to be our planned development that we write for this particular area. So going back to the first option, as you can see that's how we're going to define what's going to locate where.

In these detailed regulating plan some questions came up at the Plan Commission meeting as to we don't want to see a six or ten story building. Well, we don't either. That's not going to be in the character of Pleasant Prairie or in this downtown. So we actually will be putting limits on how high and how dense that buildings can be and the bulk of a building can be in a particular area as well. And some of the other questions that have come up, this area to the north is going to be like a conservation area that we're going to use as a separation and a nice green space. In addition, in Meadowdale Estates there's at least a 30 or a 50 or almost a 75 foot green space area there as well that will, again, provide a good separation spacing from the single family homes in Meadowdale to the downtown in the Village.

That's not to say we don't want these areas to be connected. We do. And so a lot of these roadways are going to interconnect to all of the adjacent subdivisions to the east and to the west, to the north, to the south. We want this to be an interconnection, pedestrian friendly, walkable downtown. In doing that we want to have sidewalks and we want to have pathways. We want to be able to interconnect this entire area. We want this to be a downtown that we all can be proud of.

At the Plan Commission meeting there were somewhat derogatory comments regarding density and the type of people that might live in the downtown. I think that those might be people who didn't attend any of the cafés, or they didn't stop to sit down for us to explain this further or to understand exactly what we're trying to do with respect to the downtown. We're trying to make it a livable, workable, attractive and a very special gathering place for the community. It's not going to be a downtown that's just going to be abandoned with high density development. That's not our intent.

In addition, there are some questions with respect to this area. What happened to all these people over here? Well, they're just not in the downtown Village Green concept. That doesn't mean

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that that development doesn't all still exist and it's going to remain because it will. We're not intending to remove any of the single family homes that are not shown in this area. Those are intended to stay, those particular areas.

Also, one of the things that had come to us from the DOT, and it's in the staff comments now, is that they are concerned about any access between the two roundabouts to Highway 165. Obviously, we're going to have to work through that with them to try to figure out exactly how we can get some type of access south. But if they don't allow access then this area will be a much longer area to transition from its current uses as being single family today.

And just to reiterate, and we did say it specifically at the Plan Commission meeting, that the folks that live down here on the north side of 165 this plan does not obliterate their homes. This is a plan for the future when and if they decide to sell their homes and this area develops. We're not forcing these people to sell their homes or to remove their residences from that particular location in that area. And any storm water areas that are shown are just shown conceptually. Again, we're still in the illustrative planning phase of this particular development.

The second option is pretty much identical with the exception that it starts to introduce at this location a roundabout in the center of the downtown and a second roundabout at this location. And then finally the draft regulating plan, again, it's being shown for illustration purposes only. It's out intent to continue with the planning efforts in order to finalize this draft regulating plan and move it towards the next phase. We have quite a bit of work to do with respect to the planned development. The owner, Marty Hanley with Land & Lakes who owns almost half of this area of the downtown, they would like to start marketing and start moving this plan forward. So they needed some consensus by the community that this is a good plan and that we should start moving forward with respect to the marketing.

One last thing I wanted to mention, otherwise I'm sure that Mike Spence will mention, is that with respect to 39<sup>th</sup> Avenue we're in the process of studying that particular area right now for its future reconstruction. Someone had questioned at the Plan Commission meeting that we're not taking into account all the traffic that's going to be generated but we have. This particular highway has been evaluated, 39<sup>th</sup> Avenue has been evaluated, 165 has been evaluated, roundabouts have been constructed. And we are trying to examine all of this with respect to what's existing and what's proposed. And roadways are interconnected, they're not jogged. This is main street right here going into Village Green Heights. So we have really been taking a very long, hard look at all of the infrastructure surrounding this entire area.

And one last note, this plan for development of the downtown at this location was shown on the 1967 comprehensive land use plan for the Kenosha urban area. It was done by Harlan Bartholomew and SEWRPC back in '67. It was shown to be a downtown and a commercial center for the community for the Town of Pleasant Prairie. It was shown again in 1996. It was shown again in 2010, and it's been shown in 2035 for the comprehensive plan. So when I was hired almost 24 years ago this was one of my visions to see this downtown develop. And it was one of the questions and comments that I responded to. And I'm really hoping that it does start to develop sometime over the next few years. The Plan Commission recommended approval as presented.

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Michael Serpe:

I was a part of this since it started almost 20 years ago as Tom Terwall was and you and John and Mike and a couple others and Steve. I look at this project, and I kind of equate it to Harbor Park in the City of Kenosha. My last year on the police department I was a part of some of those hearings, and there was a great deal of excitement for Harbor Park to get going. And now that it's up and running the excitement and the entertainment venue down there is amazing. It's just a magnet for things to happen and it's fun and it's nice. It brings the community together. I see this as no different, matter of fact, I see this as probably maybe better than what Harbor Park is going to be.

We've said it from the beginning. Everybody, the consensus just as Jean said was that there's a strong, strong movement to get this thing going. And the residents want some commercial type of establishments in this development. In order to support those developments you need rooftops. And that was part of the cafés, how are you going to set this up, how is this going to play out? We want places where the community can come together with art fairs, craft fairs, maybe some kind of entertainment. It's a perfect venue for that.

I was at the Plan Commission meeting. I chaired the Plan Commission meeting because Tom was out of town, and a couple of comments were not very flattering considering the amount of time that the residents put into this project, and then the people that were speaking last Monday night as I understand it never even attended the cafés. So that was a little disturbing. So, I can't wait for this thing to get started. I think it's a great idea, a great plan. I can't say enough about getting it moving forward.

Monica Yuhas:

This being my sixth year being on the Board, I came in when the cafés started happening, and to be a part of that and hear from the residents there was such an excitement about this. I received a few phone calls this weekend about when are things going to start happening with our downtown. We've waited so long to see this happen. And the phone calls I received were in favor of this moving forward. So I commend staff, Jean, everyone on planning and getting this going. It's a vision and it needs to start, and we're taking it to the next step.

Clyde Allen:

I'll make a motion to approve. Thank you very much for your comments.

Michael Serpe:

Second.

John Steinbrink:

Motion by Clyde, second by Mike.

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Mike Pollocoff:

Jean, I'm sorry I wasn't able to be at the Plan Commission meeting. I know under the neighborhood plan we've got two maps 29a 2 and 29a 3, and as I recall the first one is option 1 that identifies that a signalized intersection be placed at Main Street and Springbrook. And option 2 identified a roundabout at Main Street and Springbrook as well as Main Street and that interior northwest street. Again, we don't know exactly when this is going to happen, but I feel strongly that the Board should provide some policy direction on these two options. And my recommendation is option 2 for a couple reasons. One is that knowing what's going to be required from not many changes in the land use plan but how the whole access is going to work around the roundabout should be considered.

Secondly, just to a casual observer what's happening with transportation aids, the Village's ability to maintain existing Village roads, decreases in that, I think for the Village when there is the opportunity to have an improvement that's dedicated that's going to be of lower maintenance which the roundabout will be versus a signalized intersection, I think we have to not only here but every development that we look at take a look at it. Because you're looking at a substantial ongoing investment. Either way you've got the surface you have to maintain and the curbs you have to maintain and the gutters you have to maintain, but with a roundabout you're also maintaining all electronics that are on top of that.

The other reason, and I think it's a good reason to look at this, when the CDA undertook a -- well, we didn't undertake a long study but the consultant that did it took a long study to do it, Springbrook was one of the -- one of the desirable things with Springbrook that was discovered was the fact that it was a fairly fluid moving street where traffic would not be deterred from going down that street but you couldn't move down it in that forcing traffic into the interior of that development would have the exact opposite effect.

I think given the amount of work that's been done in this, I really think from my standpoint it's my recommendation that we should look at that. I think with the grant that the Village has received for 39<sup>th</sup> Avenue we'll be faced with that same decision at 39<sup>th</sup> Avenue and Springbrook where we're going to be required to do a roundabout analysis. If we think about the improvements at 165 and Springbrook and 39<sup>th</sup> Avenue the reason we have roundabouts there is because they did a roundabout analysis on that and those subdivisions failed for street signal improvements because of the number of accidents and the conflicts there.

We can say we'd like to have it be something that stops traffic or whatever, but I think realistically for the grant program we're going to have to do that roundabout analysis on 39<sup>th</sup> Avenue, and I'm betting given the accident history at that street we end up doing a roundabout there. We should recognize and deal with the fact that we should be doing a roundabout at Springbrook and 100<sup>th</sup>. And I think just as an ongoing policy for traffic development, traffic planning and maintaining our ability to maintain a low mill rate that we shouldn't be adopting plans that accept additional improvements on us that we're going to have to pay for. Because the developer the developer is going to be spending enough money to put the things in. It's just that we'll be spending it forever after that point.

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Michael Serpe:

Mike, that's going to be I think an easy sell because of the roundabouts that we presently have. I was one of those skeptical of the roundabouts until now I use them every day. I love them. They're great. Dave, I'm not going to put you on the hot seat, but the accident rate at Springbrook and 165 has got to be reduced tremendously except for that kid that decided to go airborne the other day. But he wasn't operating a full set of spark plugs either.

Chief Mogensen:

Dave Mogensen, 8600 Green Bay Road. I, too, was under the impression that the roundabouts were going to create headaches and people were going to be confused and we'd have a lot of accidents. But it's just like you said just the opposite. They are tremendously safe.

Michael Serpe:

So the State is paying for those and educating the residents I don't think we're going to have a hard sell on putting any in anywhere else in the Village. I just don't see it. I went on 75<sup>th</sup> and 39<sup>th</sup> day big light standard lay right in the middle of the street. Don't have to worry about that anymore.

Steve Kumorkiewicz:

There are several roundabouts around the State and they work very well. See them in Milwaukee, south side.

Mike Pollocoff:

So that would be my recommendation. Now, Jean, if there's something else that's on option 2 besides the roundabouts that's not on option 1, then I'd recommend that we include that option 2 be the recommended illustrative plan.

Jean Werbie-Harris:

The only difference between option 1 and 2 are those two roundabouts, the one at the intersection of Main Street and Springbrook and then the one that's further east. They both look like single lane roundabouts but they're both the same.

John Steinbrink:

We have a motion, we have a second.

Clyde Allen:

We have to amend that correction.

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Mike Pollocoff:

You have to move that amendment.

Clyde Allen:

If the second will go along with I will make a motion to choose option 2 in the motion to approve.

Michael Serpe:

Yes.

Clyde Allen:

I do have one more comment if I can. Monica hit on it, and I didn't want to repeat. But I do have to say those cafés, everybody that took part in it, staff, everybody, the citizens thank you. That's the way to do things and it's great.

Michael Serpe:

I made the motion originally to improve it, but Clyde wants to include the option 2 in the roundabouts.

John Steinbrink:

So, Mike, you include that in your motion.

Michael Serpe:

I'll include option 2 in my motion. I don't know who made the motion to second.

Jane Romanowski:

You made the motion to second.

Michael Serpe:

I did? Okay, let's do it that way.

Jane Romanowski:

And we'll need a roll call vote.



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John Steinbrink:

Everybody is in agreement. Any further discussion?

**ALLEN MOVED TO ADOPT ORDINANCE #12-35 TO AMEND THE 2035 COMPREHENSIVE PLAN RELATING TO THE VILLAGE GREEN NEIGHBORHOOD PLAN AND TO APPROVE THE VILLAGE GREEN CENTER SUB-NEIGHBORHOOD PLAN TO INCLUDE ONLY OPTION 2; SECONDED BY SERPE; ROLL CALL VOTE – STEINBRINK – YES; ALLEN – YES; YUHAS – YES; SERPE – YES; KUMORKIEWICZ – YES; MOTION CARRIED 5-0.**

- I. Receive Plan Commission recommendation and consider Ordinance #12-38 to amend Section 420-124 J (4) (b) related to height requirements in the M-2, General Manufacturing District and to amend Section 420-57 H (2) related to construction design standards.**

Jean Werbie-Harris:

Mr. President and members of the Board, we have text amendments before you that have been proposed by the Village Plan Commission and the staff, Ordinance 12-38. And they specifically relate to height requirements in the M-2, General Manufacturing District. It's to amend Section 420-124 J (4) (b) related to height and 420-57 H related to construction design standards. There's actually two different requests before you.

Specifically, the staff has been working with a number of people in the corporate park, and we have been coming up with a number of issues with respect to additions to manufacturing facilities and warehouses and other types of facilities. And we've been working with them, and they're requesting that they be allowed to have little bit higher buildings in the corporate park. And right now our zoning ordinance limits the height of 75 feet, 60 feet for maximum height, and then you can increase that height by one foot for every time you increased your setback distance to 75. Specifically this request identifies that the building heights to accommodate equipment and other types of storage within a facility that there be a maximum height of 90 feet, and provided that for every one foot above 60 feet that the principal structure be set back an additional 1.5 feet from all property lines.

The second request relates to the construction design standards. And specifically the way its written in our site and operational plan provisions currently is that under construction design standards that in addition to any other applicable requirements or standards specified in the chapter, the following requirements or standards shall apply to construction plans. And then they're all listed. But we're specifically asking for an exception that states that unless specifically modified by the Plan Commission on a case-by-case basis. We have a couple of circumstances recently where Central Storage Warehouse, for example, they have a freezer storage, basically a freezer storage unit, and they would like to expand. And they have architectural metal panels for that particular freezer storage. The way the ordinance is written today they wouldn't be able to built it but in precast, and that doesn't make sense for the freezer storage panel area.

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So, specifically we are looking to be able to on a case-by-case basis have the Plan Commission modify the type of materials. We are not saying that it's going to be an automatic, but they really have to justify to us based on maybe the height of a particular building. Like the power plant is a metal building because of the unusual height of that particular structure or Central Storage Warehouse with respect to their freezer expansion. So there will be a very unique set of circumstances that we will look on a case-by-case basis. We are not basically changing the standards in the corporate park but for giving the Plan Commission the flexibility to be able to allow certain building types and sizes and heights based on proposed uses and expansions of uses in the corporate park.

The Plan Commission held a public hearing, and there were no objections or comments with respect to these amendments. They did recommend approval as does the staff.

Steve Kumorkiewicz:

So move to approve.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Steve, second by Monica. Any further discussion?

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #12-38 TO AMEND SECTION 420-124 J (4) (B) RELATED TO HEIGHT REQUIREMENTS IN THE M-2, GENERAL MANUFACTURING DISTRICT AND TO AMEND SECTION 420-57 H (2) RELATED TO CONSTRUCTION DESIGN STANDARDS; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

**J. Presentation of Administrator's proposed 2013 General Fund Budget.**

Mike Pollocoff:

Mr. President, you have a packet in front of you, and I realized as I looked at the memo that went with it that somehow that file got corrupted and there's only half the memo there so I'll walk you through it. In our proposed budget for this coming year the budget that Kathy and I put together represents our best effort to manage municipal levy recognizing the restraints of the current economy. The Village has seen a significant decrease in property values as a result of the great recession. That has influenced to some degree, larger in some cases than others, the public's perception of what property taxes should be.

Now, irrespective of what the change in value is, it doesn't change the level of services that the Village is required to have or perform. But it does end up being a point of consideration. Under

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the most recent law, Act 10 that was adopted, levies were frozen at zero. And municipalities were given the ability to adjust their levies accordingly with new development. In the Village's case that would be 2.7 percent. Part of the rub comes is that we can raise our levy 2.7 percent, and conceptually that should be okay and nobody would be any worse for wear because there's 2.7 percent more taxes coming in. But as you know that doesn't happen for a couple years. So in essence what we end up doing is having the existing taxpayers subsidize new development until new development is on the tax roll.

So in speaking with the Village President and Trustees over time, the directives that we came up with is that we need to find a way we can craft the general fund so that we have a minimal financial impact on the property tax levy, and with that we would not be including the value of new development in the Village. The modifications we made to the budget to allow this to happen is we required employees to contribute 12 percent of the premium contribution on their insurance. We're requiring the employees to pay the additional roughly .6 percent of their income in addition to the 5.9 percent that they started paying.

We've negotiated fire and police contracts for 5.9 percent contributions to retirement which didn't take place last year, but part of that is taking place this year, and the remaining is taking place next year. We've also instituted a policy whereby new employees will not receive any health benefits upon their separation from the Village in the case they retired. And we've taken steps to implement a process where we can set money aside for those employees that are so we can satisfy the gap standards for post employment retirement benefits.

The impact of this, we would have a general -- given the decline in real estate, residential real estate primarily, we would have a reduction in the mill rate [inaudible] the average tax bill anyway. But with this our best effort is to keep the Village levy at this year's current rate, it would be the same for next year's, and that's roughly almost a five percent decrease in the Village portion of what the average or median homeowner's property tax would be which would be \$40 for a year's period.

There's a lot of things that bear into this. That residential values have gone down significantly. But, if there's a sunny side to this it's that industrial and commercial values have gone up or maintained themselves. So having that mix in our property tax base is helping us. Now, there's been times when it's been the other way where manufacturing values haven't really increased that much and residential has gone up quite a bit and residential users felt the hit of that. This one here with this budget the commercial manufacturing will see an increase in their bills. As would anybody who is in a residential house has seen an increase in what their assessed value is.

In the budget we've also recognized what future building permits would be for some of the improvements that we have in the community to help with the property tax as well. We've pretty much kept the capital intact with a few modifications. There's not a lot of additional revenue in operation, so Kathy is going to go through the proposed budget tonight. With consideration of this budget we're going to bringing this to a hearing in November. So, Kathy, if you want to start off. I had a budget memorandum here and there's only part of it printed and part of it is in the file. The file is corrupted.

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Michael Serpe:

All new employees that are being hired as of a certain day when they retire they're not going to have health insurance paid for by the Village?

Mike Pollocoff:

Nope. That's really as of -- we started that towards the end of last year. When did we set the standards?

--:

2010.

Michael Serpe:

So they're on their own.

Mike Pollocoff:

And it came later with fire and rescue. Actually in our last contract that we negotiated with fire that's been formalized in a separate side agreement that we can't ask to lower that, but they can't ask to increase it either, and it's set at 1 percent. I think there's a part of me that was worried about that because it really inhibits their ability to set aside more savings if they want to do it. But that was the result of negotiations. The only other thing we haven't included is a whipping post for employees to stand at behind the building for irritated citizens that could work them over for a while.

Michael Serpe:

The only thing on something like that I thought up now is that what does a young employee have to look forward to at retirement if they're going to be paying a couple thousand dollars a month for a family plan? That's a big hit.

Mike Pollocoff:

Yeah, they really have to take advantage of the health savings plan we put together and I hope they do.

Michael Serpe:

And I hope they do that. But young people don't think like 35 years up.

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Monica Yuhas:

My generation we're all seeing that now. I'm not going to have it. Corporations are doing that, too. You're going to end up working until you can fall into an entitlement is what it's going to come down to. The days of retiring at 50 or 55.

Michael Serpe:

That's tough.

John Steinbrink:

What's a shame is we're preaching to the choir here. There is no press. But if the street isn't plowed, the street isn't maintained, the garbage isn't picked up then we get calls. It comes at a price.

Mike Pollocoff:

I really don't hear anybody asking for any less service.

John Steinbrink:

They do ask for less service but for their neighbor.

Kathy Goessl:

Okay, I'm ready. It's back up again.

Mike Pollocoff:

Go while it's still up.

Kathy Goessl:

Okay. I just won't touch it. This is a review of the operating budget, the capital budget and the debt service budget for the general government. We'll start out, again, with the operating. This is a similar presentation we had the last couple years so hopefully it starts looking familiar. First thing I'm going to do is go over the recommended new programs that is included in the budget. I broke the new programs into two groups. The first one is new ongoing programs that will continue year after year, and then the second group is a short list that's like one time.

The ongoing year are for the assessing department we have two programs which are personnel related. One is to take a part-time person and make her full time again. She's been on maternity leave basically for four years until her kids got back in school. This year, this 2013, would only be partial year impact of \$16,910. And then the full year impact is a little over \$51,000. And the

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second personnel request is a promotion of a person in the assessing department to deputy assessor for a little over \$6,600.

The third program, the next three programs actually, are from the fire and rescue department. These aren't in any priority order. These are basically in department order alphabetized. So the next one is pursue agency status from the State of Wisconsin for plan review. And what that means is the fire department wants to train and certify one of their own personnel to perform reviews as an agent of the State, therefore allowing the Village to collect the vast majority of the fees that would normally be paid to the State. And so this is a zero program because there's cost in training the person, but then there should be an offset this year in the revenue we collect from the program.

Next is annual physicals for all personnel. Currently there's an existing program for annual physical for hazmat material technicians, but this expands it to all the remaining personnel. And the third program is create a fire and rescue fleet replacement fund. This is sort of similar to what we currently have with a majority of the other departments, public works and utilities. But this is only for replacement of the vehicles and equipment in the fire department, not for maintenance or fuel costs. This is just a very, very small portion of this program to get it started and set funds aside. The actual program is more like \$300,000 each year that we would need to replace their equipment. Their equipment is awful expensive. Fire trucks cost over a million dollars. So this is just to get this in place and to start hopefully funding more and more every year so that we can create this fund so we don't have to borrow when we need to buy a large piece of equipment for them.

Parks has promote park supervisor to park foreman for a little over \$15,000. Public safety is to fully fund the eighth dispatch position approved in the 2012 budget for a cost of \$32,000. In 2012 we approved this eighth dispatch position on the assumption that we were going to merge with another dispatch department which did not occur. So this is to fund this totally by ourselves for the 2013 budget. And public works, promotion of a public works employee from maintenance four to a maintenance three for almost \$6,000. So total ongoing programs that we are recommending cost a little bit less than \$125,000.

This next slide is the one time programs. And two of them are from the IT department, and they're to do with software for HR payroll and the finance department. Software purchases are separated into a capital purchase and an operating purchase. According to accounting guidelines we need to expense training and conversion cost, and these are the cost associated with training conversion for these software conversions. There's additional cost associated with the actual purchase of the software and the implementation of the software. That's in the capital area.

And then the police department is to purchase helmets. And these helmets are to replace helmets that they're currently lending from the federal government which some date back to the Vietnam War. And they only have enough to fit all the officers. So this is to purchase level 3A helmets with face shields for each officer.

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Mike Pollocoff:

They do have peace symbols on them.

Kathy Goessl:

They do? I do have a picture. I should have a picture of them for this slide show. These are programs that we're not recommending that the departments have requested. I'll just quickly read through them. The assessing department was looking for -- well, this is like the option 2 for the reclass of the part-time person. This actually brought her from 20 hours to 32 hours instead of up to full time. So the one that was recommended is to bring the person up to full time instead of a part time at more hours.

The engineering department wanted to promote their part-time clerical person to a full-time administrative assistant. And the next three are fire and rescue to add a second assistant chief position, to staff a position with part-time personnel to have five in the station, and to create a fire and rescue fleet replacement fund. So this \$300,000 is the rest of the money that's actually needed each year to fund what he needs. And we just barely put a dent in it by funding the \$35,000.

IT is the next three that weren't recommended. It's to replace two part-time interns with one permanent part-time. The Sysco maintenance was a program reduction that was recommended the year for 2012, and they're requesting to bring it back, but at this point we're not recommending them to bring it back. And then for IT conferences and training increase we're not recommending that one either. And then parks has the next two, Harrison Road park sign and replace shingles on the Ingram Park shed. And then public works sign retro reflectivity for \$8,500. And then public safety has -- these are actually two options of the same request. One is to promote a dispatch to a newly created supervisor position, and option 2 is promote part-time dispatcher to full-time supervisor which we're not recommending either of them. So there's \$588,000 of programs that are not being recommended. Also there were three program reductions that were submitted. And none of these are being recommended. One was eliminate a police officer, another one eliminate a dispatcher, and the third was reduce computer and printers parts supply budget.

As for revenue enhancements we are recommending all that were submitted. Three of them came from the fire and rescue department. The first one was increase ambulance base rate. What they want to do is Pleasant Prairie ambulance transportation base rates are low to average when compared to other Wisconsin municipalities. So this revenue enhancement would raise our base rate by \$200 and realize an increase in private insurance payments. And then the other one for fire and rescue is reinspection fees and permit fee increases. And those both are to reflect the actual expenses involved in doing those inspections.

And then inspections is asking to increase the building permit fee. And this enhancement would help toward recouping revenue that is being lost because the State has passed a law prohibiting the Village from requiring an electrical licensing fee. And then the last one is more of a cost savings than a revenue. But as a capital we're looking at changing the lights on Terwall Terrace

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to high efficiency LED lights which would reduce energy and maintenance costs. So this \$2,500 actually reflects only a half a year of savings, and the payback on this capital purchase which we'll see later is five years. So we're looking at an additional \$81,000 of revenue enhancement/cost savings that we would recommend implementing.

These are the top four categories for revenue. They include intergovernmental which is going up \$51,000. The major reason for that increase is the increase in the amount of law enforcement grants that we are expecting to receive or apply for next year which was an increase of \$45,000 of that \$51,000. And license permits are going up \$300,000. The major reason is a couple major development projects in the works. And public charges is going up \$28,000, and the major reason is engineering fee projections projecting an increase of \$35,000, and police department earnings up \$10,000. And other taxes is also increase \$40,000 mainly due to the increase in utility tax equivalent from the water utility.

This is a breakdown of each of those four major categories and what's actually included in each of them. This is a first category intergovernmental revenue. The first one, income tax from State. This is our utility and State shared revenue payment. And they have reduced it not much this year but still reduced it by a little less than \$500. Fire insurance dues are going up slightly almost \$3,000. Law enforcement grants are going up significantly about \$45,000, but when we're looking at what's actually happening in 2012 we're estimating about \$40,000 in grants. So it's not -- historically we've been receiving more grants than this \$15,000 that was budgeted in 2012, and we're anticipating applying for an getting even more grants in 2013. And then others, exempt computer aid is a formula by the State and that's going up \$3,700. And then other includes ambulance service grants and the State payment for municipal services which is going up \$73. So this total category is going up \$51,166 or three percent.

The next category is license and permits. This category is going up a lot by almost \$300,000, and the biggest reason for that is building permits. Commercial building permits make up the majority of the increase, \$256,000, anticipating a couple big commercial developments for 2013. Fire department permits is the next major increase up \$26,000. We're estimating ending 2012 at \$25,500 having trended higher in prior years. So the \$13,000 was the low budget for last year, and the actual close to \$40,000 is more of the trend over the last couple years that the fire department has brought in. So the other ones have gone up slightly you can see, zoning permits and property record maintenance fees. So that's the category licenses and permits.

General fund budget, public charges for service is the next major category. This category is going up only three percent for \$28,000. Rescue squad earning is being brought down to historical levels. And then with the new program that we brought back up another sixty based on the new pricing. Engineering department services is going up \$35,000. We're expecting to bill out more developers or a slight increase in billing out developers and internal project billings to stay steady for overall increase of a little over \$35,000.

Street lighting is going up 7 percent, almost \$10,000. And the reason for that is that we're building in the increase that we're anticipating from the electric company and passing that through to our street lighting customers. We're anticipating a 7 percent increase. Franchise fees are from Time Warner Cable and AT&T, and I'm budgeting at historical levels. Others include



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fire department earnings, administrative fees, the IT department services, weed and nuisance complaints or control and highway department earnings which is actually going down slightly, a little less than \$2,000. So that's the third major category.

And the final major category is other taxes which includes mobile home taxes. We're looking at an increase in the number of homes, and the value didn't decrease as much as residential homes, so we're looking at an increase there, too. This might be a little high compared to what it might be, but that's what we have budgeted currently. Utility tax equivalent, water fixed asset values are not affected by the current economic conditions. So the water fixed asset value and the Village tax rate have both increased, thus an increase in the amount of utility tax equivalent. Hotel taxes are going up slightly. And then we're budgeting the same for personal property tax penalty. And other includes -- we're looking at no miscellaneous write offs and others. So there's no much change in the other category. So the total increase here is 4 percent or \$40,000.

This is the other categories, the minor categories in general government operating. The first one is intergovernmental which includes the school officer, assessing contract with other communities and utility lease payment up \$16,000 all due to the increase in the assessing contracts. Fines include municipal court and parking ticket revenue up \$36,000. Parking tickets account for the majority of the increase due to increased enforcement by hiring a parking ticket enforcer. Miscellaneous, interest on investments, tower leases and media and communication up \$23,500 to almost \$200,000 mainly due to the increase in interest income and media and communication which is our advertising on our calendar and newsletter.

So I'm switching now to the expense side of the operating budget. These are five operating categories, public safety, public works, administration, CD and parks. Total operating increase across all these is \$645,000; 55 percent of the increase is in the personnel or employees' wages and benefits. And 37 percent of the increase is due to new programs totaling \$240,000. All categories are up, and I'll explain in the next couple slides.

Public safety is our most costly group of departments. They provide police services, fire and rescue, inspection services, public safety communication which is our dispatch, and then the building that houses the majority of those departments. So first of all the majority of the increase is in personnel for all departments except for Roger Prange. In addition for police there's an increase in minor equipment purchases to be funded by a grant of \$10,000. Public safety is an increase in personnel of \$14,000, but it's offset by a reduction in software maintenance of \$24,000, which was also budgeted in police in 2012 and, therefore, it has been eliminated from the public safety communication budget this year. Roger Prange is a reduction in natural gas of \$10,000 offset by an increase in electric of \$5,000.

New programs include the annual physical for all fire and rescue personnel, the money to start the fire and rescue fleet replacement fund for \$35,000 and to fully fund the eighth dispatch position for \$32,000 and one time purchase of helmets of \$19,500. So we're looking at an overall 5 percent increase in the public safety area for a total increase of \$345,000. The next major group is public works. Public works is looking at in total going up 4 percent. Engineering went up 5 percent, and this is to do with an increase in personnel of \$8,700. Their wages are allocated between the enterprise funds and general government, and there's a little bit more of a swing back

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to general government. Increase in the fleet internal service expense of the engineering department of \$4,500.

In this budget we are proposing and it's built into the budget to have the fleet internal service fund take over the IT vehicles, administration, inspection, engineering and RecPlex vehicles. And what that means is that instead of each of those departments paying for their own maintenance and purchasing their own vehicles and also putting fuel in their vehicles, they will be charged 74 cents per mile to operate their vehicles. And the number of miles times 74 cents is what they will be charged each month for their vehicles, and then they don't need to worry about maintaining them or filling them up, I mean they have to fill them up but they don't have to pay for the fuel, and they don't need to worry about replacing them. And they can also maybe reduce the fleet because they can share vehicles. So the engineering department was in the fleet before, but they were being charged a little bit lesser rate, so this brings them up to their full rate that everybody else is at.

Public works increased in personnel expense \$12,000, almost \$13,000. Plus there's an increase in the salt budget by \$22,000. Street lighting there's an increase in electric rates that we're anticipating, and that's a \$20,000 increase there. Plus there's a little swing in that department with an in-house electrician. We have more personnel cost because an in-house electrician is working on the street lights compared to being contracted out. New programs here is promotion of a public works employee from maintenance four to maintenance three.

The larger group is administration, and it's made up of the Village Board, municipal court, administration, Village Clerk, human resources, IT, finance, assessing and Village Hall. The majority of the increase here of 8 percent is due to personnel expense increase of \$67,000 across the majority of the departments. For the Village Board there's no personnel expense increase budgeted. The increase is due now to the posting of the Wisconsin Utility Tax Association Expense of \$2,700 to this budget. In the past it had been accidentally posted to the water utility or the sewer utility.

Municipal court is an increase in personnel and some increase in the contractual services. With better enforcement more people are serving time in jail than in the past so that expense has been increased from a little under \$1,000 to maybe \$6,000 this last year. Administration and Village Clerk used to be one department together. And starting in 2013 we're proposing to separate out the Village Clerk as a separate department. Overall between these two departments we're looking actually at a decrease. And the decrease is mainly due to a decrease in election expenses due to the number of elections in 2012 compared to 2013.

Human resources is basically a personnel increase. It is an increase in personnel of \$17,000 and an increase in minor equipment of \$52,000. What happens with the support departments which include administration, Village Clerk now, human resources, IT and finance is that those five departments support all of our enterprise funds, our sewer, water, RecPlex. So 36 percent of those budgets are allocated out to those enterprise funds based on a certain percentage that we have set in the past. And so if one of these budgets increase they will increase the amount that gets sent out to the enterprise funds. But once that amount gets sent out to the enterprise funds through the budget process, if the budget is overspent or underspent that amount won't be

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adjusted so it doesn't affect the enterprise in any negative or positive way. That way they are not penalized by overspending in another department's area.

So with IT what has happened is because of the limit increase in capitalization there's a lot of stuff that now falls in minor equipment, anything under \$5,000. In the past like computers and printers and stuff are budgeted in RecPlex and in general government and maybe some in the other utilities. So anything minor that can be moved around throughout the Village between RecPlex or here or the enterprise funds are now being budgeted all in the general government fund in the minor equipment. But through this allocation process all of the enterprise funds are getting their fair share of this equipment allocation. So minor equipment is going up basically due to the other departments or enterprise funds moving into general government. But the allocation is also going up.

So minor equipment is going up \$52,000, but it's offset by allocation to the enterprise funds of \$23,000. So half of it is being allocated out to the enterprise funds. The other half was stuff that we used to have in our capital budget for general government that's now being accounted for in operating. That's probably pretty confusing. Otherwise the other reduction is software maintenance in IT of \$20,000. That software was to do with the Pro Phoenix software, and that got moved to police, so that's accounted for as their expense to help us with road aids.

Finance went up because of personnel costs and also because of contracted services. Every other year we need to do an actuarial study of our post employment health insurance liability so this 2013 is the year. And then assessing is going up also. That's an increase in personnel. And Village Hall we have budgeted for a new lease for offsite storage of up to \$15,000 for next year. New programs are personnel change and assessing \$23,000. And the finance payroll and HR software training and conversion for \$96,000. The \$96,000 is a one time expense for 2013. It will not be there in 2014. So we're looking at an overall increase in the administrative area of \$200,000 or 8 percent.

The next department is community development. And they're increasing 2 percent or about \$7,000 due to personnel wages and benefit increases. And parks is increasing 5 percent. And in the base budget the 1 percent is mostly personnel increases. And then there's a new program to promote the park supervisor to park foreman.

This sheet is a summary of all the other previous slides I just showed you summarizing what our total revenue is going to be and being proposed at and what it was at last year, and then all of our expenses by the major groupings that I talked about and how they're changing. You can see that we're proposing, again, a balanced budget with the revenues equaling expenditures. There's a property tax increase here, and basically the whole property tax did not go up at all, but some of the property tax levy gets shifted between the funds based on the needs of the funds. So here this fund needed a little bit more property tax levy than last year, so we moved some over here out of debt service.

Mike talked about this in the beginning about the effects of this budget on the Village employees. First of all, in health insurance our premium contribution will be 12 percent. Right now it's 3 percent. This will affect non-union. The police unions and the fire and rescue union currently

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has it set at actually a lower rate than 3. I think they're at 10 and 20, and maybe one of them is at 3 percent. But employees have an option here that if they participate in our vitality program they would be able to stay at or come down to the 3 percent. But they have to participate at the levels that we will be asking them to do.

Wisconsin Retirement contribution non-union employees will contribute 6.65 percent. And this year they're contributing 5.9 percent. So that's like over a 10 percent increase in contributions by our non-union employees. Our union employees, police and fire, currently are contributing or as part of this budget will be contributing 5.9 percent contribution from a zero at the beginning of 2012. So through negotiations they were paying zero at the beginning of this year, but in the middle of the year they started paying half like 3 percent or somewhere in there of their contribution. And then January 1, 2012 they will be paying 5.9 still not up to the 6.65 that the non-union employees will be paying next year.

Retiree health benefits, all employees hired over the last couple of years will not receive retiree health insurance benefits. The Village is contributing 1 percent, and the employees are required to contribute 1 percent. This is not an option for them. With us being in this program the groups have to stay and do what the group does. So they can't opt out of it. So that's good for the younger employees that don't really want to put it in there. They have to because that's what the group designation is and that's how the plan is written. Currently 24 percent of our full-time employees are in this group that we are currently contributing 1 percent, and we will not be offering them retirement benefits in the future for health insurance. So we currently have 146 employees, 35 of them are in this group.

So the next two categories are a lot shorter. They get shorter. So the next one is capital, and this is by departments. And, first of all, this is recommended capital purchases. This list is for the fire department, and it totals a little less than \$535,000. We're looking at self-contained breathing apparatus for \$416,000. This request is to purchase replacement self-contained breathing apparatus and associated parts or components. The next one is thermal imaging camera replacement for \$27,000. This being partially funded in the budget by the fire and rescue department for \$15,000. The rest of it will be covered by the general capital project fund. Then we have internal gear racks for \$20,000, and a carryover from 2012 of fire radio repeater conversion for \$71,000.

Police department has vehicle fleet replacement for \$159,000. This will allow us to replace our fleet at the rate of every two years for marked squads and every four years for unmarked squads. So this has been in the budget for close to over ten years that we've been replacing the squads. It's been a good program to keep the maintenance costs down on the vehicles and have dependable police vehicles.

For IT on the list here totals \$382,000 and includes servers and DVRs for \$74,000, storage tape drives and backbone for \$22,000, CC TVs which is closed circuit TV cameras and access control roll outs which access controls are the accesses on our door systems to ensure that proper people are accessing certain areas for \$40,900, data center maintenance for \$10,000, communication which includes Telco, email and radio for \$30,000, and the HR software and payroll software for a little less than \$100,000 and financial software for \$106,000. This cost here is the actual cost of

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the software itself, the licenses and then also the implementation costs for these software packages which should benefit all employee as well as hopefully all the department managers to better manage financially the Village and our enterprise funds.

Road maintenance we're looking at \$650,000. The road maintenance being recommended is 116<sup>th</sup> Street from 39<sup>th</sup> Avenue to 26<sup>th</sup> Avenue. That finishes that project on 116<sup>th</sup> for \$280,000. Prairie Ridge Subdivision microsurface for \$172,000, Terwall Terrace microsurface for \$57,000, 89<sup>th</sup> Street between Cooper Road west to Ingram Park Trail for \$88,000, and 98<sup>th</sup> Avenue south of County Truck C for \$53,000 for a total of \$650,000 of road improvements for 2013 which is similar to what we had in 2012.

The only park we're looking for is Ingram Park improvements. This year they did a sledding hill and dug a pond. And for next year they're looking for the dog park putting a fence up for \$20,000 and providing electrical service for \$15,000 that provides lights especially at night for sledding.

These are other departments recommended capital purchases. There's a list here of five items. The first one is a carryover from administration for voting equipment, to replace old equipment, add new equipment for absentee central account voting location for \$56,000. Public safety is the next one for install a force satellite radio for fire, rescue and PD for \$30,000. And for public works the LED lights on Terwall Terrace that's the capital project I was mentioning that has a cost savings of \$5,000 a year for maintenance and electrical costs. And roof the salt shed, put a roof on the salt shed for \$80,000, and engineering survey equipment for \$8,800 for a total of a little over \$200,000.

Not being funded are an automobile for fire and rescue, an all terrain vehicle for fire and rescue, a storage bay drainage for public works, salt shed drainage for public works, storage bay floor epoxy seal for public works, and the north ball field construction of pavilion and parking lot in the parks department for a total a little bit less than \$300,000 of not recommended capital programs.

So here's a summary of last year's budget compared to what we're proposing for 2013 and the changes between the two years. There's a reduction in the road grant of \$61,000. If we go back up the tax levy is actually increasing \$149,000 here. So the debt service fund is reducing so \$149,000 is going to capital, and the other \$70,000 and some is going to operating. But in total the tax levy has not increased.

Grants for \$30,000 is the grant to install the four satellites for fire and rescue and PD. Impact fee we're estimating would stay the same, interest income the same. Other for \$21,000 is the sale of the used squad cars is changed, going up slightly. So our revenue is going up \$76,000 from the previous year.

Capital outlay which is the whole list of stuff I just went through that we're recommending totals \$1,963,240, an increase over last year's expenditures that was budgeted of \$171,000. The transfer in is a transfer in from the \$89,000, a transfer in from the enterprise funds. It's for the financial, HR and payroll software for them to contribute to the cost of that software because it

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benefits them also. And also the \$15,000 transfer in from the fire and rescue association to pay for the thermal imaging camera.

So overall we're looking at spending more money in the capital fund than we are budgeting to bring in. But for 2012 what we're looking at we're recommending a transfer into this fund of \$700,000 from our operating. Operating fund is looking at finishing the \$700,000 or more ahead of what it had budgeted that it had a balanced budget. And the major reason for that was not hiring the firefighters at the beginning of the year but finishing their hiring in the spring and summer which has saved a substantial amount of money. The court brought in over \$100,000 more than budgeted because of the refund intercept program. So those are a couple of the major reasons. And then we had a mild winter where we weren't plowing so that's the third major reason we were able to have additional fund balance which as part of the resolution at our public hearing we're going to recommend transferring that money over to capital. That's why we're able to spend more money than we're bringing in for next year.

So the beginning fund balance in this fund 2013 is a little over \$2.2 million. We're looking at ending at \$1.3 million. But over a million of that money is reserved for impact fees. We have specific purposes that we can only use that money for. So the unrestricted balance is \$750,000. We're looking at no borrowing for 2013, and there currently is no borrowing balance being brought forward from 2012. That money has all been spent. And we are not looking at using any impact fees in 2013.

Now, this is the shortest area, debt service. We have a nice chart here that shows our debt outstanding since 2005. It's a downward trending line. At the end of 2013 our outstanding debt will be \$5.2 million. It was probably around \$13 million something at 2005. So here's the debt service fund comparing, again, the 2012 budget to 2013. Because our actual principal balance is going down we, therefore, owe less interest and also less principle payment. So overall our debt service payments are going down \$218,000. That's why we're able to transfer money to help out the operating fund and the capital fund. Basically I fill in the property interest payments and fill in special assessment interest income projections, and then the rest of the money comes from the tax levy, and we balance this budget and then transfer any tax levy or budget tax levy on other operating or capital.

So how is this going to affect our tax levy? The State levy limit -- our levy last year or 2012 is \$9,191,042. The actual levy limit is \$9,455,821, and that increase is \$254,000 with the most of it being 2 percent growth accounted for. And then the other part is to do with a debt adjustment of almost \$85,000. But this budget is recommending a tax levy increase of zero. Therefore, as you can see, we're recommending the same tax levy as the Village in 2012. Here's each of the funds I was mentioning when I talked about operating, debt and capital. And then on the far right hand side is our total levy. You can see adjustments up and down, operating going up, debt going down, capital going up. But overall the whole levy is staying the same.

This is just a trending over the last seven years showing what has happened with our assessed value which is in billions of dollars and what has happened with our mill rate which is per thousand. You can see that our assessed value has been decreasing for the last four years. Well, this is our third year of decrease. And then our mill rate has been increasing because of the

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decrease in the assessed value. If we keep our operating budget similar we have to increase the mill rate to be able to compensate for that. We're looking at a mill rate this year, preliminary calculations, of \$4.31.

So last year our median house price value was \$211,900. This year it's \$188,000, so we have a change of \$23,900 or 13 percent decrease. The Village tax on this median assessed house last year was \$850 and this year proposed will be \$810, a decrease of \$40 or 5 percent. So that's the presentation of the operating debt and capital of the general government.

Mike Pollocoff:

Any questions?

Clyde Allen:

Thank you. Make it brief. Just the whole idea of a \$13 million budget holding even takes an awful lot of work not only from the Administrator but from all the department heads and the employees as well. I for one appreciate everything everybody does to put into what makes this budget really work. The thing that's most impressive out of all this is our debt, if I remember right off the schedule, in six years we've gone from over \$13 million down to \$5 million. What a savings that is, and now we refinanced if I remember right not too long ago some bonds at a very reasonable rate.

Kathy Goessl:

That was TID that we refinanced which is not included in that \$5 million. But, yes, we're always trying to refinance to save money or restructure.

Clyde Allen:

A job well done by everyone. Thank you.

John Steinbrink:

I think the simplest commentary is in spite of the State and their lack of understanding of local government and how it works and how we finance things you've managed to balance a budget, still provide the services and fill the gap left by the State's decrease in monies return to local communities. I think that's pretty impressive. When you think of what could have been done if we'd have been fully funded by the State, taxpayers would have benefitted a lot more. They would have gotten what they've paid for without having to subsidize the State. I don't know if anybody is ever going to understand that, I doubt it, or appreciate it. But I think, once again, it was done on the backs of the municipals. I'm not sure how you would do this with an Etch A Sketch presentation or whatever, but I'm sure somebody over there will figure it out.

Village Board Meeting  
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Michael Serpe:

I also commend Mike and Kathy and the staff and all the department heads. Just a precaution here. I think we have to be careful on not recognizing new growth. I think in the future I know it's real nice for those that are running to say that while we held the levy at zero that's great. But at the same time there's needs that have to be met by this Village, and new construction causes those needs to be answered to. I know a few years ago we always said that we were going to always recognize the growth factor, whatever it is. It's good that we did it for two years, but I don't know how much we're going to be able to do that and still provide the services that we're providing.

Mike Pollocoff:

I think the previous Governor he had imposed a zero increase in one year, but there was always an inflationary increase and then you could add onto that for the cost of growth. I know one of the things I'm going to be recommending at the League conference this week, a League resolution, is enabling municipalities the ability to, let's use this year's example, is take that 2.07 percent increase, not take it this year but take it in the year when the revenues are realized. At that point that is a realistic freeze, and it's not a subsidy to development. But until such time as Madison realizes that our cost of asphalt, our cost of medical supplies and all those things are going up are no different than anybody else's we can play this game for a while, and we've been doing it for as long as we admit that our costs are going up but they're really not we're going to keep our numbers level.

I think John hit it right on the head. It's too bad it wasn't evaluated at the time, but the economic damage that was caused by taking money from municipalities, because everybody in this room is paying the same amount of sales tax, everybody in this room is paying the same amount of gas tax, everybody is paying the same amount of income tax, if local governments were allowed to realize those savings of the cuts that were made you'd have taken the cuts we had in our budget which is substantial, put that as a reduction of the levy, and then property owners would have seen actual tax savings in their tax bills. Now the only tax savings we see now is people say, look, you're saving taxes, nobody is saving any taxes here it's because the values in the community are going down. It's not that the budget is going down. And if that was a working relationship then you would have had realistic because right now all that happened is the money came out of the economy and people who are paying the money don't realize the benefit of it.

I think this year if they start seeing their taxes there is going to be reductions for people but it's not because of any policy that the State took an active role on, it's because their property isn't worth as much which is a different thing. I really equate Wisconsin's financial planning to a Mexican school bus with no brakes going down a hill. We just have to wait for it to get to the bottom and then everybody will get out of the bus and figure out how they can get it working again and make it go. We've got a couple bends in the road left before we get to the bottom. Something that's simple for people in this State to understand how they're going to approach this problem.



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Clyde Allen:

Let's change the topic. Some think the average home paying \$810 for all the services they get in the Village is quite remarkable. With that I'll make a motion to approve the budget.

Mike Pollocoff:

We're recommending that the budget be brought to hearing.

Clyde Allen:

Yes, for hearing.

Monica Yuhas:

Second.

John Steinbrink:

Recommendation by Clyde, second by Monica. Any further discussion? I guess the other thing they always forget is we talk about the economy, we talk about creating jobs, we talk about bringing businesses in. Well, the folks that do that are the cities and the towns and the municipalities that create the environment, build the roads, put the infrastructure in, have the schools, the tech colleges, all the things employers and companies want to see. And they also want to see a place that looks like it's been kept, and that means mowing the roadsides. I know the County is poor and the State is poor, but we're really not any richer, but we always find a way to do our part. We find a way to do the part that everybody else seems to drop the ball on. And we keep that environment so that these companies come here, and they say this is a place I want to locate. This is a place with quality schools and quality infrastructure and parks, all the things we do. But I guess it's always us that has to find a way to do it because the other people are too poor on the top or don't have the money or can't find the money. So we'll keep doing so they can keep receiving benefit. If there's no further discussion those in favor?

**ALLEN MOVED TO SET THE 2013 BUDGET FOR PUBLIC HEARING NOVEMBER 19, 2012 SECONDED BY YUHAS; MOTION CARRIED 5-0.**

**K. Consider Resolution #12-36 to initiate a zoning text amendment related to parking setback requirements to railways in the Manufacturing Districts.**

Jean Werbie-Harris:

Mr. President and members of the Board, the Village Board can initiate a petition for the amendment of the zoning ordinance which could include rezoning of property, change in zoning district boundaries or the text of the ordinance. The Village staff is proposing to re-evaluate and amend the parking area setback requirements as it relates to railways in the manufacturing

Village Board Meeting  
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districts and would like to come back to the Plan Commission and the Board with some recommendations.

The purpose of this resolution then is to initiate and petition to allow to have the staff re-evaluate and amend the parking area setback requirements adjacent to railways and manufacturing districts. The proposed changes in the text are hereby being referred to the staff for study and recommendation. The Village Board is not by this resolution making any determinations regarding the merits of any proposed changes to be made, but is rather only initiating the process by which the proposed changes in the zoning ordinance can be brought back to the Village Plan Commission for a public hearing and for the Village Board to make a final consideration. The staff recommends approval as presented of Resolution 12-36.

Michael Serpe:

Move approval of Resolution 12-36.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

**SERPE MOVED TO ADOPT RESOLUTION #12-36 TO INITIATE A ZONING TEXT AMENDMENT RELATED TO PARKING SETBACK REQUIREMENTS TO RAILWAYS IN THE MANUFACTURING DISTRICTS; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- L. Consider Resolution #12-40 authorizing the Village to submit an Urban Forestry Grant Application to mitigate the costs of the 2013 Emerald Ash Borer treatment on Village-owned trees.**

John Steinbrink, Jr.:

Mr. President and members of the Board, on October 1 of this year public works submitted a grant application to mediate the costs of Emerald Ash Borer treatment on Village right of way within their ash trees. Wisconsin Urban Forestry Grant program provides funding for communities across the State for projects that stimulate the support and development of urban forest management programs. For 2013 emphasis will continue to be on Emerald Ash Borer preparedness projects. This grant award provides 50/50 match for expenses incurred. Our estimated expenses for 2013 is \$13,500, and our grant request was half of that, just under \$6,800. As part of the grant application the DNR requires the Village to adopt a resolution authorizing the funding of the project and administer the funds. With that I can answer any questions.

Village Board Meeting  
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Mike Pollocoff:

I recommend that the grant application be authorized.

Steve Kumorkiewicz:

So moved.

Clyde Allen:

Second.

John Steinbrink:

Motion by Steve, second by Clyde for authorization of the grant. Further discussion?

Michael Serpe:

Any evidence of the borer right now in the Village?

John Steinbrink, Jr.:

We have had a couple sites where we had the borer. One was on a trap a couple years ago on Highway 31 and Highway 50 and another one over by Jelly Belly. I'm sure it's out there. And so the more that we can do to be proactive the better off all the ash trees will be within the community.

**KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #12-40 AUTHORIZING THE VILLAGE TO SUBMIT AN URBAN FORESTRY GRANT APPLICATION TO MITIGATE THE COSTS OF THE 2013 EMERALD ASH BORER TREATMENT ON VILLAGE-OWNED TREES; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

**M. Consider one-year renewal of an Animal Control Agreement with Clawz and Pawz.**

Mike Pollocoff:

Mr. President this is annual renewal with Clawz and Pawz for services they provide to catch for animals and detain them and work with injured or dangerous animals. Since we don't have anyone who does this I recommend we continue our contract.

Monica Yuhas:

Motion to approve the one year renewal.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Monica, second by Steve. Further discussion?

**YUHAS MOVED TO APPROVE THE RENEWAL OF A ONE-YEAR RENEWAL OF AN ANIMAL CONTROL AGREEMENT WITH CLAWZ AND PAWZ; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**N. Consider Agreement with Wisconsin Marathon LLC for the May 4, 2013 Wisconsin Marathon.**

Mike Pollocoff:

Mr. President, we've had this even here for a couple years now. We put together a stricter agreement last year to govern how the marathon interacts with the people in Carol Beach, and this last year we didn't have any problems. They've included all those same provisions. So I'd recommend that the agreement between the Village and Wisconsin Marathon be executed.

Michael Serpe:

How many participants did that draw?

Mike Pollocoff:

There's 3,000 but there's probably about 750 that do the full marathon which comes into Pleasant Prairie. Because the half marathon goes up towards Somers and comes back to the City.

Michael Serpe:

And there were no problems with that, right?

Mike Pollocoff:

No.

Michael Serpe:

Move approval.

Monica Yuhas:

Second.

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John Steinbrink:

Motion by Mike, second by Monica. Further discussion?

**SERPE MOVED TO APPROVE AN AGREEMENT WITH WISCONSIN MARATHON LLC FOR THE MAY 4, 2013 WISCONSIN MARATHON; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

**O. Consider Special Event Permit for the Ragner Chicago 2013 Relay Race traveling through Pleasant Prairie on June 8, 2013.**

Mike Pollocoff:

Mr. President, this is a race that goes through the Village, but in the Village it's on the bike path and then that's it. Then they take off and they find their way to Madison. We've done this I think at one other time. It's been a while back. We didn't have any problems with it. I recommend we enter into the agreement for this race as well.

Monica Yuhas:

So there's no roads that are being closed?

Mike Pollocoff:

We're going to have to monitor 165 and 116<sup>th</sup> and 93<sup>rd</sup>. But that's something that they won't be closed but we'll be monitoring those roads.

Michael Serpe:

I don't want to scratch an old wound here. This is going to take place on the bike trail going through Pleasant Prairie, right?

Mike Pollocoff:

Right.

Michael Serpe:

Sheriff's Department involved?

Mike Pollocoff:

They can be they want.

Village Board Meeting  
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Michael Serpe:

They claimed they wanted control of that.

Mike Pollocoff:

I think once we ask them to they won't be.

Michael Serpe:

Are they going to say now you guys go ahead and take care of it because we're kind of busy?

Mike Pollocoff:

Probably.

Michael Serpe:

That's the most likely will happen.

Mike Pollocoff:

But if they find out they're going to get paid for it they may do it.

John Steinbrink:

And we won't.

Mike Pollocoff:

We will, too. Once they find out we're being paid to do triathlons they've got a lot more interest in helping out.

Michael Serpe:

What are you looking for, approval for the --

Mike Pollocoff:

Authorize the Village Administrator to execute a contract.

Michael Serpe:

So moved.

Village Board Meeting  
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Clyde Allen:

Second.

John Steinbrink:

Motion by Mike, second by Clyde. Any further discussion?

**SEREPE MOVED TO APPROVE A SPECIAL EVENT PERMIT FOR THE RAGNER CHICAGO 2013 RELAY RACE TRAVELING THROUGH PLEASANT PRAIRIE ON JUNE 8, 2013; SECONDED BY ALLEN; MOTION CARRIED 5-0.**

**P. Consider Operator License applications on file.**

Jane Romanowski:

Two applications tonight, Crystal Fischer and Barbara Wagner. Both recommend approval.

Steve Kumorkiewicz:

So moved.

Monica Yuhas:

Second.

John Steinbrink:

Motion by Steve, second by Monica for approval. Further discussion?

**KUMORKIEWICZ MOVED TO APPROVE THE OPERATOR LICENSES FOR CRYSTAL FISCHER AND BARBARA WAGNER; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

**9. VILLAGE BOARD COMMENTS.**

Clyde Allen:

I'd like everybody to keep John Braig in their thoughts and prayers. He's up at Mayo Clinic getting a second opinion. And I'd appreciate it if you'd keep him in your thoughts and prayers. Thank you.

**10. ADJOURNMENT.**

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY YUHAS; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 8:30 P.M.**

VILLAGE BOARD OF  
VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

RESOLUTION NO. 12-37

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**INITIAL RESOLUTION REGARDING  
MIDWESTERN DISASTER AREA  
REVENUE BOND FINANCING FOR  
CENTRAL STORAGE & WAREHOUSE COMPANY**

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WHEREAS, Section 66.1103 of the Wisconsin Statutes (the “Act”) authorizes the Village of Pleasant Prairie, Wisconsin (the “Issuer”), to authorize the issuance and sale of bonds by the Issuer to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, Central Storage & Warehouse Company, a Wisconsin corporation, and/or a related entity (collectively, the “Borrower”), desires to complete a project consisting of financing the (i) construction of an approximately 37,350 square foot addition to the Borrower’s existing approximately 74,184 square foot storage and warehouse facility located at 7800 95<sup>th</sup> Street in the Village of Pleasant Prairie, Wisconsin (the “Facility”), (ii) acquisition and installation of non-movable equipment at the Facility and (iii) payment of certain professional costs and costs of issuance (collectively, the “Project”), all of which would contribute to the well-being of the Village of Pleasant Prairie, Wisconsin; and

WHEREAS, the cost of the Project is presently estimated to be \$4,000,000, and the amount proposed to be financed with one or more series of tax-exempt Midwestern Disaster Area Revenue Bonds and/or taxable bonds does not exceed \$4,000,000; and

WHEREAS, it is the public interest of the Issuer to promote, attract, stimulate, rehabilitate and revitalize commerce, industry and manufacturing, to promote the betterment of the economy of the Issuer; and

WHEREAS, the Borrower has requested that the Issuer now approve an initial resolution (the “Initial Resolution”) providing for the financing of the Project in an amount not to exceed \$4,000,000; and

WHEREAS, the Issuer is a municipality organized and existing under and pursuant to the laws of the State of Wisconsin, and is authorized to enter into revenue agreements with eligible participants with respect to the Project whereby eligible participants agree to cause said Project to be constructed and to pay the Issuer an amount of funds sufficient to provide for the prompt payment when due of the principal and interest on said Midwestern Disaster Area Revenue Bonds.



NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Pleasant Prairie, Wisconsin, as follows:

1. Based upon representations of the Borrower, it is the finding and determination of the Village Board that the Project is a qualified “project” within the meaning of the Act and that the Borrower is an “eligible participant” within the meaning of the Act. The Issuer shall:

(a) Finance the Project in an amount not to exceed \$4,000,000; and

(b) Issue Midwestern Disaster Area Revenue Bonds in one or more series of tax-exempt and/or taxable bonds (the “Bond(s)”), in an amount not to exceed \$4,000,000 in order to finance costs of the Project.

2. The aforesaid plan of financing contemplates, and is conditioned upon, the following:

(a) The Bonds shall never constitute an indebtedness of the Issuer within the meaning of any state constitutional provision or statutory limitation;

(b) The Bonds shall not constitute or give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers;

(c) The Project shall be subject to property taxation in the same amount and to the same extent as though the Project were not financed with industrial development revenue bonds;

(d) The Borrower shall find a purchaser for all of the Bonds;

(e) The Village’s out-of-pocket costs, including but not limited to legal fees and Trustee’s fees, in connection with the issuance and sale of the Bonds shall be paid by the Borrower; and

(f) A notice of public hearing required by federal law for purposes of Section 147(f) of the Internal Revenue Code, as amended, shall be published in a newspaper of general circulation in the Village of Pleasant Prairie and a public hearing shall be held to provide interested individuals or parties the opportunity to testify as to the Project and the issuance of the Bonds.

3. The aforesaid plan of financing shall not be legally binding upon the Issuer nor be finally implemented unless and until:

(a) The details and mechanics of the same are authorized and approved by a further resolution of the Village Board which shall be solely within the discretion of the Village Board;

(b) The Village Clerk shall cause notice of adoption of this Initial Resolution, in the form attached hereto as Exhibit A, to be published once in a newspaper of general circulation in the Village of Pleasant Prairie, and the electors of the Village of Pleasant Prairie shall have

been given the opportunity to petition for a referendum on the matter of the aforesaid Bond issue, all as required by law;

(c) Either no such petition shall be timely filed or such petition shall have been filed and said referendum shall have approved the Bond issue;

(d) The Village Clerk shall have received an employment impact estimate issued under Section 560.034 of the Wisconsin Statutes;

(e) All documents required to consummate the financing have been duly authorized and delivered;

(f) The Issuer and the Borrower have resolved all land use and special use issues with respect to the affected property and the Project; and

(g) The Borrower receives an appropriate designation for Midwestern Disaster Area Revenue Bonds from the Governor.

4. Pursuant to the Act, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer's interests are not prejudiced thereby.

5. The Village Clerk is directed, following adoption of this Initial Resolution (i) to publish notice of such adoption not less than one time in the official newspaper of the Village of Pleasant Prairie, Wisconsin, such notice to be in substantially the form attached hereto as Exhibit A and (ii) to file a copy of this Initial Resolution, together with a statement indicating the date the Notice to Electors was published, with the Wisconsin Economic Development Corporation within twenty (20) days following the date of publication of such notice.

6. This Initial Resolution is an "initial resolution" within the meaning of the Act and official action toward issuance of the Bonds for purposes of Sections 103 and 144 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. Furthermore, it is the reasonable expectation of the Issuer that proceeds of the Bonds may be used to reimburse expenditures made on the Project prior to the issuance of the Bonds. The maximum principal amount of debt expected to be issued for the Project on the date hereof is \$4,000,000. This statement of official intent is made pursuant to Internal Revenue Code §1.150-2.

Adopted: November 5, 2012

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN**

[SEAL]

By: \_\_\_\_\_  
John P. Steinbrink, Village President

By: \_\_\_\_\_  
Jane M. Romanowski, Village Clerk

## EXHIBIT A

### NOTICE TO ELECTORS OF THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

TAKE NOTICE that the Village Board of the Village of Pleasant Prairie, Wisconsin (the “Issuer”), at a regular meeting held at Village Hall, 9915 39th Avenue, Pleasant Prairie, Wisconsin, on November 5, 2012, adopted an Initial Resolution pursuant to Section 66.1103 of the Wisconsin Statutes, as amended, expressing the intention to issue not to exceed \$4,000,000 of Midwestern Disaster Area Revenue Bonds of the Issuer (the “Bonds”) on behalf of Central Storage & Warehouse Company, a Wisconsin corporation, and/or a related entity (collectively, the “Borrower”). The Borrower desires to complete a project consisting of financing the (i) construction of an approximately 37,350 square foot addition to the Borrower’s existing approximately 74,184 square foot storage and warehouse facility located at 7800 95<sup>th</sup> Street in the Village of Pleasant Prairie, Wisconsin (the “Facility”), (ii) acquisition and installation of non-movable equipment at the Facility and (iii) payment of certain professional costs and costs of issuance (collectively, the “Project”). The Borrower has represented that the net number of full-time equivalent jobs which the Project is expected to create on the Project site is 9.

Pursuant to the terms of Section 66.1103 of the Wisconsin Statutes, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer’s interests are not prejudiced thereby.

THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, NOR SHALL THE BONDS GIVE RISE TO ANY PECUNIARY LIABILITY OF THE ISSUER, NOR SHALL THE BONDS BE A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF THE ISSUER. RATHER, THE BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES AND OTHER AMOUNTS TO BE DERIVED PURSUANT TO THE REVENUE AGREEMENT RELATING TO SAID PROJECT TO BE ENTERED INTO BETWEEN THE ISSUER AND THE BORROWER.

The Initial Resolution may be inspected in the office of the Village Clerk at 9915 39th Avenue, Pleasant Prairie, Wisconsin, during business hours.

TAKE FURTHER NOTICE THAT THE ELECTORS OF THE VILLAGE OF PLEASANT PRAIRIE MAY PETITION FOR A REFERENDUM ON THE QUESTION OF THE BOND ISSUE. Unless within thirty (30) days from the date of the publication of this Notice a petition signed by not less than five percent (5%) of the registered electors of the Village of Pleasant Prairie is filed with the Village Clerk requesting a referendum on the question of the issuance of the Bonds, the Issuer will issue the Bonds without submitting the proposition for the electors’ approval. If such petition is filed as aforesaid, then the Bonds shall not be issued until approved by a majority of the electors of the Village of Pleasant Prairie voting thereon at a general or special election.

Jane M. Romanowski, Village Clerk  
Village of Pleasant Prairie, Wisconsin

CERTIFICATION BY VILLAGE CLERK

I, Jane M. Romanowski, duly sworn, hereby certify that I am the duly qualified and acting Village Clerk of the Village of Pleasant Prairie, Wisconsin (the "Village"), and as such I have in my possession, or have access to, the complete corporate records of the Village and of its Village Board; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. \_\_\_\_\_ entitled: INITIAL RESOLUTION REGARDING MIDWESTERN DISASTER AREA REVENUE BOND FINANCING FOR CENTRAL STORAGE & WAREHOUSE COMPANY

I hereby further certify as follows:

1. Said Initial Resolution was considered for adoption by the Village Board at a meeting held at Village Hall, 9915 39th Avenue, Pleasant Prairie, Wisconsin, at \_\_\_\_ p.m. on November 5, 2012. Said meeting was a regular meeting of the Village Board and was held in open session.

2. Said Initial Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the Village Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the Village.

3. Said meeting was called to order by \_\_\_\_\_, who chaired the meeting. Upon roll, I noted and recorded that the following trustees were present:

_____	_____
_____	_____
_____	_____
_____	_____

and that the following trustees were absent:

_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Initial Resolution, which was introduced, and its adoption was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_. Following discussion and after all trustees who desired to do so had expressed their views for or against said Initial Resolution,

the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
_____	_____
_____	_____
_____	_____

NAY:

_____	_____
_____	_____

ABSTAINED:

_____	_____
_____	_____

Whereupon the meeting chairperson declared said Initial Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Village hereto on this 5<sup>th</sup> day of November, 2012.

[SEAL]

\_\_\_\_\_  
Jane M. Romanowski, Village Clerk

**Notice of Intent to Obtain a Municipal Industrial Revenue Bond**

Section 66.1103 (4m) (a) 1 of the Wisconsin Statutes requires the person or business who intends to obtain an industrial revenue bond issue from a Wisconsin municipality to notify this intention to the Wisconsin Economic Development Corporation and to any collective bargaining agent in the state with whom the person or business has a collective bargaining agreement. This notification must occur at least 30 days prior to entering into the revenue agreement or signing the loan contract. The person or business must provide information on the number of full-time jobs that are expected to be eliminated, created, or maintained at the project site and elsewhere in Wisconsin as a result of the project which is the subject of this notice. The person or business named below hereby gives notice of intent to obtain an Industrial Revenue Bond pursuant to s. 66.1103 of the Wisconsin Statutes.

**I. Project**

A. Person: John Winegarden  
 Business: Central Storage & Warehouse Company  
 Address: 4309 Cottage Grove Road  
 Post Office/ZIP: Madison, WI 53716

B. Project site: Village of Pleasant Prairie, Wisconsin  
 (Name of city, village or town in which the project is located)

C. Project type:     Expansion at Present Location         Relocation Within Same Municipality  
                           Relocation From Within State         Relocation from Out-of-State         New Business  
                           Branch-Wisconsin Operation         Branch-Out-of-State Operation         Other: \_\_\_\_\_

D. Maximum amount of IRB financing: \$4,000,000

**II. Employment Estimates (to result within the next 3 years)**

Number of Full-Time Jobs	Before Project	To Be Maintained at New Site	To Be Created	To Be Eliminated	Net Total Number of Jobs
A. <u>At the Project Site</u>	9	9	9	0	18
B. <u>At All Other Wisconsin Operations</u>	41	41	0	0	41
C. <u>Net Totals</u>	50	50	9	0	59

D. Will any jobs transfer from one or more locations to the project site?        Yes  No

Number of jobs to transfer: N/A

Location(s) the jobs will transfer from: (municipality) \_\_\_\_\_



Signed/Person completing this form

John Winegarden

October 12, 2012  
Date

(608) 221-7600

Telephone Number



411 East Wisconsin Avenue  
Milwaukee, Wisconsin 53202-4426  
Tel 414.277.5000  
Fax 414.271.3552  
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*Phoenix and Tucson, Arizona*  
*Naples and Tampa, Florida*  
*Chicago, Illinois*  
*Milwaukee and Madison, Wisconsin*  
*Washington, DC*  
*Shanghai, China*

October 16, 2012

Mr. John Winegarden  
Central Storage & Warehouse Company  
4309 Cottage Grove Road  
Madison, WI 53716

Re: Village of Pleasant Prairie, Wisconsin, Midwestern Disaster Area Revenue Bonds, Series 2012 (Central Storage & Warehouse Company Project) (the "Bonds")

Dear Mr. Winegarden:

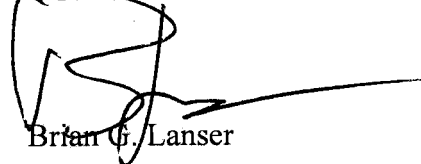
We are serving as special issuer's counsel to the Village of Pleasant Prairie in connection with the issuance of the Bonds. In that capacity, we will be reviewing the financing documents and providing advice to the Village in accordance with the terms of our engagement letter with the Village. Although the Village is our client, we understand that Central Storage & Warehouse Company will be responsible for payment of our fees. Accordingly, the purpose of this letter is to provide you with information regarding those fees.

Our services as special issuer's counsel will be billed on an hourly basis at our customary rates. It is our experience that fees incurred in this type of representation generally range from \$5,000 to \$7,500 but could vary significantly depending upon individual circumstances and actual time spent. At the conclusion of our engagement as special issuer's counsel (whether or not the financing is consummated) we will send a statement for services rendered directly to you.

Good luck to you on your project. If you have any questions regarding our role in the financing or our fees, please let me know.

Very truly yours,

QUARLES & BRADY LLP



Brian G. Lanser

BGL:dll

cc: Ms. Jane Romanowski (via email)  
Mr. Michael Pollocoff (via email)  
Ms. Lynda Templen (via email)



Lynda R. Templen  
(414) 978-5505  
ltemplen@whdlaw.com

October 15, 2012

Jane M. Romanowski, Village Clerk  
Village of Pleasant Prairie  
9915 39th Avenue  
Pleasant Prairie, WI 53158

Steven Sabatke  
Underwriting Manager  
Wisconsin Economic Development Corporation  
201 West Washington Avenue, 6<sup>th</sup> Floor  
Madison, WI 53701

**RE: \$4,000,000 Village of Pleasant Prairie, Wisconsin  
Midwestern Disaster Area Revenue Bonds, Series 2012  
(Central Storage & Warehouse Company Project)**

Greetings:

We understand that in the near future, the Village Board of the Village of Pleasant Prairie, Wisconsin (the "Village"), will take action on an Initial Resolution for Midwestern Disaster Area Revenue Bond financing under Section 66.1103 of the Wisconsin Statutes on behalf of Central Storage & Warehouse Company, a Wisconsin corporation, and/or a related entity (collectively, the "Borrower").

Section 66.1103 of the Wisconsin Statutes requires that prior to the adoption of the Initial Resolution, a document containing a good faith estimate of the legal fees which will be paid from the bond proceeds must be filed with the Village Clerk of the Village and with the Wisconsin Economic Development Corporation. This letter is that document.

Estimating legal fees at this stage in the proceedings is difficult because many of the most significant factual matters which may affect legal costs are not known in detail at this time. The size and structure of the bond issue have not been finalized. These and other matters normally are negotiated and determined after the Initial Resolution is adopted. As a result, the scope and amount of work which the various parties may choose to refer to their lawyers can vary considerably as the economic aspects of the financing develop.

The relationship of these variables to an estimate of aggregate legal fees is evident from the principles which lawyers apply in charging fees for their services. Fees for services rendered by any Wisconsin lawyer should be consistent with, and grounded upon, the Rules of Professional Conduct for Attorneys of the American Bar Association, as currently enforced in Wisconsin. Those rules set forth the following basic guidelines:

A lawyer's fee shall be reasonable. Factors to be considered as guides in determining the reasonableness of a fee include the following:

- (1) The time and labor required, the novelty and the difficulty of the questions involved, and the skill requisite to perform the legal service properly.
- (2) The likelihood, if apparent to the client, that the acceptance of the particular employment will preclude other employment by the lawyer.
- (3) The fee customarily charged in the locality for similar legal services.
- (4) The amount involved and the results obtained.
- (5) The time limitations imposed by the client or by the circumstances.
- (6) The nature and length of the professional relationship with the client.
- (7) The experience, reputation and ability of the lawyer or lawyers performing the services.
- (8) Whether the fee is fixed or contingent.

The maximum principal amount of the bonds will not exceed \$4,000,000.

The following is a good faith estimate of the legal fees which will be paid from the proceeds of the bonds with respect to this financing:

**COUNSEL**

**FEE ESTIMATE**

Bond Counsel

\$25,000, plus disbursements

Counsel to the Eligible Participant

It is unknown whether the legal fees and disbursements of such counsel will be paid from the proceeds of the bonds.

Attorneys who have not yet been identified who may be involved in the transaction, including, without limitation, counsel to any Trustee involved, any real estate counsel involved, and any counsel to the initial bond purchaser(s)

It is unknown whether the legal fees and disbursements of such counsel will be paid from the proceeds of the bonds.

The actual fee charged by each of the lawyers acting in this matter may vary considerably from the estimates provided above. Without purporting to be exhaustive, the following are reasons why actual fees may be higher or lower than the estimate: (i) assumptions regarding the size, structure, complexity and timing of the bond financing may change; (ii) clients may alter the scope of their lawyers' engagement; (iii) parties may require legal opinions or legal advice beyond that normally requested in similar financings; and (iv) unforeseen legal problems may arise.

We are writing and filing this letter to comply with the requirements of Section 66.1103 of the Wisconsin Statutes. To the extent that we have estimated attorneys' fees other than our own, we did so on the basis of prior experience and information available to us at the time of writing this letter.

Please complete and return the receipt below in the envelope provided. A copy of this letter is enclosed for your files. Thank you.

Very truly yours,

Lynda R. Templen

The undersigned acknowledge receipt of the foregoing this \_\_\_\_ day of October, 2012.

**WISCONSIN ECONOMIC DEVELOPMENT  
CORPORATION**

By: \_\_\_\_\_  
Steven Sabatke, Underwriting Manager

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN**

By: \_\_\_\_\_  
Jane Romanowski, Village Clerk

Lynda R. Templen  
Direct Dial: 414-978-5505  
ltemplen@whdlaw.com

October 15, 2012

TO THE ATTACHED DISTRIBUTION LIST

**RE: \$4,000,000 Village of Pleasant Prairie, Wisconsin  
Midwestern Disaster Area Revenue Bonds, Series 2012  
(Central Storage & Warehouse Company Project)**

Greetings:

At the request of Central Storage & Warehouse Company, a Wisconsin corporation, and/or a related entity (collectively, the "Borrower"), we have prepared drafts of documents necessary for the consideration and adoption of an Initial Resolution Regarding Midwestern Disaster Area Revenue Bond Financing for Central Storage & Warehouse Company (the "Initial Resolution") by the Village Board of the Village of Pleasant Prairie, Wisconsin (the "Village") on November 5, 2012. The project consists of financing the (i) construction of an approximately 37,350 square foot addition to the Borrower's existing approximately 74,184 square foot storage and warehouse facility located at 7800 95<sup>th</sup> Street in the Village of Pleasant Prairie, Wisconsin (the "Facility"), (ii) acquisition and installation of non-movable equipment at the Facility and (iii) payment of certain professional costs and costs of issuance (collectively, the "Project"), all of which would contribute to the well-being of the Village.

Federal and state law requires that the authorization for such an industrial development revenue bond be done in two stages (first, the consideration of an Initial Resolution by the Village Board, and second, the consideration of a final resolution (the "Final Resolution") by the Village Board).

The Initial Resolution is not a commitment to issue bonds, but merely evidences the Village's "official intent" to issue bonds pending satisfactory negotiation of the terms.

The Final Resolution to be considered by the Village Board at a future meeting will be drafted and presented to the Village only after negotiations for the bond issue have been completed.

Enclosed are the following documents necessary to allow the Village Board to consider the Initial Resolution at its meeting on November 5, 2012:

- (1) Initial Resolution, with the form of Notice to Electors of the Village of Pleasant Prairie, Wisconsin, attached as Exhibit A;
- (2) Good faith fee estimate letter required under Section 66.1103 of the Wisconsin Statutes;
- (3) Notice of Public Hearing (the so-called “TEFRA” notice); and
- (4) Notice of Intent to Obtain a Municipal Industrial Revenue Bond, which contains information regarding job estimates.

We have also enclosed a “Checklist for the Village of Pleasant Prairie” and a summary of Midwestern Disaster Area Bonds for informational purposes.

The following, in chronological order, are the steps necessary to issue the bonds:

1. For agenda purposes, the Village Clerk should describe the Initial Resolution as follows:

*“Consideration of an Initial Resolution Regarding Midwestern Disaster Area Revenue Bond Financing for Central Storage & Warehouse Company. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.”*

2. The Initial Resolution should be considered by the Village Board at its meeting on November 5, 2012. The meeting must meet the requirements of an open meeting under Sections 19.81 *et seq.* of the Wisconsin Statutes. Pursuant to Section 19.85 of the Wisconsin Statutes, the Village Board may not commence a meeting, subsequently convene in closed session, and reconvene in open session, unless public notice of such subsequent open session was given at the same time, and in the same manner, as the notice of the meeting convened prior to the closed session. If the Village Board proposes to go into closed session at the meeting, please contact me to discuss this issue. **A representative of the Borrower should attend the meeting to answer questions regarding the Project and provide job estimate information to the Village Board.**

Under federal regulations for cost recovery, reimbursement of the Borrower’s expenditures with bond proceeds can only occur if the Issuer adopts the Initial Resolution. This Initial Resolution may apply to expenditures made by the Borrower within sixty (60) days prior to the adoption of the Initial Resolution and, in general, the reimbursement must be made no later than three (3) years after the original expenditure.

3. On November 6, 2012, the Village Clerk should call Kate L. Albrecht at our office (414-978-5516) to confirm that the Initial Resolution was adopted. Kate will publish the Notice to Electors, which is attached to the Initial Resolution as Exhibit A, in the Village’s local newspaper. After the notice is published, the electors of the Village have thirty (30) days during which to circulate a

petition for a referendum. In my personal experience, only one such referendum has ever been placed on the ballot, out of hundreds of industrial development revenue bond issues.

4. The Village Clerk should mail a copy of the Initial Resolution (the Certificate by Village Clerk which is attached to the Initial Resolution should be completed and signed) to Kate L. Albrecht. Kate will send a copy of the Initial Resolution, along with the date that the Notice to Electors was published, to Steven Sabatke at the Wisconsin Economic Development Corporation.

5. The federal tax law known as the Tax Equity and Fiscal Responsibility Act of 1986 ("TEFRA"), requires that this Project, which is being funded with tax-exempt bond proceeds, be the subject of a noticed public hearing called a TEFRA public hearing. These hearings provide interested individuals or parties the opportunity to testify on any matters related to such potential bond issues, including the nature and location of the Project.

Therefore, at a future date, a notice regarding the scheduled TEFRA public hearing must be published (our office will publish the Notice of Public Hearing on behalf of the Village). The Notice of Public Hearing must be published no later than fourteen (14) days before the TEFRA public hearing. Our usual practice is to have the TEFRA public hearing immediately preceding the meeting at which the Final Resolution is considered by the Village Board. We will notify the Village in the future to schedule the TEFRA public hearing/Final Resolution date.

6. At a future date, the Village Board will hold the TEFRA public hearing and consider the Final Resolution. A representative of the Borrower should attend the TEFRA public hearing. The Village Board meeting must meet the requirements of an open meeting under Sections 19.81 et seq. of the Wisconsin Statutes

7. After the preliminary steps outlined above have been completed, the Borrower and the Purchaser will need to negotiate the bond documents (to be prepared by Whyte Hirschboeck Dudek S.C.) in preparation for the sale of the bonds. The pricing will occur just prior to the Village Board meeting during which the Village Board will be asked to adopt the Final Resolution.

The foregoing is a brief sketch of the procedural steps that must be followed when issuing industrial development revenue bonds. The key point to remember is that the Village will be considering, from a policy standpoint, whether to encourage the location of the Project in the Village. By issuing the bonds, the Village will give the Borrower an interest rate benefit because the bonds will be tax-exempt in the hands of the Purchaser. It must be emphasized that the Village will not be liable in any way on the bonds; the bonds are special, limited obligations of the Village.

*We are simultaneously delivering to the Village Clerk the good faith fee estimate letter required under Section 66.1103 of the Wisconsin Statutes. A copy of this letter should be signed by Jane Romanowski and returned to us to evidence her receipt of the letter.*

*An authorized officer of the Borrower should sign the enclosed Notice of Intent to Obtain a Municipal Industrial Revenue Bond (the "Notice of Intent") and return it to me. We will send the signed Notice of Intent to the Village Clerk at the Village and to Steven Sabatke at the Wisconsin Economic Development Corporation. Whoever attends the Village Board meeting on behalf of the Borrower should bring the signed Notice of Intent to the meeting.*

We are looking forward to working with everyone on this Project. Please call me with any questions or comments.

Very truly yours,

Lynda R. Templen

LRT/ka



# MEMORANDUM

**Date:** November 12, 2012  
**To:** Village Board of Trustees  
**From:** Jane M. Romanowski  
Village Clerk  
**Re:** BP AM/PM Class “A” Ferment Malt Beverage License Renewal Application

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On June 18, August 20 and September 17, 2012 respectively, the Village Board renewed the Class “A” Fermented Malt Beverage License for successive time periods for the BP AM/PM establishment located at 10477 120<sup>th</sup> Avenue. The staff’s recommendation for each renewal was based on working with the parties involved to correct the conditional use permit and the illicit discharge violations that currently exist which included scheduling and postponements of a hearing before the Plan Commission.

The Village Plan Commission will consider the conditional use permit violations at a hearing on November 12, 2012 and staff recommends this license be renewed from November 6, 2012 through November 20, 2012 pending the outcome of the hearing.

\* \* \* \* \*

October 22, 2012

Mr. Michael Pollocoff, Village Administrator  
Pleasant Prairie  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Dear Michael:

After careful thought and consideration, I have decided to resign my position as Police & Fire Commissioner effective December 31, 2012.

It has been a great privilege to serve Pleasant Prairie. I sincerely believe that Pleasant Prairie has some of the finest men and women in uniform serving & protecting our community. I am honored to have been a part of the selection process.

Sincerely,

  
Robert Ramsdell

Cc: Roger R. Mayer, Chairman

VILLAGE ADMINSTRATOR

OCT 30 2012

PLEASANT PRAIRIE

**CLERK'S CERTIFICATION OF  
BARTENDER LICENSE APPLICATIONS**

**Period Ending:      October 31, 2012**

I, Jane M. Romanowski, Village Clerk of the Village of Pleasant Prairie, Kenosha County, Wisconsin, do hereby certify the following persons have applied for bartender licenses and **each applicant is in compliance with the guidelines set forth in Chapter 194 of the Municipal Code**. I recommend approval of the applications for each person as follows:

NAME OF APPLICANT

LICENSE TERM

1. Sharon D. Jeschke

thru June 30, 2014

Jane M. Romanowski  
Village Clerk

# ***MEMORANDUM***

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TO: Village Board of Trustees

FROM: Jane Romanowski  
Village Clerk

DATE: November 1, 2012

RE: Operator License Application of Matt Haupt

Matt Haupt submitted an Operator's License application on October 29, 2012. The applicant has several offenses which do not meet the Village's guidelines for an operator's license.

It is the Interim Police Chief's determination that Matt Haupt does not meet the guidelines established by Chapter 194 of the Municipal Code as he has more than two criminal or civil ordinance convictions in the past five years. For the reason stated, the Interim Police Chief and I recommend this license be denied.

\* \* \* \* \*