

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
April 2, 2018
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, April 2, 2018. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz and Mike Serpe. Dave Klimisch was excused. Also present were Jean Werbie-Harris, Community Development Director; Dave Smetana, Police Chief; Craig Roepke, Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, Human Resources Director; Dan Honore', IT Director; Mary Jo Jiter, Communication Director; Craig Anderson, Recreation Director; and Jane C. Snell, Village Clerk. One (1) citizen attended the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATION

A. Consider and present Resolution #18-07 of Appreciation and Recognition to Wyatt Witt for His Years of Service to the Village of Pleasant Prairie.

John Steinbrink:

Wyatt can't be here this evening. I'll just read this into the record. Maybe at a later date he'll be able to make it over here and we'll thank him for his years of solution. This is Resolution 18-07, Resolution of Appreciation and Recognition to Wyatt Witt for his years of services to the Village of Pleasant Prairie.

Whereas, Wyatt Witt retired on March 1, 2018 after twenty-two years of outstanding service to the Village of Pleasant Prairie as a member of the Public Works Department; and whereas, Wyatt began his career with the Village of Pleasant Prairie on April 4, 1996 and was promoted several times during his tenure; and whereas, throughout his many years of service, Wyatt served the community with integrity and dedication; and whereas, Wyatt demonstrated expertise and devotion to his work and provided superior and professional service to the residents of Pleasant Prairie through his duties in the Public Works Department including the installation of sanitary sewers, storm sewers and water mains, snow plowing, heavy equipment operation, and the excavation of Ingram Pond

Whereas, the Village of Pleasant Prairie would like to acknowledge and sincerely thank Wyatt for his outstanding service and recognize him for his commitment to the community throughout his years of service working at the Village. Now, therefore be it resolved that the Village of Pleasant

Village Board Minutes
April 2, 2018

Prairie does hereby extend to Wyatt Witt our sincere respect and appreciation for his dedicated service to the Department of Public Works and the Village as a whole, our congratulations on his well-earned retirement, and our best wishes to him for continued success, happiness, and good health in the years to come. This considered and adopted the 2nd day of April, 2018, John Steinbrink, President, Jane Snell, Village Clerk and all the Board members.

So Wyatt couldn't be here this evening. I think he went up north to enjoy snowfall. He plows snow and he just couldn't get enough so he had to go back up there and do some more. I'm sure Wyatt's having a good time, and we'll catch him when he comes back. So congratulations Wyatt.

Michael Serpe:

I move approval of 18-07.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

Kris Keckler:

He's the one for the excavation of the Ingram Pond in the shape of the dog bone, right?

John Steinbrink, Jr.:

Yes.

Kris Keckler:

I just thought he was the artistic design if people didn't know.

John Steinbrink, Jr.:

Yeah, he was a really good operator whether he was on the backhoe, the grader on the dozer. He was able to do anything. So there was a day we were excavating Ingram Pond, and the guys pretty much told him to just go head out and they were going to work a little bit late on stuff. And I came back the next day and they had a small pond like an acre or something like that shaped like a dog bone. Pretty impressive. So they just went out and just kind of used their eye and graded it and did everything. And the dog community really enjoys it.

Village Board Minutes
April 2, 2018

Wyatt was one of those employees he worked really hard over his years of service. Never complained. Did some really tough sewer jobs. There was the Westwood job interceptor main that was 30 feet deep that they did. They did that understaffed with small equipment and worked really hard. And we were very fortunate to have him. So all those days when you see someone or when you hear about the good things that happened in public works Wyatt was always one of those guys that was making that happen. He's definitely going to be missed in public works. I'll make sure that I pass the plaque on to him.

Kris Keckler:

Thank you.

John Steinbrink:

We have a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

We're going to get Wyatt back here one way or another.

SERPE MOVED TO ADOPT RESOLUTION #18-07 OF APPRECIATION AND RECOGNITION TO WYATT WITT FOR HIS YEARS OF SERVICE TO THE VILLAGE OF PLEASANT PRAIRIE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

5. MINUTES OF MEETINGS - MARCH 17, 2018 SPECIAL MEETING AND MARCH 19, 2018 REGULAR MEETING.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any discussion? Those in favor?

Village Board Minutes
April 2, 2018

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KECKLER MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD REGULAR MEETING DATED MARCH 19, 2018 AND SPECIAL MEETING DATED MARCH 17, 2018 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

6. **CITIZEN COMMENTS (Please be advised per State Statute Section 19.84(2), information will be received from the public on items not on the agenda; however, no discussion is allowed and no action will be taken under citizen comments.)**

John Steinbrink:

Do we have signups, Jane?

Jane Snell:

Mr. President, we do. We have one signup, Marianne Blust.

John Steinbrink:

And please give us your name and address for the record.

Marianne Blust:

Marianne Blust, 2221 Springbrook Road. I'm a resident of Pleasant Prairie at the same address for 45 years, and I'm an American citizen for 58 years. I came here tonight to address my concern about the proposed development of Eva Manor, 22nd Avenue and 91st Street. Looking over the plan not much thought is given how a giant four story building would beautify the area. The design shows every inch on the proposed building is designated to make money.

I think Pleasant Prairie and its citizens deserve a more pleasing design in size, color, material, style, architectural detail, bigger windows and most of all not a building four stories looking like a big box like a barrack. Were there ever different building plans submitted so that the building committee could make a decision? Nowhere in our area do we have a building of this size which will take the light away from our neighbors, Mr. and Mrs. Mullens and will cause water problems on their property because of the big roof line. Looking at parking spaces, very, very tight, and there is no landscaping in between parked cars in the middle.

Village Board Minutes
April 2, 2018

Another concern is there enough room for fire trucks. There is only one way in and out to the main building. Bear and Company seldom develops something without the help of a government grant which is with citizens'/taxpayers' money. Our contribution as taxpayers should give us a voice to see that something of value and appeal should be built and not look like low income housing. I hope the Village Board will take a good look at the present plan and figure out what could be improved, downsized and request another plan that would complement the area and would look and feel much less congested. Thank you for your consideration.

John Steinbrink:

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

7. ADMINISTRATOR'S REPORT – Administrator absent and excused from meeting; therefore, no Report.

8. NEW BUSINESS

A. Receive Plan Commission recommendation and consider Resolution #18-08 for approval of a Preliminary Plat for vacant properties generally located south of 89th Place and 106th Avenue for the development of 45 single family lots known as River Run at Heritage Valley.

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request for Resolution 18-08, and it's for the preliminary plat approval at the request of John Sorenson, agent for US Shelter Companies, LLC. They're the owners of the vacant properties located south of 89th Place at 106th Avenue. This is just south of the Heritage Valley Subdivision. They are proposing 45 single family lots to be known as the River Run at Heritage Valley.

In the fall of 2017, the Plan Commission and the Village Board conditionally approved three different actions pertaining to this development, a Comprehensive Plan Amendment, a Conceptual Plan and a Floodplain Boundary Adjustment. All three of these steps were the precursor to them applying for a Preliminary Plat which is the first step in the land division process for this particular development.

As discussed at previous public hearings the Phase 1 subdivision for this River Run development includes 32 single family lots as well as -- excuse me. It included at total of 24 acres to be developed for 45 single family lots. And looking at the big picture the remaining land in this area or 22 acres could still be developed for future single family development. Specifically they are looking to do this in three phase. Phase 1 includes 13 single family lots; Phase 2 includes 23 single family lots; and Phase 3 includes 9 single family lots.

Village Board Minutes
April 2, 2018

This is, again, just under 14 acres of land. It's basically a continuation of a previous platted area that was originally started back in 1993. There are four different outlots that are proposed to be created within this development. And the outlots specifically will address the common open space areas that would include where the lift station is going to go, where wetlands and floodplain areas are going to be placed, as well as one outlot that the developer is going to maintain himself for future land division. And then the final one is for preservation with respect to wetlands and floodplains as well. The single family lots range in size from just over 12,501 square feet to 17,757 square feet. The average lot size is 13,379. Again, the intent is to continue that subdivision further to the south of what we build originally.

Up on the screen now is the resolution that was presented to the Village Plan Commission and the Board that addressed the floodplain boundary adjustment. Again, they are creating equal area of floodplain for the floodplain area that they're going to be filling, equal or more. They are specifically looking to fill 3,694 cubic feet of floodplain. And they're going to create 4,823 cubic feet of floodplain. Again, this particular development area was an area that was graded somewhat, and over the years began it sat so long some pocket wetlands had started to pop up. And they are getting some artificial exemptions for some, and others are going to be left or included within outlot areas.

As I had mentioned that this has been to the Plan Commission several times before. And the last time it went to the Plan Commission was as part of a preliminary plat that was tabled. And that was tabled back in February of 2018. And the reason being is the Village Plan Commission wanted the staff to contact Kenosha County, wanted the Village engineering and planning staffs to take a look at along with the traffic engineers how traffic was flowing on County Trunk Highway C adjacent to this development, and to determine whether or not anything could be done at the intersection of 106th Avenue and Highway C with respect to making it a safer intersection, a more well lit intersection, and just trying to increase an opportunity for additional traffic safety.

There were some questions that had been raised at previous public hearings by the residents, and that had to do with the time that they would wait to get out of that subdivision to get onto the nearby local arterial roadway. And there was significant discussion, evaluation, at least four different traffic engineers including the Village's engineer, our consulting engineer, the county's engineer as well as the developer's engineer and the developer that all looked at and re-evaluated and looked at a detailed TIA for this particular stretch of roadway.

What the Plan Commission had raised at their last meeting before last was that they were then concerned with the traffic safety with respect to left hand turn movements. And so this, again, was re-examined with respect to potential for turn lanes as well as possibly striping or something else that could be done to improve safety at that intersection. And after this was re-evaluated again by everyone in talking with the County Executive and the county public works department, it was determined that the warrants just do meet any type of modification to Highway C at this time. It does not need it with respect to the volume of traffic or the traffic delays or any type of level of service.

Village Board Minutes
April 2, 2018

So at the direction of Plan Commission they looked at a little bit of the safety of the intersection. And it was decided that possibly an additional street light or two could be located at that intersection at 106th, or there could be a situation where there could be some advanced warning signals like a flashing or some type that there's an intersection approaching. The situation is that traffic is increasing on Highway C. It's a fact. I mean there's a lot of development north towards Highway 50, and then with each subdivision there's getting to be a little bit more traffic on the road. But, again, it's not changing the level of service at this time.

The county agreed that they would continue to monitor it as well as the traffic patterns as developments still continue to occur in that area. But they only recommended that there be some very minor modifications. Again, the total number of lots being created with this development would be 45. And, again, it's broken up into three different phases. And just that additional new development was not going to trigger some massive improvement or large improvement on Highway C. But it's certainly something that should be monitored and looked at based on how traffic continues to grow on Highway C. But it is a county arterial, and it is intended to flow traffic.

And there was some considerably discussion about putting a four way stop at that location. And there was no support by any one of the engineers because traffic would just speed up to get there, stop and then take off fast. And they felt that it would just possibly move a problem from one location to another because the flow of traffic is Highway C. And so any adjacent subdivision would have to yield that traffic. So that was part of the discussion and what took place at the last Plan Commission meeting.

Some of the other things that we had talked at previous meetings was the main construction access for this development is off of 106th Avenue and Highway C as shown on the slide. The developer took many opportunities to try to get additional access points at other locations. There was no cooperation by any adjacent landowner. It just was not going to work. So we are going to -- public works is going to examine the roadway, and if there's any damages or improvements that need to be made to that road after their construction is completed then they would be responsible for those improvements that would have to be made to the main roadway.

This development just like all other developments in the Village the developer is required to put in all municipal roadway improvements, water improvements, sanitary sewer, storm sewer, curb and gutter, all of the typical improvements as required by our construction ordinances at their cost. One of the other things for this particular development is that a lift station is required for Phases 2 and 3. And so they will be removing the lift station up further on 105th, and they will be constructing a new lift station further to the south in order to handle this particular development.

Some of the other questions that had come up by the residents is is there going to be any type of pedestrian path connection for residents in this development and interconnected to our other trail system within the Village. And so this slide was put together based on information provided by

Village Board Minutes
April 2, 2018

John Steinbrink, Jr., with our parks department. And it did show that the County is looking at putting a trail or a path along Highway C which is Wilmot Road. And it's an off street path, and it will interconnect to both 114th Avenue which is River Road which eventually connects or does connect now to the Don Hackbarth Trail, it gets into Prairie Springs Park. And then on the very east end of this new shared pathway connection is the Prairie Farms Trail that obviously know was constructed by the Village and is used by a number of people here in the Village. So the concern was are there going to be other connections from a pedestrian standpoint or biking standpoint, and the answer is yes and we're working down that path with respect to making sure that they have those connections.

The zoning map amendment, the property is going to be R-4.5. Non-wetland areas are going to be put into the PR-1 District. Floodplain areas are going to go into the FPO District. Again, a lot of this work has already been done on this property. The last piece before the developer could move to the final plat stage, because right now we have preliminary engineering, is to final the engineering and then obviously come up with whatever plans are going to be made on Highway C with respect to street lighting or some type of advanced warning signs to make people aware of what's going on.

I think for the most part all of the other questions were addressed by the residents. And the staff recommended approval, and the Plan Commission recommended approval at their last meeting.

John Steinbrink:

Thank you, Jean. A number of years ago the Village was successful in getting truck traffic removed off of Highway C which was a big benefit for a period of time here. It's still a benefit to all the residents there. And the main concern was traffic there, and that's something that we're going to watch closely. What is the speed there, 40 miles an hour, Chief? So that may be something in the future we have to look at dropping that maybe to 35 and they'll still do 45 or 50. So it's a little game we have to play I guess. Mike?

Michael Serpe:

Jean, we appreciate all the effort that Matt and the county has given on Highway C. Just for the future Bethany Lutheran is going to be going in west of this development. And I don't know how big their congregation is but I guess it's a good size. And they want to put a school in there as well I think.

Jean Werbie-Harris:

Correct.

Village Board Minutes
April 2, 2018

Michael Serpe:

And then eventually in the next couple years if the state follows through with the widening of Highway 50 that's going to divert a whole lot of traffic to Highway C. And I know it might be only temporary for a couple years, but that road is not going to get less busy. And I hope the county at some point in time looks at the necessity of making that the type of road that we need in that area to funnel traffic in and out of Pleasant Prairie. There's not too many roads going east and west that you can get out of town with, Highway 50, 165, 52nd Street, way on the north side 142 and that's it. And we're a community between the city and us of 125,000 people. So I appreciate the efforts. I just hope we address the needs sooner than later. I move approval of the preliminary plat.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

Kris Keckler:

Just to reiterate for the existing homeowners that are going to have to deal with the construction traffic, they received initial notification or they will be once there's a development schedule established, time ranges and expected amount of traffic?

Jean Werbie-Harris:

Well, the developer indicated that he'd notify the individual residents. We still have to get through a final plat process, and then we would hold a preconstruction meeting. And all of those documents have to come back before the Village Board. At this point it probably will be sometime this summer that I think that that will happen. And if it's at the Board's direction that they send notification to the residents we certainly can do that.

Kris Keckler:

Yeah, just so it's on the expectation for them not only for this project, but as Trustee Serpe pointed out when Bethany Lutheran goes in the amount of traffic I think is going to change their expectations of what their quiet residential area is right now.

Steve Kumorkiewicz:

Sooner or later the county is going to have to widen that road because as small as it is right now a car going to Bain Station [inaudible].

Village Board Minutes
April 2, 2018

John Steinbrink:

Further comment or question? We had a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE RESOLUTION #18-08 FOR APPROVAL OF A PRELIMINARY PLAT FOR VACANT PROPERTIES GENERALLY LOCATED SOUTH OF 89TH PLACE AND 106TH AVENUE FOR THE DEVELOPMENT OF 45 SINGLE FAMILY LOTS KNOWN AS RIVER RUN AT HERITAGE VALLEY; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

- B. Receive Plan Commission recommendation and consider Master Conceptual Plan for development of a 64 acre property located at the northwest corner of CTH Q and 120th Avenue for the construction of Aurora Health Center.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is the request of John Huggett. He's the agent for Boldt Company for a master conceptual plan for the development of a 64 acre property located at the northwest corner of Highway Q or 104th Street and 120th Avenue, the West Frontage Road for the construction of the Aurora Health Center Pleasant Prairie Ambulatory Care Center and Medical Office Building.

The proposed \$130 million development would include approximate 100,000 square foot ambulatory care center, a three story 100,000 square foot professional office building and associated surface parking and open space. The building would be situated on the site to accommodate future expansion as the healthcare needs of the community evolve. The planning and design of the proposed facility would preserve the site's woodlands and natural wetlands providing care in a natural and healing environment.

The proposed healthcare facility would offer new and expanded services and an ambulatory care center and professional office building. The facility is intended to meet the rapidly growing healthcare needs of individuals residing in the Village and surrounding communities. Ensuring access to high quality cost effective care in a convenient location is their goal. Hours of operation have not been established, but it's estimated that the hours would be from 5:30 a.m. to 7:30 p.m.

Village Board Minutes
April 2, 2018

with expanded hours on demand. Services offered at this site would include primary care, outpatient surgery, rehabilitation services, imaging, laboratory services, occupational health and a variety of specialty care services as well as a pharmacy.

With this particular development it's estimated that the facility will provide 260 full-time and 28 part-time employees working two shifts. This includes 140 new jobs. A total of 713 parking spaces are being provided with a separate entry, and two dock service court areas are being provided on the west side of the building. It is anticipated that the average automobile trips per day could be just over 2,500 with an average of four daily truck trips per day. Access to the development will be through an internal roadway system that connects a boulevard entrance from 120th Avenue on the east over toward the 128th Avenue on the west. The other two connections one is northerly access on 120th Avenue which will be shifted a little bit further to the north actually to the back of the facility. And then a secondary which is in the middle that brings people right to the front of the facility.

The Village is the current landowner, and we are working on a draft certified survey map for the creation of Lot 2 for Aurora along with the dedication and easement provisions and restrictive covenant language. This is the second project that we have talked to you about that would be located in the Prairie Highlands Corporate Park. Again, this is the area west of the interstate. The Village is also going to be drafting a development agreement between the Village and Aurora for this project over the next 60 days.

The CSM will also create an outlot, an Outlot 1 north of the Aurora site. And, again, the Outlot 1 north of the Aurora site as you can see on the slide there are two stormwater retention basins. They will serve more as regional basins for the southern end of the property of the Prairie Highlands property, and some land that's west of 128th Avenue. Those two basins will be in an outlot that's going to be maintained by the Prairie Highlands Commercial Owner Association. And everyone who is in the corporate park will be members of that association.

I have three different view sheds for the artist renderings that were prepared for this development . The first one is the view looking to the northwest. The second is the view looking to the northeast, and then a view looking to the southwest. We've had numerous conversations with them about the materials and the architecture, the design and things like that. We are still working some of that out. What they did at the Plan Commission meeting, and there's a pamphlet that you have in front of you, they're going to be incorporating some more of that architecture, the design, those materials, the cultured stone and giving it more of a prairie feel to this particular location. The other facility is in Burlington that they recently constructed. And so the intent is to try to incorporate some of that feel and look to the design for this as well.

They do have a pretty aggressive time frame which is they'd like to be under construction at least with the initial grading of the facility in July. So we do have quite a bit of work to work ahead. But what they are presenting to you think evening is the conceptual plan. So this is really the very first step to get the endorsement and support by the Village of Pleasant Prairie for this. And, again, they will purchasing actually the land from the Village of Pleasant Prairie as well.

Village Board Minutes
April 2, 2018

Obviously there's a development agreement and a number of other pieces to that development agreement that I'll be talking about in the near future as we advance that information.

With that this is a matter that went before the Village Plan Commission as part of a public hearing. And if there's any questions I'd be happy to answer them. If not, the staff recommends approval of the master conceptual plan for the development of this Aurora project on the 64 acres, again, north of 104th Street between 120th and 138th Avenue in the Prairie Highlands Corporate Park.

Steve Kumorkiewicz:

So moved to approve the master conceptual plan.

Kris Keckler:

Second.

Jean Werbie-Harris:

Motion by Steve, second by Kris. Further discussion?

Kris Keckler:

Just one, I don't think I saw it. Is there any plans for a flight for life helipad at this location?

Jean Werbie-Harris:

Not at this time, no. It's just based on the ambulatory care center and the medical office building. And we do have a number of comments and questions and additional information that is part of the next step of the process, and I would assume any approval would be subject to all of those conditions.

Michael Serpe:

Nice fit for the area.

John Steinbrink:

Nice to see they're using the new design that's a fresh, exciting look. When you drive by the other one you can tell the difference. Really it's a big change.

Jean Werbie-Harris:

They are changing their colors a little bit and the feel, that's correct.

Village Board Minutes
April 2, 2018

John Steinbrink:

If there's no further discussion we have a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A MASTER CONCEPTUAL PLAN FOR DEVELOPMENT OF A 64 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF CTH Q AND 120TH AVENUE FOR THE CONSTRUCTION OF AURORA HEALTH CENTER; SECONDED BY KECKLER; MOTION CARRIED 4-0.

- C. Receive Plan Commission recommendation and consider Ordinance #18-11 to amend a portion of the Barnes Creek Neighborhood Plan as it relates to vacant land at the southeast corner of 91st Street and Springbrook Road to be known as Eva Manor.**

Jean Werbie-Harris:

I would ask if we could take Item D at the same time. I'll make one presentation, separate actions would be needed.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Those in favor of bringing up Item D and C together?

Voices:

Aye.

Village Board Minutes
April 2, 2018

John Steinbrink:

Opposed? So carries.

**KECKLER MOVED TO CONSIDER NEW BUSINESS ITEMS C & D AT THIS TIME;
SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

- D. Receive Plan Commission recommendation and consider Conceptual Plan for development of vacant land at the southeast corner of 91st Street and Springbrook Road to be known as Eva Manor.**

Jean Werbie-Harris:

Mr. President and members of the Board, we have two requests before us from Dan Szczap, Agent for Bear Development. And this is for a proposed residential development at the vacant land at the southeast corner of 91st Street and Springbrook Road, and it's to be known as Eva Manor. The development includes a 42-unit senior housing apartment building and an 8-unit family town home building. There are two items on the agenda. The first is the Comprehensive Plan Amendment, Ordinance 18-11. And this is to amend a portion of the Barnes Creek Neighborhood Plan. And the second is to approve a master or a conceptual plan for the development.

On the screen currently is the site plan for Eva Manor. It shows a 42-unit senior housing apartment building and an 8-unit family town home building. Again, this project just like every other project there are a number of comments and conditions and tweaks and modifications that have to be made for the development based on what the staff has presented and what was discussed at the Plan Commission meeting. And so this site plan does not yet reflect those changes because typically any approval would be subject to making those changes.

So this particular development as part of some background information, we have been working on this project since 2007. So a little over ten years we've been working on this project. At that time the Village had approved a condominium plat development at this location. But with the change in the economy and the market conditions things turned very quickly, and the condominium development did not seem to want to work with respect to the financial status of the economy.

The Village has worked with the developer back in 2007. We did create a Tax Increment Finance District, basically a developer-funded, TID #4, for this particular project. Again, it was brought up and discussed at length at that time that the Village agreed to reimburse the developer for certain eligible costs that would be incurred by the developer in connection with demolishing the existing dilapidated structure and remediation of the contaminated soils. Again, I don't know if any of you remember that, but this was truly a blighted eyesore for the Village, and the developer took on that task.

Village Board Minutes
April 2, 2018

Between 2007 and 2017 there were a couple of different concepts that were presented to the Village, but everything was basically put on hold until the developer felt that they could financially move forward with respect to the project. There were a series of amendments that were done by the Village with respect to the TID and extending the time frames of the TID and extending the approval process. But eventually the condominium plat they chose to pull that back. And they wanted to wait until the right development would work for this particular piece of property.

So a couple of other things that has taken place, at one point they had looked at a 46-unit affordable independent senior only apartment complex that was approved by the Village back in 2012. At this time they're looking at a 42-unit building. In February of 2017 they requested some assistance from the Village with respect to support of a project to the Wisconsin Housing and Economic Development Authority with the understanding that this would be an assisted project with respect to state funding because it was going to be identified as an affordable independent senior apartment development.

So the staff actually has been working with the developer it seems like over the last two years, two and a half years on this particular project. We have looked at many, many iterations of this particular development. I can honestly say that the renderings don't do it justice with respect to the colors and the materials and things like that just because sometimes it's hard to print up the right colors, and it's difficult to see the brick and other materials on the project. But the project that they had initially presented to us was a three story building, but it covered a much greater footprint. And in looking at the project we just felt that by going up that additional eight to ten feet it presented a much smaller footprint. There would be less disturbance to the environment on the south end. And we wanted to try to not create as massive of a building when it was going to be a much larger footprint.

So what we finally were recommending with them is a four story building with 42 units of affordable independent senior apartments. This would be 25 1-bedroom units and 17 2-bedroom units. There would be seven different floor plans which include a community room, a fitness facility area and an outdoor patio seating or gathering area on the south side of the building. The average one bedroom size is 691 square feet. The average two bedroom size is just over 1,011 square feet.

The second part of the project was the multifamily town home building project. And this was a two story town home building, 8 3-bedroom units, individual entries, no common hallways, attached one car garages for each unit with direct entry from the garage unit to the building. These all averaged right around 1,312 square feet. Based on the Village's criteria we did need to provide some additional garages. Again, this is an affordable housing project for the seniors. So in order to keep this an affordable project we did have to come up with an alternative, and that was to have these garages on the very far east side of the project.

Village Board Minutes
April 2, 2018

What we asked the developer to do was to give us some information on the monthly rental rates for each type of unit under the WHEDA tax credit program. And he provided this information to us so that everybody understood what the project was all about. And, again, the first 42 you can see that it varies from market rate of a high of \$975 down to 30 percent of the AMI. It basically goes down to \$356 per month. Again, this is age restricted, seniors 55 and over. The average age of the persons living in these types of units are right around in the low 70s. I mean S.R. or Dan can correct me, but my understanding for most of these types of projects it's right around the low 70s. Again, this allows the seniors to be independent and still live in Pleasant Prairie. The three bedroom which is a total of 8 units, that's identified as our family units, that's just under \$800, about \$757 per month.

There are a few wetlands on the property. They needed to go through the Wisconsin DNR and the Army Corps of Engineers in order to get these wetlands adjusted or filled. Again, unfortunately, these wetlands were not identified back in 2007 or 2008 or 2012 or 2013, but based on how the site was left graded it's not unusual based on the soils in Pleasant Prairie to have pockets of wetland pop up. They were able to get permits to fill the southern one. And on the west side they were able to get a permit to fill everything but 176 square feet of wetland in the ditch. So they have to preserve that 175 square feet in the ditch along 22nd Avenue.

With respect to onsite parking, 51 parking spaces are required, 15 are enclosed and are required plus the handicapped accessible parking spaces. So there's 66 surface spaces, and they have 20 enclosed garages, 8 which are attached to the town home units. They do need to make some adjustments to this. They have to extend the throat of the driveway coming in. They have to adjust the islands. They have to put in some additional islands. No different than any other development in Pleasant Prairie with respect to providing landscaped islands within a parking field.

The area on the south end, you can see with the dashed line, that's the area that had been identified for woodland preservation and protection. Mrs. Mullens, the property owner that lives to the south, had some concerns regarding the state of some of those trees. The developer met with a her, met with a landscape consultant, and I could not get it to Jane quick enough, but basically they suggested, well, let's get rid of some of the older trees that have dead limbs. They look like they're dead. They've been in standing water and see if we can replace them with some pine trees and some other faster growing trees that are going to provide that buffer and provide that landscape screening and yet get some new life to this particular area.

I can show you the artist's rendering that they had sent to us that addresses bringing in a number of Austrian pines and some other spruce trees that could address some of those concerns. Again, the intent is to soften that look between the building and the adjacent property to the south. Again, any mature trees that are in good standing they would like to preserve those particular trees.

With respect to this development having municipal improvements, again as with the other developments, municipal water, and sewer are both required for this development. Water will be

Village Board Minutes
April 2, 2018

extended within 22nd Avenue to service both buildings. The buildings will connect to the existing sanitary sewer within 22nd Avenue. Street trees, again, not clearly delineated on this because we're at a conceptual plan, street trees will be required along 22nd Avenue as well as 91st Street. As well as landscaping on the site will also be required at this location.

The second item related to their petition is the Comprehensive Plan Amendment. And this is to amend a portion of the Barnes Creek Neighborhood Plan, again, to reflect this particular land use and the density as well as we are making some modifications. One of the original plans showed detention basins at both corners of the development. Now just one corner will have a detention basin. And it also needs to reflect the 100 year floodplain which is just kind of off the site, but also that wetland in the ditch line of 22nd Avenue. So we do need to have some minor modifications to the Comprehensive Plan so that it reflects the zoning of the property as well.

The developer is here in the audience. I know that this is not a public hearing, and I know that the residents did have some questions and some additional concerns. If you would like to bring S.R. or Dan Szczap up to answer any additional questions. Again, we have a number of comments and concerns that we have attached to our approvals, to the staff comments. Typically we do want to make sure that they address a number of those concerns.

Again, one of the things that we do want to mention as part of our development in Pleasant Prairie is that it's important for us to identify projects such as this that meet our Comprehensive Plan's housing objectives. To promote a range of affordable housing choices for Village residents. To promote a range of affordable housing choices for the Village's again and disabled population. To promote the use of a design that allows access and livability for the elderly and disabled populations and new construction. To continue to support reducing or waiving a portion of the impact fees which we have done for the senior housing development. And to encourage the location of senior housing developments in areas where public transportation is available.

So there are times where we need to look at these projects on a case-by-case basis and to examine what will work in a particular area, what will allow it to be affordable, affordable to be built and affordable for the residents to live there. And I have seen similar projects that S.R. has done. S.R. Mills has done, and used these materials in Burlington and some of their other locations. Again, the renderings maybe don't do it justice. And when we get to the next step we can certainly bring in. We actually even had some comments and concerns where we asked them to change out a couple of the materials here and there in order to address some of the concerns that the residents have.

Michael Serpe:

A couple of concerns I have since the Plan Commission, Jean. Number one, I think the senior plan is good for the neighborhood. It's going to be quiet. But my concern is what assurances do we have in place that this is going to remain a senior complex? The reason I question that is because there's three bedroom units in this, and people that are 70 years old, whether they're widowed, widowered or just a couple they don't need three bedrooms.

Village Board Minutes
April 2, 2018

Jean Werbie-Harris:

Okay, so let me address that first. First of all the senior affordable housing development is the 42 unit building. That is the one where they're 55 years and over. And pursuant to the WHEDA tax credits they are to deed restrict the property for 15 years that this would be an affordable senior project for 15 years. The developer has also agreed to deed restrict it for another 15 years, so 30 years. And this isn't the exact same thing as in Prairie Ridge, but that actually was a similar situation where it was a 15 year deed restriction, and they deed restricted it for another 15 years. So I think for at least 30 years this will be a senior housing affordable project.

Michael Serpe:

Okay. And my other question is that is an imposing building. Its size is imposing. Is there any way that we can look at that and redesign it so -- it almost looks like the Radisson Hotel. It's big. And it's going to be big in that area. Is there any way we can either flat top that roof or take a story out or anything?

Jean Werbie-Harris:

Yes, and let me answer a couple of questions. Yes. And, in fact, there was another option that they had shown us that it took off about maybe eight to ten feet from the building and it was all flat. It did not look like it fit in at all to the character of the pitched roofs in that area. It did not fit into that character at all. I mean it looked very modern, and it looked like a very urban apartment development. I'm sure that they'd be willing to go back to that same flat look, and I guess I would need to have them come up here. It just didn't look like it was complementary to the typical pitched roof housing in that particular area. But, yes, we could do that and take that roof down probably a good eight to ten feet. We could.

Michael Serpe:

I'd like to see that.

Jean Werbie-Harris:

And we can certainly do that. And, again, I'd like to have S.R. or Dan address that. This is very, very similar to a project that was done, Skyline, which was done in Prairie Ridge. I think it might be even a foot or two shorter than that project, but almost identical to the size. And actually that one was a 60 unit building but almost identical.

Michael Serpe:

I understand. But that one out there fits into the area a little bit better. This is really, it's imposing.

Village Board Minutes
April 2, 2018

Jean Werbie-Harris:

It is.

Michael Serpe:

It's big. And if there's something that we can do to lessen that visual I think we should look at it.

Kris Keckler:

You said there was a prior version that was only three stories but a larger footprint in the overall area?

Jean Werbie-Harris:

We had about four or different versions. We looked at it. I'm going to let S.R. come up and talk through those for you. The second thing I wanted to mention, though, before S.R. speaks is the multifamily town homes those are family. They aren't age restricted to 55 and over, just so you know. Those eight units that is not restricted by any age just so you know that.

Michael Serpe:

I didn't know that. Let's go over that again. Which ones are you talking about?

Kris Keckler:

The big units, the senior living?

Jean Werbie-Harris:

No.

Steve Kumorkiewicz:

The other ones.

Michael Serpe:

No, these right here.

Steve Kumorkiewicz:

Yeah, the town homes ones, the town homes, the three building are the family units.

Village Board Minutes
April 2, 2018

Jean Werbie-Harris:

The town home individual entry is not age restricted.

Michael Serpe:

And how many units are there?

Kris Keckler:

Eight of them.

Jean Werbie-Harris:

Eight, eight units.

John Steinbrink:

Those will be the three bedroom units.

Michael Serpe:

I was under the impression this was all a senior complex.

Jean Werbie-Harris:

No.

John Steinbrink:

S.R., give us your name and address for the record.

S.R. Mills:

S.R. Mills, 4011 80th Street. Maybe I'll address the senior question first about specifically deed restrictions and what we've seen, some of our experiences and where that importance is. For senior buildings the way we develop them and the way many others do throughout the country while it's happened in the past in prior developments -- the way we design a senior development is very different than the way we design a family development. So there's certain amenities and specifics to the senior style building, bigger in many of the areas, the community gathering area, the kitchen. We do things in a senior building that really lends itself to always be a senior building.

Village Board Minutes
April 2, 2018

Now, 30 years, 50 years down the road could somebody change that to a family? I guess they could. But we really do focus not only through deed restrictions which we're happy to do because this is a senior development, but really it's also inherent to the design and kind of the DNA of the building in the way it's laid out and the way it functions. So that's just to comment on that.

As Jean accurately stated 42 units is senior, and then eight units, the town home style is family. We found that integrated communities really work pretty well. What doesn't work is if you have family and senior in the same building. We found that the amenity packages are different. Who we're trying to serve here is the tenant base. It works well when it's on the same campus, but we do not put them in the same building. Specific to the family units, one of the things that we found is direct access is great. Kids and hallways don't always mix. And so we like to have easy in, easy out, garages right there. We also don't like to have family units stacked on top of another unit. So as best we can we have two story, direct access, town home style units works really well.

Part of the reason we needed to include the two story town home units as part of the financing packaging we would not have received the financing and been able to secure the development and move it forward the way we have without the inclusion of those eight units. So it really was inherent to the deal to be able to get that to work.

Moving to the aesthetics, we did not do a good job here of painting the picture as to what this is going to look like in other developments and also given the context. It's as if it's on a skyline. I appreciate the concerns that it looks imposing and big. I think we can do a lot to mitigate that. As Jean had mentioned we have a very similar development in Burlington, Wisconsin. We have a three story and a four story next to each other. Similar materials, its stone, its Hardie board siding, its brick. I'd like to bring some pictures back assuming we're able to move forward and I think allay some of the fears there and show the quality of the materials and craftsmanship. I think everybody will have a much better idea of the way it looks and the way it will read from the street level.

Part of the reason that we designed this building with a four story component and a two story component, as Jean mentioned we looked at the expanse of the footprint when we brought it down to three and how that had to kind of orient itself there. We liked the idea of that stair stepping from Springbrook looking across at St. Therese Church where we have a two story component of those town homes, and then the four story setback further to the south.

I think you have to also remember this site and mention high line. It's flat out there, there's not a lot of trees and any other landscaping. So this building it's -- from the Moens' to the south its 55 feet. And we're about 70 feet to the west to the roadway. And so we have a tree easement that kind of encompasses. And so we nestled this building back within that tree easement. So we'll bring back some aerials, too, that not only what we're proposing in addition from a landscaping standpoint, but also what's there today.

Village Board Minutes
April 2, 2018

This isn't a flat surface without landscaping. We have 30 to 50 foot trees there. Specifically to the west when you're driving down Springbrook there and you look to the right you won't see the building. You'll see a lot of trees. And we'll make sure of that, too. One of the areas that was of concern is because I think when it was re-graded we did have some drainage issues to the south. Because of that we had some trees die. Specifically just north of the Mullens's driveway kind of where their front porch and their area is.

So one of the things that was discussed during that last meeting that we think would bring a lot of value is to go into that landscaping easement area, clean up some of that old stuff. Once we fix that drainage we won't lose anymore trees in there, and if we do we'll make sure they're replaced. But beef up that area with the intensity of the landscaping buffer. We pulled together an exhibit for this meeting showing the Norway spruce trees. We would plant them at not less than 18 feet. They typically grow between 50 and 80 feet tall. They're about 30 feet around. So we think in conjunction with the existing landscaping that's there you really won't see this building. You won't see it from the roadway and you won't see it -- at least you won't see it directly from the west, and you won't see it from the south. We're committed to making sure this isn't a detriment. This doesn't cast anymore shadow than any of the trees did previously on our neighbors to the south.

Michael Serpe:

S.R., a question for you. On the family units are all those subsidized?

S.R. Mills:

So there's no direct subsidy from the standpoint that it's not a project Section 8. It's nothing like that. So there is a Workforce Housing credit that is associated with it. So the rents, and there was a recent increase of a maximum we can charge. So the rents are at about \$950 right now. The maximum we can charge is \$950 a month. And every tenant has to pass all the same screening whether you're a market rate tenant, whether you're a Workforce Housing tenant. It's all the same criteria. There is no help from the government in cutting that rent check. So we are quick, if we don't have good tenants we bounce them out. And I also think that \$950 a month it's about in line with where those rental rates would be. But it will be a very nice product.

Kris Keckler:

I think one of the other concerns, and I doubt it would have gotten to this stage if there was not the appropriate addressing of fire lane access, so I want to make sure those concerns are addressed correctly. But I did have a followup question though with this size of the unit for a senior housing. I know you did the research of an average age around early 70s. What's the expectation for increased ambulatory service that one might expect? So you have the family homes. I understand that obviously if you're in a senior living that you're going to be a tenant that's going to expect increased traffic of that sort. But if you're a family in one of the other units is that something that needs to be addressed or a concern?

Village Board Minutes
April 2, 2018

S.R. Mills:

There certainly is an increased demand when you get to senior facilities like that. I do have the statistics, I don't have them on me though as to what that looks like. I don't think it's as considerable as you might originally think. It's not assisted living. This is independent living, so our median age is mid to late 70s is what we've found. We like to offer services where we don't offer them direct but we like to provide services if somebody needs rides to go to the pharmacy and things like that. But it's not an assisted living facility where we have found that you have much higher rates for the need for ambulatory services.

Kris Keckler:

Okay, thank you.

Jean Werbie-Harris:

It's important to note that the last senior apartment development was back in the early 2000s, so it's been 17, 18 years that we have actually built a senior apartment. And that's anyone like us here over age 55. So it is a good opportunity for us to encourage residents over 55 and maybe under 90 to be able to stay living in Pleasant Prairie. And especially it's in proximity to churches and bus lines and things like that. That's important for this community to remember that we need to be able to provide opportunities for people to stay living in our own community.

With respect to the fire lane the fire access it's a 30 foot wide driveway that comes in from 91st street, circles around the entire property. This has been reviewed by our Fire Chief, and it's been identified on here that there's a 30 foot wide fire lane for the Fire Chief to be able to get his rigs in there as well as his ambulance as well as for them to be able to get their trash collectors.

John Steinbrink:

So that's different than anything else we do.

Jean Werbie-Harris:

No.

Kris Keckler:

Is there bus service right on the street there?

Jean Werbie-Harris:

Yes.

Village Board Minutes
April 2, 2018

Kris Keckler:

Is there going to be any kind of stationary unit or protected one for the residents to take advantage of?

S.R. Mills:

We hadn't thought of including that, but it's certainly something we could discuss.

John Steinbrink:

So, Jean, when you say 2002 you're going back to Prairie Ridge?

Jean Werbie-Harris:

Correct.

John Steinbrink:

And this is going to have the same amenities within the building that Prairie Ridge has with the community room?

S.R. Mills:

Correct. So one of the things that we've found with senior buildings, and part of the reason we design them different than a 42-unit family development, we found that sun rooms are really important, having a big community space. So one of the things from a feature standpoint that we have here is we not only have your traditional community room with a makeshift kitchen, but we've also increased that space, have some outdoor space in the back where it kind of opens up into that wooded area. So one of the things, too, from our standpoint we want to have a great landscape. We want it like a park back there with thick trees and create a unique experience. So that's one of the things that we've pushed hard is to have a great community space, have that fitness area, have a management office that will always be a management office.

We've also found that individual storage areas, so not just storage in the units, but a spot for the Christmas tree and the crock pots and all of those things. So every unit has I think it's about a six foot by four foot storage area that's also in the building. It's about a 700 square foot unit for the one bedroom, 1,000 square feet for the two, what's really more important are those great amenities. And we'll certainly have a comparable amenity package to Prairie Ridge if not something newer and fresher.

Village Board Minutes
April 2, 2018

John Steinbrink:

Jean, can you put up the exterior view of that? So there's no outside porches at all?

S.R. Mills:

Correct, on the back side.

John Steinbrink:

On the back side.

S.R. Mills:

Correct.

John Steinbrink:

That would be similar again to Prairie Ridge with you often see the residents sitting on their deck or porch out there.

S.R. Mills:

Yeah, we found that sometimes seniors haven't liked have a sliding glass door or individual porch. And really if we can spend that money and instead do something that's more of a social activity and a community space. So we have a bump out on the back with a bigger area back there. It's typically brought more value from our experience.

Michael Serpe:

All electric appliances?

S.R. Mills:

I don't know if we have -- yeah, we do. We don't do any gas in the stoves.

Michael Serpe:

No natural gas, that's good. This is a conceptual plan. I think we have some things that we can discuss before we get to the preliminary plat and the final, and one of them is make it look like a motel instead of a hotel.

Village Board Minutes
April 2, 2018

S.R. Mills:

We'll get an appropriate picture and put it in the setting so we can bring it back so everybody can see the trees and feel better about that.

Michael Serpe:

Okay. I'll move approval of 18-11.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

Steve Kumorkiewicz:

Yeah, I've got a question. How many elevators in that unit are you going to have, senior housing?

S.R. Mills:

The 42-unit is one elevator. Was that your question?

Steve Kumorkiewicz:

Yes.

S.R. Mills:

Seventy units is the break point that we found if you have more than 70 units you need two elevators. So we found that 42 here would be acceptable with one elevator.

Michael Serpe:

And they're all sprinkled?

S.R. Mills:

All sprinkled. And one of the things, too, there's been some changes in the state code, specifically the town home units. We've agreed that whatever they do in Madison, they do in Madison, we are going to make sure we sprinkle the town home units as well.

Village Board Minutes
April 2, 2018

Michael Serpe:

Trust me you wouldn't get approval if you didn't.

S.R. Mills:

And we're not asking for it.

John Steinbrink:

So if an elevator goes out --

Steve Kumorkiewicz:

Everybody walks.

S.R. Mills:

We've had that happen, and we've had other senior developments with a single elevator, A, we have 24 hour maintenance that's there if there's ever an issue. And we have elevator contracts with either Schindler or one of the other big firms. We haven't had that as an issue in other developments. But I'm happy to bring back some information to address that specifically of what those outage times would be and whether that's been an issue.

John Steinbrink:

Chief, you want to come up a minute?

Chief Roepke:

Craig Roepke, Fire Chief of Pleasant Prairie.

John Steinbrink:

If there is a fire call there do you guys use the elevator going up, or do you guys always use the stairs?

Chief Roepke:

For fire calls it depends. But the stairwells have what we refer to as stand pipes. Once we determine what's actually going on we'll be able to look at the fire panel in the lobby, and we can determine what exactly is going on. And then we'll make an assessment whether we use the elevator or the stairs. Again, as mentioned, the stairs on each side will have stand pipes at each level which is typical for whether it's an apartment complex or a commercial warehouse.

Village Board Minutes
April 2, 2018

John Steinbrink:

So you have stairs on each end.

Chief Roepke:

Just to speak to the 30 foot access I believe, I don't have the plan, but 30 foot on each side, 24 in the center. There is what we refer to as fire department connections towards the southeast corner at that one landscape border, and then that will feed both the eight and the 42-unit. There are two separate FDC locations that also has a hydrant. We've also requested and have exchanged a conversation with the developer for a hydrant in the upper northwest corner as well. So I don't know if you have the utility plan.

Kris Keckler:

If it's an ambulance call for somebody on the second, third or fourth floor or anything on the first floor you prioritize and use the elevator obviously to reach them. Is it committed for your service for the duration that you're there?

Chief Roepke:

We have the ability to utilize what they refer to as the firefighter's key or fireman's key and we can lock that elevator out. So typically that's not a problem. I mean it's no different whether it's Skyline or Prairie Ridge or Hidden Oaks. It's pretty typical. If it's going to be anything of longer duration then we'll pull out what they refer to as the fireman's key and we can lock out the elevator for our use. But typically we don't need to do that. There's not that much traffic that happens.

Steve Kumorkiewicz:

Another question for elevators. It looks to me for 42 units, four floors, two elevators should be [inaudible], there should be two elevators and not one in my opinion. I don't know. What [inaudible] say, Jean? Is there any ordinance stating how many available you've got to have?

Chief Roepke:

Other than state code I believe you mentioned 70. And then just as an example, Skyline which is 60 and Prairie Ridge I don't recall off the top of my head how many units, but that's one as well.

Jean Werbie-Harris:

Prairie Ridge is 70.

Village Board Minutes
April 2, 2018

Chief Roepke:

Okay. So Prairie Ridge has 70, Skyline 60. In the case of like, for instance, Hidden Oaks which is significantly larger they do have two, but they're well beyond that 70 range.

Steve Kumorkiewicz:

There is going to be fire protection in each one of the units?

Chief Roepke:

Yup, they'll be all sprinklered, both the 42 unit and the eight unit and with stairwell stand pipes as well. A pretty typical layout for an apartment complex.

John Steinbrink:

Thank you, Chief. We have a motion and a second. Roll call vote is requested.

Jane Snell:

John Steinbrink?

John Steinbrink:

Aye.

Kris Keckler:

Aye.

Steve Kumorkiewicz:

Aye.

Michael Serpe:

Aye.

John Steinbrink:

Motion carries.

Village Board Minutes
April 2, 2018

Michael Serpe:

Move approval of the Conceptual Plan.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries. Thank you, gentlemen.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-11 TO AMEND A PORTION OF THE BARNES CREEK NEIGHBORHOOD PLAN AS IT RELATES TO VACANT LAND AT THE SOUTHEAST CORNER OF 91ST STREET AND SPRINGBROOK ROAD TO BE KNOWN AS EVA MANOR; SECONDED BY KECKLER; ROLL CALL VOTE – STEINBIRNK – YES; KECKLER – YES; KUMORKIEWICZ – YES; SERPE – YES; MOTION CARRIED 4-0.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A MASTER CONCEPTUAL PLAN FOR FOR DEVELOPMENT OF VACANT LAND AT THE SOUTHEAST CORNER OF 91ST STREET AND SPRINGBROOK ROAD TO BE KNOWN AS EVA MANOR; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

E. Receive Plan Commission recommendation and consider a Certified Survey Map to adjust lot lines between Lots 1 and 2 within the Fountain Ridge Development.

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request by Troy Hewitt of Robert E. Lee & Associates on behalf of Fountain Ridge, LLC. And this is for a certified survey map to adjust the lot lines for Lots 1 and 3 of CSM 2817 of the Fountain Ridge development. This is generally located north of Bain Station Road and west of 90th Avenue.

Village Board Minutes
April 2, 2018

At the time that the CSM 2817 was prepared a small gap approximately 20 feet in the legal description along the western boundary of Lot 1 was in question. This legal description discrepancy they have been resolved. And this area is now being included as part of the Lot 1 development of the proposed CSM. I see that they turned the CSM sideways. But the north is to the west there. So what they're doing is they're actually adjusting that gap on the very far west, and they're actually adjusting and shifting things over just a little bit just to the east of Lot 1. So, again, now that they have that legal description clarified they are just doing basically a correction and addition of that land area to the certified survey map.

The staff and the Plan Commission recommend approval of the certified survey map subject to any proposed changes or corrections which I had given to them, as well as any outstanding taxes or specials being paid, and the CSM being finalized, executed and recorded at the Register of Deed's office within 20 days.

Kris Keckler:

Move approval of the amended certified survey map.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KECKLER MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO ADJUST LOT LINES BETWEEN LOTS 1 AND 2 WITHIN THE FOUNTAIN RIDGE DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

Village Board Minutes
April 2, 2018

F. Consider Resolution #18-06 designating April 8 - 14, 2018 as National Public Safety Telecommunications Week.

Chief Smetana:

Thank you, Mr. President and members of the Board. The matter before you tonight is to locally identify and recognize April 8th through the 14th as its National Commemorative Week of National Public Safety Telecommunications Week. What this does is it helps identify and recognize the difficult job of our public safety dispatchers and the constant professional work they do in answering the call of public safety in the Village. I think I can speak for the Director of Public Works, John Steinbrink, Jr., and the Fire Chief Craig Roepke in identifying the difficult nature of their work and how professional they are at it.

These individuals are the first voice of contact between the public and public safety for the public works department. And the manner that they handle those calls dictates how those contacts are going to go for the rest of the contact with the public. So I would hope that you would join us in recognizing our professional personnel in our telecommunications center. Thank you.

Michael Serpe:

Chief, I've been in the business a little while. And the young cops today don't appreciate just how much stress is involved with dispatching. That phone rings and you don't know what's on the other end until you pick that phone up. It's an extremely stressful job at times. I have to give all the dispatchers credit. They maintain their cool quite well. They do a good job. When I was a young cop I dispatched myself. I wish that all cops would go through the process of seeing what it's like to sit in that dispatch center and see what goes on. I know Kris's father was one of the best dispatchers we've ever had at public safety. And I think he would probably back up what I'm saying. They're very well appreciated not so much by the young cops anymore, but they're appreciated, believe me.

Chief Smetana:

Due to that we have each of our new officers spend a number of shifts in the dispatch center.

Michael Serpe:

Good, good.

Chief Smetana:

So they can recognize what it's like taking those calls, what it's like taking two or three of those calls at one time and then prioritizing those calls for the benefit of public safety or for public works.

Village Board Minutes
April 2, 2018

Michael Serpe:

When it gets busy it gets hectic.

Chief Smetana:

Right.

Steve Kumorkiewicz:

I'll make a motion to pass Resolution 18-06.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. And I think what people don't realize is they're there 24/7, 365 days a year. I mean we're very fortunate that we have folks like this so you're not calling someplace and getting transferred someplace else.

Chief Smetana:

And these are community people who know the community. And they know some of our individual callers by name. And that's the benefit you get with a local dispatch center, and you get that flavor of the community as opposed to a larger 9-1-1 center.

John Steinbrink:

And when it's busy they give multitasking a whole new definition. I've been in there when it hits the fan, and they're responding to multiple people in multiple locations. It's quite a task. And Kris's dad was one of the best. I grew up with him, and it's amazing that he chose that line of work.

Kris Keckler:

I would certainly concur with the tremendous amount of tense situations and calm demeanor that somebody has to run that job. I've certainly tested my father on numerous occasions to see if it would have the same result. And he did, he mostly worked second and third shift. And there was oftentimes even 30 years ago that's the only time I could talk to him is pull up a call box open and saying hi to him on the other end. But that was a long time ago before everything got digitized in this environment. But certainly a tremendous amount of respect for the people.

Village Board Minutes
April 2, 2018

This is their job, and every call that they get is somebody's worse nightmare. And they have to talk people down. They have to organize resources. And they have to do it in a positive manner each time. And I'm certainly appreciative of the fact that the new people on the job spend some time listening to that. People can do ride alongs and they could experience the services whether it's police or fire. But that is a whole other level of chaos in peoples' lives that really needs to be handled in an appropriate and supportive manner. So I fully support this.

Chief Smetana:

Thank you.

John Steinbrink:

Thank you, Chief. We have a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #18-06 DESIGNATING APRIL 8 - 14, 2018 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK; SECONDED BY KECKLER; MOTION CARRIED 4-0.

G. Consider Letter of Credit Reduction Request No. 4 for The Cottages at Village Green Development.

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening we have a letter of credit reduction request from The Cottages of Village Green generally located between 93rd Street and 104th Street just at the eastern end of the Village Green Subdivision. The utilities that we have really haven't changed since our letter of credit reduction. But the reduction that they are looking for the \$32,030.25 is just for the Village staff doing inspection on that work. So I do recommend that reduction of amount of \$32,030.25 for The Cottages at Village Green.

Michael Serpe:

So moved.

Village Board Minutes
April 2, 2018

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO APPROVE LETTER OF CREDIT REDUCTION REQUEST NO4 FOR THE COTTAGES AT VILLAGE GREEN DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

H. Consider the 2018 Sewer Lining Project Award of Contract.

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening I bring before you the sewer lining contract proposal for the River Oaks area and 104th Avenue. Every year we go through and we spend several hundred thousand dollars to reline our clay pipes to reduce the amount of infiltration. That's the amount of water that leaks in through the old clay pipes. It reduces the amount of water they have to send to the City of Kenosha Treatment Plant thus keeping our rates lower.

The next slide just kind of shows a little bit -- there's a truck that goes through and drops the liner in, [inaudible] in place. It takes about four or five hours for each line to be done. And we did receive a very competitive bid environment. There were five bids received ranging from \$174,000 up to \$226,000. Visu-Sewer was the lowest bid. They have done work in the Village in the past. They are prequalified as a contractor to work in public right of way. So I do recommend a contract be enter into with Visu-Sewer for the amount of \$174,926.50.

Michael Serpe:

Any issues with any lining that we've been doing so far on Cooper Road? Any problems?

John Steinbrink, Jr.:

Village Board Minutes
April 2, 2018

All the lining that we've done so far to date, and it's been under several different contractors, we have a zero percent failure rate at this time. So I'm very happy with the process with everything that we've done. We do spend a lot of prep time ahead of time videoing and inspecting and post-inspecting to make sure that we do receive a good product. And we're very careful on the product and installation with our in-staff inspectors to make sure we are receiving what we do pay for.

Michael Serpe:

That's good news. I'd move to concur with John's recommendation.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO APPROVE THE 2018 SEWER LINING PROJECT CONTRACT;
SECONDED BY KECKER; MOTION CARRIED 4-0.**

I. Consider the RecPlex Bathroom Room Addition Project Award of Contract.

Craig Anderson:

Mr. President and members of the Board, attached in your proposed packet is the proposed guaranteed maximum price cost summary for the RecPlex toilet room addition. The attachment provides both the cost breakdown by division of work along with the low bidder for each category. Bids were received and opened at Village Hall on March 15th.

In the bathrooms in the men's there will be four urinals, three toilets, four sinks. In the women's there will be nine toilets and four sinks and a water closet. It's a much needed project for out by the fieldhouse with all of the events that we have going on and the programming. It keep customers from going into the lobby area and thereby having a bunch of people in one congregated area where we can't do business at our front desk. This is one of our biggest

Village Board Minutes
April 2, 2018

complaints whenever we have surveys for any of our events. It's a much needed and worthwhile project. It's \$793,556.

John Steinbrink:

I like that terminology, max price cost summary.

Craig Anderson:

That's how they put it, yup.

Steve Kumorkiewicz:

I make a motion to approve.

Michael Serpe:

I'll second it.

John Steinbrink:

Motion by Steve, second by Mike. Any further discussion? Speak now or forever hold your. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KUMORKIEWICZ MOVED TO APPROVE THE RECPLEX BATHROOM ROOM ADDITION PROJECT CONTRACT; SECONDED BY SERPE; MOTION CARRIED 4-0.

9. VILLAGE BOARD COMMENTS

Kris Keckler:

I encourage people to get out and vote. And Steve this is his final turnout.

John Steinbrink:

They're claiming it's going to be a low turnout. Jane, is that what you're expecting?

Village Board Minutes
April 2, 2018

Jane Snell:

I am. I'm predicting about a 20 percent turnout.

10. ADJOURNMENT

Michael Serpe:

Move to adjourn.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY
KUMKORKIEWICZ; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 7:23 P.M**