

**AGENDA**  
**VILLAGE OF PLEASANT PRAIRIE**  
**PLEASANT PRAIRIE VILLAGE BOARD**  
**PLEASANT PRAIRIE WATER UTILITY**  
**PLEASANT PRAIRIE SEWER UTILITY**  
**Village Hall Auditorium**  
**9915 – 39th Avenue**  
**Pleasant Prairie, WI**  
**February 5, 2018**  
**6:00 p.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Presentation
  - A. Pleasant Prairie Police Association Appreciation Presentation
5. Minutes of Meetings – January 15, 2018
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.)
7. Administrator's Report
8. New Business
  - A. Receive Plan Commission recommendation and consider Resolution #18-03 for the Creation of the Village's Tax Incremental District No. 6 (TID 6) for a mixed-use district for property generally located at the northeast corner of the intersection of STH 165 and STH 31 (Green Bay Road).
  - B. Consider the 1<sup>st</sup> Amendment to The Cottages at Village Green Condominium development allowing issuance of building permits prior to the completion of road pavement.
  - C. Consider Letter of Credit Reduction Request No. 3 for The Cottages at Village Green Development.
9. Village Board Comments
10. Adjournment

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

**VILLAGE OF PLEASANT PRAIRIE  
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9915 - 39th Avenue  
Pleasant Prairie, WI  
January 15, 2018  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, January 15, 2018. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Also present were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Craig Roepke, Interim 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; Sandro Perez, Inspection Superintendent; Mary Jo Jiter, Communication Director, Craig Anderson, Recreation Director and Jane C. Snell, Deputy Village Clerk. No citizens attended the meeting.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PRESENTATION**

**A. Consider and present Resolution #18-01 of Appreciation and Recognition to Jane Romanowski for Her Years of Service to the Village of Pleasant Prairie.**

Tom Shircel:

Thank you, Mr. President and Village Board members. Tonight in front of you is Resolution #18-01. It's a resolution of appreciation and recognition for Jane M. Romanowski for her years of service to the Village of Pleasant Prairie. And I can read the resolution for the record.

Whereas, Jane M. Romanowski will retire on January 31, 2018, after twenty-six years of outstanding service and commitment to the Village of Pleasant Prairie; and whereas, Jane began her career with the Village of Pleasant Prairie on November 25, 1991 in the Community Development Department and had been promoted multiple times during her tenure; and whereas, throughout her years of service, Jane served the community with integrity in her various roles as Clerical and Executive Secretary, Village Clerk, and Assistant to the Administrator.

And whereas, Jane graduated from the Wisconsin Municipal Clerks and Treasurers Institute in 1997 and from the Master Municipal Clerk Academy in 2002; and whereas, Jane honorably represented the Village of Pleasant Prairie by being designated as a Certified Municipal Clerk in 1998 and was awarded the prestigious Master Municipal Clerk designation by the International Institute of Municipal Clerks in 2007; and whereas, Jane continued to proudly represent the Village as a member of the Wisconsin Municipal Clerks Association and served as Secretary,

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District Director, and chaired and served on many committees; and whereas, Jane demonstrated expertise and devotion to her work and provided superior and professional service to the residents of Pleasant Prairie through her duties as the Village Clerk by maintaining records, conducting municipal elections, facilitating Village Board meetings, issuing licenses and permits.

And whereas, the Village would like to acknowledge and sincerely thank Jane for her dedication and commend her for the vast amount of knowledge she bestowed upon the community; and now therefore be it resolved that the Village of Pleasant Prairie extends to Jane our sincere respect and appreciation for her service to the Village, and our congratulations on her well-earned retirement, and best wishes to her for continued success, happiness, and good health in the years to come. Considered and adopted this 15th day of January, 2018.

John Steinbrink:

Jane, why don't you make your way on up here?

**SERPE MOVED TO ADOPT RESOLUTION #18-01 OF APPRECIATION AND RECOGNITION TO JANE ROMANOWSKI FOR HER YEARS OF SERVICE TO THE VILLAGE OF PLEASANT PRAIRIE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

Well, Jane? We'll have a group photo, too.

Michael Serpe:

Who's got a camera? Okay.

John Steinbrink:

Now, the Village spared no expense at this. Not only is it made in the US of A. It is put together well with a hole at the top. And it's [inaudible] with a protective cover. They know you're going to be going into the north woods and bears could scratch this. Congratulations.

Jane Romanowski:

Thank you.

John Steinbrink:

Now, try and keep your speech under at least ten minutes. Serpe wants to get home here.

Jane Romanowski:

I'll make it quick. It's hard to believe I've sat through a lot of these from up at the dias, and now I'm standing here. It's also hard to believe that I finally get to sit in the back of the room for a change so that's kind of neat. When I started, you start thinking of the years and how quick they go. My daughters were two and a half and four. I have grandkids that age now and another one on the way. I am so looking forward to spending time with them. The main purpose of my retirement is to do that. Leave the preoccupation of the workload gone.

I thank the Board. John, Mike and Steve I've served all the years with you. And we had the addition of Dave and Kris that made it one of the strongest if not the strongest Board I've ever seen. I've worked with a lot of Board members so thank you for your leadership, your support, your guidance. And I was very lucky not only did I work here but I've lived here for 28 years. So thank you. Thank you to Mike. I've worked with Mike Pollocoff almost my whole career and some of these department heads my whole career. So you were always there for me. The guidance, the support, the respect and the friendship. And I do appreciate it all. I'm really looking forward to my next chapter. And I'll miss you, but I have a lot to look forward to. So thank you.

Michael Serpe:

Thank you, Jane. Jane, we were blessed with a lot of years of service. And for the life of me I can't think of an error that you made in all the time that you have served with this Board and all the elections, 71 elections, and I don't recall ever an error that was brought forward. I do recall one, John, when you lost by 100 votes by mistake. But, again, thanks for your service, Jane. And when we sat next to each other you have guided me in a lot of ways and what to say and when to say it. And I appreciate it. Thank you.

John Steinbrink:

I can't believe it's that many years. I mean it goes fast. And how come our hair turned gray and yours looks so good? And all of us are fighting the pounds and you're still slim and trim. What's going on here? You're going to have to give us your secret. But congratulations. And you've got some well deserved time. I mean every time I go into your office I see the pictures of the kids and I see how they're growing. And I can tell that you want to be up there with them. That will wear off, don't worry. Well deserved time. You might even get out of this cold climate for a while, you never know. So congratulations. Now you get to sit in the back with the cool kids. Neat.

**5. MINUTES OF MEETINGS - DECEMBER 18, 2017**

**KECKLER MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD REGULAR MEETING OF DECEMBER 18, 2017 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**6. PUBLIC HEARING**

- A. Consider a variance from Section 395-72(A) of the Village Land Division and Development Control Ordinance to allow for a 5-acre lot to be subdivided relating to property located at 9109 River Road for the construction of a single family home without extending municipal sanitary sewer.**

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Jean Werbie-Harris:

Mr. President and members of the Board and the audience, this is a public hearing this evening. And it's for a request for a variance from Section 395-72(A) of the Village's Land Division and Development Control Ordinance. The petitioner is requesting a variance, again, from the Land Division and Development Control Ordinance to allow for a five acre lot to be subdivided from the property located at 9101 River Road owned by Oliver and Patricia Christiansen Trustees of the Christiansen Trust for the construction of a single family home without the extension of or the connection to municipal sanitary sewer.

The property is currently zoned A-3, Limited Agricultural District, and portions of the property are zoned C-1, Lowland Resource Conservancy District, and FPO Floodplain Overlay District. The A-3 District requires lots to be a minimum of five acres and 300 feet of frontage. At least 50 percent of the lot shall be located outside of the wetlands and the 100-year floodplain. A detailed wetland staking will need to be completed. And the location of the 100-year floodplain will need to be field verified. In addition, a floodplain boundary adjustment will be required to provide dry land access to the new five acre property being created.

Section 395-72(A) of the Village's Land Division and Development Control Ordinance requires that all new lots created by land division be serviced by municipal sanitary sewer. Municipal sanitary sewer is currently located on County Trunk Highway C, Wilmot Road, east of the Des Plaines River. Although sanitary sewer is expected to be extended within the County Trunk Highway C right of way, west of the Des Plaines River and possibly south on 114th Avenue in the future, where sanitary sewer could serve urban development on both sides of 114th Avenue, as the road continues south and becomes River Road, further urban development is not likely due to the large amount of wetlands and 100-year floodplains on either side of River Road.

Furthermore, the extension of municipal sanitary sewer within River Road would be extremely costly and would service very few homes. If municipal sanitary sewer is required to be extended due to failing onsite septic systems, the property owners would likely, if possible, install holding tanks. Or if that's not possible they would be required that large cost for the extension of municipal sanitary sewer and then connect to the sewer. The petitioners had soil tests completed, and Kenosha County has indicated that an onsite sewer system could be installed on the proposed property. A new home will also need to install a well since municipal water is not located within River Road.

So with that that sets forth the framework and the information for the petitioner's request. The petitioner is in the audience, and he would like to address the Board regarding his request for a variance, again, to be able to do a land division and create a single family lot on five acres and not be required to connect to municipal sanitary sewer.

Craig Miller:

Good evening. My name is Craig Miller. I currently live at 2880 11th Place, Kenosha, Wisconsin, 53140. Thank you, everybody, for your time. I would like to thank all the parties involved in this process as it has been a very involved process. That includes my grandparents

and all the staff at Pleasant Prairie. Everybody has been a pleasure to work with. It's been a dream of mine to live in Pleasant Prairie again as I grew up on this road just down the street from where we're proposing the property. That variance would allow that dream to come true. My wife and I would very much like to raise my son in this area and be able to share all the experiences that I've had in Pleasant Prairie as I love the community and would love to be back in it. So, again, I thank everybody for their time today. And I sincerely hope that you'll consider the variance.

John Steinbrink:

Okay, thank you. With that I'll open the public hearing. Can we have that read into the record also then, his statement?

Jean Werbie-Harris:

His statement?

John Steinbrink:

Pardon?

Jean Werbie-Harris:

I'm sorry, I didn't hear you.

John Steinbrink:

The statement read into the record. I'm opening the public hearing.

Jean Werbie-Harris:

Yes. I'm still not following you.

John Steinbrink:

This is a public hearing.

Jean Werbie-Harris:

Right, so his statement is part of the public hearing.

John Steinbrink:

Part of the record, correct. Was there a signup for the public hearing?

Jane Snell:

There was and it was Craig Miller. No one else. There were no other signups.

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John Steinbrink:

Okay, anyone else wishing to speak on this item? Hearing none I'll close the public hearing and open it up for Board comment or question.

Michael Serpe:

I just have one question. What is the cost of a septic and a well right now? Do you have any idea?

[Inaudible]

Jean Werbie-Harris:

I need you to come to the microphone.

Craig Miller:

So we haven't had anybody actually come out to the land to give a proposal for the land itself. But we believe everybody that we talked to it starts around \$12,000.

Michael Serpe:

All right. Unless there's other questions I'd move approval of the variance. He obviously doesn't much of a choice but to do what they're doing.

**SERPE MOVED TO APPROVE THE VARIANCE FROM SECTION 395-72(A) OF THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE TO ALLOW FOR A 5-ACRE LOT TO BE SUBDIVIDED RELATING TO PROPERTY LOCATED AT 9109 RIVER ROAD FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME WITHOUT EXTENDING MUNICIPAL SANITARY SEWER; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

Any further discussion on this item?

Kris Keckler:

My only questions were on the septic and how it would affect the floodplain. But you addressed both of those in your presentation.

John Steinbrink:

The rules are very clear for the septic.

Jean Werbie-Harris:

Absolutely. So he would not be able to put --

John Steinbrink:

Not a problem at all.

Jean Werbie-Harris:

-- any septic in the floodplain. So as long as he has an area that he could put in a conventional system he should be able to do that, and the County would agree.

John Steinbrink:

And River Road is a unique place to live and raise a family. Over the years I grew up knowing a lot of the people down River Road, and it's a place you can always call home I guess. With that we had a motion and a second. Those in favor?

## 7. CITIZEN COMMENTS

Jane Snell:

Mr. President, there were no citizen signups this evening.

John Steinbrink:

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

## 8. ADMINISTRATOR'S REPORT – None.

## 9. NEW BUSINESS

- A. **Receive Plan Commission recommendation and consider a Master Conceptual Plan for the proposed 50,000 square foot Froedtert South Pleasant Prairie Medical Office Building within the Main Street Market development located at the northeast corner of STH 31 and STH 165.**

Jean Werbie-Harris:

Mr. President and members of the Board, before you this evening is a request for a Master Conceptual Plan approval at the request of Peter Molter. And he's the agent for Froedtert South. This is for a proposed 50,000 square foot Pleasant Prairie medical office building known as Froedtert South to be constructed in the Main Street Market Development at the northeast corner of Highway 31 which is Green Bay Road and 165 or 104th Street.

On December 4, 2017, the Village Board had conditionally approved a Master Conceptual Plan for the Main Street Market itself, and this is for commercial development at that triangle. And they also approved a refinement of the Neighborhood Plan that had been conditionally approved



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by the Board on October 2, 2017. And this is for a number of commercial buildings. As you can see on the slide we had a grocery store, retail building, multi-tenant buildings, commercial buildings as well as a gasoline station and C-store and then, finally, for the medical office building as we are presenting this evening as part of a more detailed Conceptual Plan.

The Comprehensive Plan Amendment, again, to the Highpoint Neighborhood Plan, Main Street Marketplace kind of refined that plan. As you can see to the left it was originally approved in the mid 2000s, and then we just refined it. And based on some new traffic information, new design information as well as some new user information we were able to update the Comprehensive Plan for the particular Main Street Market.

So with respect to medical office building for Froedtert South Building F, they are proposing to advance this project kind of in the south central portion of this development just north of Highway 165. What they are proposing is a four story office building approximately 12,500 square feet per floor. Basically based on the elevation they're going to have three story elevation facing the east and then four story facing the west. Again, facing the east we've got the Meadowlands Condominium development, and to the west we have Highway 31 and the LakeView Corporate Park. Again, the idea is that it would be approximately 50,000 square feet.

The building exterior materials will consist of unit masonry brick in an architectural prairie style to match their existing St. Catherine's Medical Center Campus in Prairie Ridge on Highway 50. The first floor is intended to support a number of different types of rehab therapy services, private treatment areas for patients including a gym area and related support areas. And the second through fourth floors is intended to be for physician offices as well as providing primary and specialty care. This is very, very similar to their existing clinic that they recently built up in the Village of Somers.

The hours of the facility is proposed to be Monday through Friday from 6 to 8 p.m., Saturday from 7 to 5, Sunday based on patient demand and would be for limited hours. It is intended that they would start with the first two floors that would be built out initially, and the remaining two floors would be shelled in, and then that internal area will be built out in later stages. Employment based on their initial concept is that there would be 80 full-time equivalent jobs. The goal would be to have construction completed and the facility operational by next winter, 2018-2019.

Parking and pedestrian interconnections will be shared throughout the development. Again, it's important to note that this is going to be put together as part of a unified business development. So we will have common features and architecture and just things that transcend from one area to the other out there similar to Prairie Ridge and some of the other project areas we have in Pleasant Prairie. With respect to this project there will be 247 parking spaces including 12 handicapped accessible spaces within 400 feet of the building. And as you can see the way they've set this up is there really will be access to the building so that there's parking on all four sides of the building.

This is a project that went before the Village Plan Commission and the Board not only at the conceptual and neighborhood plan stages just because it was very preliminary as part of the Main

Street Market, but then it has also been before the Village Plan Commission as part of their public hearing process at their last meeting. Just like with the rest of Main Street Market we are continuing to work on the next steps or next phases at the same time as this project is developing including a traffic impact analysis, a CSM with the development agreement pertaining to the public improvements that are required for the Main Street Market as well as this particular develop. Comprehensive Land Use Plan amendments to remove the urban reserve and those aspects of the wetland areas being filled.

And then obviously they will need to move to the next step which is Preliminary and then Final Site and Operational Plans. They will also be looking for a PUD overlay. The property is currently zoned B-2, but there are some modifications that we are looking at with respect to them, again, because this is an integral business development. There will probably be zero lot line setbacks, for example. We're not expecting huge separation spacings from one parking area to the next because it's all intended to be developed as a unified development.

So with that we have met with Peter Molter of Froedtert South. He is actually here in the audience. If you have any questions that he can add to any of the additional comments that we've had for this project to date he can come up and you can visit with him. But we are continuing to move through the process not only for Main Street Market but also for the Froedtert South Medical Clinic that they have proposed.

John Steinbrink:

Peter, anything that you'd care to add? All right. Any questions for Jean or Peter?

Dave Klimisch:

I have a question. We don't quite know what 165 is going to look like after this process and then the same with Old Green Bay Road. Not knowing that how confident are we that the footprint of this building isn't going to be impacted by any change in the highway?

Jean Werbie-Harris:

So we have been making assumptions along with Pinnacle Engineering on behalf of S.R. Mills and the Bear development team. And have had a number of communications with the DOT even though we have not received the TIA response back from them. So we have assumed more or less a worse case scenario to identify exactly how wide that Old Green Bay Road needs to be. We actually have some of those details and those specifications that we have put together, and our Village Engineer has been working on that with us. So we have some of that information.

We've looked at a couple of different alignments for the intersection of Old Green Bay Road as well as 165. We've looked at how much right of way is going to be needed. So we've started going through that entire process. And so we aren't 100 percent, but I think based on the information that we have right now, and we hope to have some final decisions and information from the DOT within the next two weeks or so, and I'm sure we're going to ask them tomorrow at our quarterly meeting, but to see where they are with respect to the TIA. But we are trying to advance it knowing that we do need to make sure that we have final information from them, but we're looking at kind of a worse case scenario so that the hospital site has been laid out from that perspective.

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Dave Klimisch:

So we're hopeful that those limits from the State as far as what the widest need they would need for 165 those would be in before we break ground?

Jean Werbie-Harris:

Yes. I don't know, Matt, if you want to add anything further to that?

Matt Fineour:

The only thing I'd add is that they are currently in the works of designing Old Green Bay Road. So between the overall Main Street Market plan and Froedtert Hospital hopefully the two are coordinating well enough that they know what's going on. But I don't think the footprint necessarily would change. I would think at the worst case you might have some parking stalls that are affected.

Dave Klimisch:

And Building F is far enough away from the roads, but Building G and E, the ones that are on those roads I'm guessing those won't get developed until we know for sure where those lines are?

Jean Werbie-Harris:

Absolutely. And we should know that probably within the next 30 days would you say?

Matt Fineour:

Yeah, I would say the road design is going to be ahead of any other building other than this one.

Michael Serpe:

Jean, I have question. Even though Froedtert is the only building right now that we know that's going up, the Jelly Belly cross-over for a lack of an identification of that road, that's still going to go in even with only knowing that Froedtert is the only building going up? Is that still going to go in?

Jean Werbie-Harris:

So the TIA looks at existing and future conditions and has to look at the entire project as a whole. It may not go in in the very first phase. But the State and the Village and the developer needs to look at the entire project as a whole. So I can't tell you exactly what that's going to look like with respect to the cross or if there's going to be any access north or south. There may not be. But that is part of the analysis. And I don't believe that the clinic's location at this site was depending on whether or not that that Main Street access went in or not. But I know that this is

part of the overall analysis. And several years ago when we were looking at this in 2007 at that time the State had identified that that would be appropriate that that roadway go in. The question is now is whether or not that should be a signalized intersection, if there can be any access going north or south from it. All those details need to be vetted out. And, again, we're hoping that that will happen in the next two to three weeks.

John Steinbrink:

With that being said I would entertain a motion.

**KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A MASTER CONCEPTUAL PLAN FOR THE PROPOSED 50,000 SQUARE FOOT FROEDTERT SOUTH PLEASANT PRAIRIE MEDICAL OFFICE BUILDING WITHIN THE MAIN STREET MARKET DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF STH 31 AND STH 165; SECONDED BY SERPE; MOTION CARRIED 5-0.**

John Steinbrink:

Do you want B and C taken together, Jean?

Jean Werbie-Harris:

Yes, please.

John Steinbrink:

Motion to take B and C together?

**KLIMISCH MOVED TO CONSIDER NEW BUSINESS ITEMS B & C AT THIS TIME; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

- B. Receive Plan Commission recommendation and consider Ordinance #18-02 for several Comprehensive Plan Amendments for property located at 10700 88th Avenue.**
- C. Receive Plan Commission recommendation and consider Ordinance #18-03 for a Zoning Map Amendment to rezone property located at 10700 88th Avenue into the C-1, Lowland Resource Conservancy District.**

Jean Werbie-Harris:

Mr. President and members of the Board, the two items you have before you are the Comprehensive Plan Amendment, Ordinance 18-02, and a Zoning Map Amendment, Ordinance 18-03. And these are both at the request of Andrew Shoaf who is a P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property. And this is related to the completed wetland delineations on the property located at 10700 88th Avenue.

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As you know, Site and Operational Plans had been conditionally approved by the Plan Commission on December 11, 2017. And this is for Olds Products to complete two additions to their existing facility in the LakeView Corporate Park, a 26,000 square foot addition and a 100,000 square foot addition along with 22 new dock doors.

As part of any new addition in the LakeView Corporate Park it's required to have wetlands delineated and the 100-year floodplain always evaluated on the properties. So both of these investigations were completed by the environmental firms. There were wetlands found along the south property line, and those are proposed to be rezoned into the C-1, Lowland Resource Conservancy District. And the 2035 Land Use Plan Map is proposed to be corrected to reflect that delineation.

In addition, there were some wetlands that were inadvertently created and identified along the east property line. And, again, these were self-created, and as part of the berming and the grading that was done on the property. And these wetlands were found to be exempt from the DNR from their permit requirements as of 10-17-17.

So the request you have this evening two fold to correct and modify and update the Comprehensive Plan to reflect the wetland delineation. And secondly to rezone the wetlands that will remain onto the property into the Lowland Resource Conservancy District, the C-1 classification. The Plan Commission and the staff recommend approval of both, and the Comprehensive Plan Amendment will require a roll call vote.

**KECKLER MOVED TO CONCUR WITH THE PLAN COMMISSION  
RECOMMENDATION AND ADOPT ORDINANCE #18-02 FOR A COMPREHENSIVE PLAN  
AMENDMENT ON FOR PROPERTY LOCATED AT 10700 88TH AVENUE; SECONDED BY  
KUMORKIEWICZ; ROLL CALL VOTE – KUMORKIEWICZ – YES; KLIMISCH – YES;  
SERPE – YES; KECKLER – YES; STEINBIRNK – YES; MOTION CARRIED 5-0.**

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION  
RECOMMENDATION AND ADOPT ORDINANCE #18-03 FOR A ZONING TEXT  
AMENDMENT TO REZONE PROPERTY LOCATED AT 10700 88TH AVENUE INTO THE C-  
1, LOWLAND RESOURCE CONSERVANCY DISTRICT; SECONDED BY KLIMISCH;  
MOTION CARRIED 5-0.**

**D. Receive Plan Commission recommendation and consider Ordinance #18-04 to  
amend Section 420-29 related to Business License Fees.**

Jean Werbie-Harris:

Mr. President and members of the Board, on December 4, 2017, the Board adopted Resolution 17-44, and this is to initiate and petition the Village to re-evaluate the business license application and renewal fees for nonprofit businesses in the Village. Since January 1, 2017, all commercial, industrial, institutional and governmental businesses including churches, schools, community residential facilities, home based businesses, ag businesses and other uses were required to obtain and maintain an annual business license pursuant to the Village Zoning Ordinance.

As you know, information that's gathered from the business licenses is essential to performing the community's public safety and public works services. Business contact information is being used to notify and provide efficient public safety notices and services. Information is also obtained that provides economic development, business attraction, and it's also used for accurate business listings for the active businesses in the community in order to provide us relevant contact information, employment counts and anticipated employment growth annually as well as some projections.

Section 420-29 A related to business license fees is proposed to be amended to change the business license fees for nonprofit businesses from \$25 to \$10. This fee change applies to the initial application or a renewal notice or notice of change for that nonprofits business. This is something that had been requested by some nonprofit businesses last year, and we've had some discussion over the year with respect to this. The ordinance also states that the Village may require additional information to verify that the nonprofit businesses are, in fact, nonprofit according to the status of the IRS.

Currently there are 28 nonprofits businesses in the Village, and all the other businesses in the Village would be considered not nonprofit or for profit businesses. The 2018 renewals for the balance of the businesses were sent out in December. And we've actually received back over 300 of them to date which is great. So it's well ahead of last year. But the 2018 renewals for the nonprofit businesses have not been sent out. What we indicated at the Plan Commission meeting was that those notices would be sent out tomorrow if this ordinance is approved by the Village Board this evening.

Again, the renewal fee for nonprofit businesses would be effective immediately, and their licenses would need to be returned to the Village by March 1, 2018. We wanted to give them a little extra time. And the staff recommends approval of the reduction in the fee for nonprofit businesses to \$10.

Michael Serpe:

Jean, any more thought in consideration of sharing this with the police and fire?

Jean Werbie-Harris:

Absolutely. I have had brief conversations with both the Police and Fire Chief. In fact, we are meeting Wednesday or Thursday of this week to discuss in details the different types of reports that are available as well as what types of reports at short notice that they may need in certain areas of the Village.

Michael Serpe:

That's good, thank you.

Kris Keckler:

I understand the importance of obtaining this information, but I do also appreciate the leniency in the fee structure for these entities. Thank you.

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John Steinbrink:

Further comments or question?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE ORDINANCE #18-04 TO AMEND SECTION 420-29 RELATED TO BUSINESS LICENSE FEES; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

Can E and F be taken separately or taken together?

Tom Shircel:

They can be taken together.

John Steinbrink:

Together?

Tom Shircel:

Yes.

John Steinbrink:

Motion to take E and F together?

**KLIMISH MOVED TO CONSIDER NEW BUSINESS ITEMS E & F AT THIS TIME; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

- E. Consider Ordinance #18-01 to amend Chapter 18 of the Municipal Code to create the Sex Offender Residence Board.**
- F. Consider appointment of members to the Sex Offender Residence Board.**

Tom Shircel:

Thank you, Mr. President and Board members. Thank you. Before the Board tonight is Ordinance #18-01 related to the creation of a Sex Offender Residence Board. If the Board remembers, late last year in September there were a couple of amendments that the Board reviewed and approved to the Chapter 287 of the sex offender ordinance for the Village of Pleasant Prairie. And one of those was to set forth the parameters whereby a Sex Offender Residence Board could take in applications and hear a hearing from a sex offender to live within

the parameters of the safety zones of the sex offender ordinance. That would be the 1,500 feet from churches, schools, parks, so on and so forth. So that's just a predecessor to what's on the agenda tonight.

So tonight we're looking at the actual creation of the Sex Offender Residence Board. And I can quickly go through the parameters of the ordinance. Membership in terms, the members of the Sex Offender Residence Board members shall be citizens residing in the Village of Pleasant Prairie and shall be selected by the Village President and approved by the Village of Pleasant Prairie Board of Trustees pursuant to this chapter. Members shall serve for a term of five years and shall serve no more than two consecutive terms. Initial members of the Residents Board shall be staggered with one member serving one year, a second member serving three years and the third member serving five years.

Vacancies, the Village President shall promptly appoint a new member or an alternate member to fill any midterm vacancy of the Board, and the newly appointed member or alternate member shall serve the balance of his or her predecessors' terms. Conflict of interest, any member of the Sex Offender Residence Board having a conflict of interest in any matter coming before the Board shall refrain from any voting or discussion either prior to, at or after the matter has been heard by the Board. Said Board member that has a conflict shall recuse him or herself from all proceedings, and the alternate member shall preside.

Power and duties, the Sex offender Residence Board shall hold a hearing on each appeal filed with the Village Clerk's office. The Board's decision shall be based upon factual information supplied by the appellant, oral or written statements of any person, and shall render its decision within the Village's interest in promoting, protecting and improving the health, safety and welfare of the community pursuant to applicable factors described in Section 287-6(1) of the Village Municipal Code.

Confidentiality of health information, to the extent if can reasonably do so, the Sex Offender Residence Board shall have the opportunity to go into closed session to consider any medical history of alcohol, drug and sex offender treatment, juvenile conviction records or other health information, to the extent allowed by applicable State laws.

As far as meetings are concerned, the Appeal Board hearings shall be held on an as needed basis. When the Village Clerk's office receives an appeal form, the office shall schedule a hearing within 45 days of receipt. A hearing notice shall be sent at least ten days via U.S. Postal Service to the appellant of the date, time and location of the meeting. And, finally, a written record shall be taken for all findings, determinations, facts. And a copy of such record shall be filed with the Village Clerk as public record. So those are the parameters of Ordinance 18-01. And if you have any further questions I'll be happy to answer them.

Michael Serpe:

Tom, how many village and municipalities or cities do we know that have this board in place?

Tom Shircel:

I know of a handful. Green Bay has one, Racine has one, Waukesha -- not Waukesha, I'm sorry. Jane Snell, do you know?



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Jane Snell:

Yes.

Tom Shircel:

Mt. Pleasant has one. So there are several communities in southeast Wisconsin. Throughout Wisconsin we do have this Sex Offender Review Board.

Michael Serpe:

Any indication how it's working out?

Tom Shircel:

Yes, yes.

John Steinbrink:

Further questions?

**SERPE MOVED TO APPROVE ORDINANCE #18-01 TO AMEND CHAPTER 18 OF THE MUNICIPAL CODE TO CREATE THE SEX OFFENDER RESIDENCE BOARD; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

John Steinbrink:

That brings us to Item F.

Tom Shircel:

Thank you. So in conjunction with the Sex Offender Review Board, I'm going to recommend that the following members and terms be approved by the Village Board. So the first one year term Miss Pauline Hammerbeck. The first three year term would be Mr. Paul Ratzburg. And the first five year term would be Mr. George Easton. I'd recommend those three be the first initial members of the Board.

Dave Klimisch:

I applaud the people willing to step forward. It's a new Commission. There's no previous meetings to look at except another municipality's. So I appreciate their willingness to do this, and it's going to be an important part for keeping Pleasant Prairie moving forward.

Michael Serpe:

You know, Dave, along with that all three, Ms. Hammerbeck a very thorough individual. She does her homework. Paul Ratzburg a retired Detective Lieutenant with the Police Department. And George Easton a former Court Commissioner with the Circuit Court, Municipal Judge and lawyer. We have three great people in here, three great people.

Steve Kumorkiewicz:

We've got the best qualified citizens.

Tom Shircel:

Mr. President, sometime in the next month or so Jane Snell will hold a meeting with these Board members to give them the parameters of what to do during these meetings, how the meetings should be held. She's created a whole set of documents that this Board is going to be run by. So she's going to set that up sometime in March perhaps. And I have to commend both Jane Snell and Jane Romanowski for helping put those documents together and helping move this SORB as we call along through the process.

Kris Keckler:

That was actually my comment or question. I'd like to know that they're obviously being presented with not only the parameters and protocols but also the expectations of serving impartially and the whole process that's expected of them. I really appreciate their volunteering for this.

Tom Shircel:

On top of that our attorneys out of Milwaukee who have been working on this whole process with us through the years they've offered to offer some training, too, for the initial SORB members so they can get themselves immersed in the whole process and show them how things are run.

Dave Klimisch:

I like the specific nature in the ordinance that says the decisions shall be based upon factual information supplied by the appellant. So like Kris mentioned any emotions or preconceived as a part of this it's based on facts. And the history of the three people on the Board show that they're used to following how boards work and how the law works.

Tom Shircel:

And each case will be heard on its own merits. So each case is individual, like you said, and it will be heard on its own merits.

Steve Kumorkiewicz:

I've got a question. Are they going to have a secretary [inaudible].

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Tom Shircel:

Jane, do you know the answer to that? The meetings will be recorded.

Steve Kumorkiewicz:

Still are they going to have a secretary?

Tom Shircel:

We'll look into that for you, Steve.

Steve Kumorkiewicz:

Okay, thank you.

Kris Keckler:

And we're calling it the SORB?

Tom Shircel:

That's the acronym that we go by is SORB.

Jane Snell:

I just want to mention that on our first meeting with the members of the Board we will be selecting a chairperson and a secretary for that particular Board. That will happen, yes.

Steve Kumorkiewicz:

Thank you.

John Steinbrink:

Okay, no further comments we have a motion and a second.

**SERPE MOVED TO APPROVE APPOINTMENT OF MEMBERS - PAULINE HAMMERBECK – ONE YEAR TERM, PAUL RATZBURG – THREE YEAR TERM, AND GEORGE EASTON – FIVE YEAR TERM TO THE SEX OFFENDER RESIDENCE BOARD; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**G. Consider the Design Service Agreement between the Village of Pleasant Prairie and Strand Associates relating to the design of the STH 165 lift station project.**

Matt Fineour:

Mr. President and members of the Board, this is a design service contract with Strand for the design services of a new lift station on 165 just north of Corporate Drive. There is an existing lift station out there, it was built in the last 1980s, around 1990. It was a temporary lift station that was built out there for the initial start of the development. That lift station has pretty much hit its capacity. And with all the new development that's occurring out by I-94 it's time to replace that lift station.

The lift station will service Prairie Highland Corporate Park, all the existing developments that are out there, and it will also serve as future development south along the East Frontage Road down to ML and then north all the way up to kind of half way between Highway C and 165. This map shows the areas in red which essentially to open its service area for the lift station. The areas cross-hatched are the existing developments that are served by the existing lift station.

With that we did receive -- we requested proposals from three companies. We received them from two that had a high experience with lift stations. The winning award for the lift station design was with Strand and Associates for \$184,100. With that we'd recommend approval of that contract, and I'd be happy to answer any questions you may have.

**KLIMISCH MOVED TO APPROVE THE DESIGN SERVICE AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND STRAND ASSOCIATES RELATING TO THE DESIGN OF THE STH 165 LIFT STATION PROJECT; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**H. Consider the Cooperative Service Agreement between Village of Pleasant Prairie and the United States Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS) Wildlife Services (WS) relating to the removal of beavers and beaver dams within the Village of Pleasant Prairie.**

John Steinbrink, Jr.:

Mr. President and members of the Board, Pleasant Prairie is responsible to maintain the creeks and drainageways within Village properties. The Jerome Creek and its tributaries collect flow from much of central Pleasant Prairie west of the subcontinental divide around Cooper Road north all the way to Highway 50 flowing south.

In 2017 Pleasant Prairie entered into a cooperative service agreement with the Pleasant Power Plant and the USDA to trap, relocated and remove beaver dams within the defined limits as shown on the attached map. In 2017 USDA relocated four beavers, two muskrats and pulled out eight beaver dams on Village property. I do recommend a service agreement to be entered with USDA for 2018.

John Steinbrink:

John, will those be relocated or food pantry, which one?

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John Steinbrink, Jr.:

They will be lethally disposed of.

**KECKLER MOVED TO APPROVE THE COOPERATIVE SERVICE AGREEMENT BETWEEN VILLAGE OF PLEASANT PRAIRIE AND THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) ANIMAL AND PLANT HEALTH INSPECTION SERVICE (APHIS) WILDLIFE SERVICES (WS) RELATING TO THE REMOVAL OF BEAVERS AND BEAVER DAMS WITHIN THE VILLAGE OF PLEASANT PRAIRIE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**I. Consider appointment of Village Clerk.**

Tom Shircel:

Thank you. With the announcement of Jane Romanowski retiring at the end of this month, her official last day will be January 31st, I recommend that Jane Snell be the Village Clerk effective February 1, 2018.

**KUMORKIEWICZ MOVED TO APPROVE THE APPOINTMENT OF VILLAGE CLERK, JANE C. SNELL, EFFECTIVE FEBRUARY 1, 2018; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

John Steinbrink:

Further discussion?

Jane Snell:

I just want to take a moment to thank you all very much.

John Steinbrink:

We can feel the excitement all the way down here.

Jane Snell:

Thank you for the consideration. I will do my best to support you as well as Jane Romanowski has over the years. And I appreciate all the help that Jane Romanowski has given me in this past year. So, I thank her very much, and I wish her well. And I look forward to working with you all.

John Steinbrink:

It would be inappropriate to say she has big shoes to fill.

## 10. VILLAGE BOARD COMMENTS

John Steinbrink:

One thing is the dark store item is still alive and kicking somewhere, right Rocco? And they're back in session. So hopefully --

[Inaudible]

John Steinbrink:

If you get a chance call your legislators and remind them that this is important to the Village, the residents and the taxpayers of the State. There's a lot of lobbying on the other side that's not exactly all truthful. Not even close to truthful. So the session starts up there so they need prodding. So you can call them, get your neighbors to call them. The kind of thing that they understand is voters concerned about their taxes and protecting the services they receive from their municipality. That's some of the biggest things impacted by this.

Michael Serpe:

John, I've talked to a lot of people in the Village and tell them what possibly could be coming with this dark store thing. And it's amazing we put out into the Village newsletter about the dark store problem, the *Kenosha News* has written a couple of articles on it. And I have not had -- I don't think I had more than two people that really know anything about the dark store. It's a surprise to everybody you talk to. They just don't understand it. And that tells me that if and when this thing happens and the amount of taxation that's going to go on a property on a homeowner's property tax bill, they're going to come back at the Board and blame us for all these increases. And it's going to be hard to sit here and say, no, it's not us, it's the State. And they're going to say, oh yeah, that's easy for you to say because you're sitting here and they're not. So we've got a problem, and education is the biggest problem. And apparently we're not getting to the people because the majority of the people that I mention this to have no idea that this is even taking place.

Steve Kumorkiewicz:

One of the reasons, too, right now is the fact that we have [inaudible] one of them is the right of the landlords, and the other one is a bid to benefit the realtors. They're not interested in benefitting the communities. And right now with the [inaudible] working on they're going to increase the fees of the control that we've got of the properties. They're trying to take away the control of the properties, the rental properties [inaudible] for all the municipalities. So that's what they're doing. They're looking for somebody [inaudible] what they should be doing. What concerns me is they're going to leave with the dark store business at the end of the year, and then they're going to drag it, they're going to miss [inaudible] to support that to go to [inaudible] and then going to pass it. They're going to delete it again. And when those [inaudible] pass they are not retroactive.

Right now with this business the Wisconsin Manufacturers and Commerce those are the ones who support this bill. When they go to court and they win the case usually the municipality has got to

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pay back three years of taxes, yours and mine and everyone in this room. But when they pass the law eventually it's not going to be retroactive. It's going to [inaudible] the following year. That is the way Madison works. We've got to be [inaudible] that money can buy. I'm not afraid to say that because it's true. Thank you.

**11. ADJOURNMENT**

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ;  
MOTION CARRIED AND MEETING ADJOURNED AT 7:30 P.M.**

VILLAGE BOARD  
OF THE  
VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

RESOLUTION NO. 18-03

---

A RESOLUTION APPROVING PROJECT PLAN AND BOUNDARIES FOR  
TAX INCREMENTAL DISTRICT NO. 6 OF THE  
VILLAGE OF PLEASANT PRAIRIE, WISCONSIN AND  
MAKING CERTAIN FINDINGS WITH RESPECT THERETO

---

WHEREAS, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village of Pleasant Prairie, Wisconsin (the "Village") to provide for further promotion and attraction of mixed-use development on the vacant land located at the northeast corner of Highway 31 (Green Bay Road) and Highway 165 (104th Street) in the Village, known as Main Street Market;

WHEREAS, under the provisions of Section 66.1105 of the Wisconsin Statutes, a plan commission may, by resolution, adopt a project plan and boundaries, subject to the approval of the local legislative body and the joint review board;

WHEREAS, pursuant to Section 66.1105(4)(f) of the Wisconsin Statutes, the plan commission of the Village (the "Plan Commission") prepared a proposed project plan and boundaries (the "Project Plan") for Tax Incremental District No. 6 in the Village (the "District");

WHEREAS, on January 8, 2018, the Plan Commission held a public hearing at which all interested parties were afforded a reasonable opportunity to express their views on the District and the proposed Project Plan for the District;

WHEREAS, on January 8, 2018, the Plan Commission also duly adopted a resolution (the "Adopting Resolution") which adopted the Project Plan and designated boundaries for the District and recommended and submitted the Project Plan to this Village Board for approval;

WHEREAS, Section 66.1105(4)(g) and (gm) of the Wisconsin Statutes requires that certain findings be made by the Village Board; and

WHEREAS, the Project Plan and the Adopting Resolution have been presented to this Village Board and reviewed by Village staff and counsel to the Village.

NOW, THEREFORE, be it resolved by the Village Board of the Village of Pleasant Prairie, Wisconsin, that:



Section 1. Approval of Project Plan. The Project Plan which is attached to this Resolution as Exhibit A is hereby approved pursuant to Section 66.1105(4)(g) of the Wisconsin Statutes.

Section 2. Approval of Boundaries. The boundaries of the District, which are described on Map 1 and the Legal Description attached to this Resolution as Exhibits B and C, respectively, are hereby approved pursuant to Section 66.1105(4)(gm)1. of the Wisconsin Statutes.

Section 3. Name of the District. The District shall be known as "Tax Incremental District No. 6, Village of Pleasant Prairie, Wisconsin".

Section 4. Classification as a Mixed-Use District. The District shall be classified as an mixed-use district under the provisions of Section 66.1105(4)(gm)6. of the Wisconsin Statutes.

Section 5. Findings with Respect to the District. The Village Board makes the following findings with respect to the District:

- (a) Not less than 50 percent, by area, of the real property within the District is suitable for "mixed-use development";
- (b) Improvement of the area in the District is likely to enhance significantly the value of substantially all of the other real property in the District;
- (c) The project costs described in the Project Plan of the District directly serve to promote mixed-use development;
- (d) That, but for the creation of the District, mixed-use development of the property in the District would not occur as described in the Project Plan for the District;
- (e) The sum of the following amounts does not exceed 12 percent of the total equalized value of taxable property within the Village: (i) the equalized value of taxable property of the District; (ii) the value increment of all existing tax incremental districts in the Village other than Tax Incremental District No. 2; and (iii) 1.33 times the tax incremental base of Tax Incremental District No. 2;
- (f) The Project Plan promotes the orderly development of the Village and, subject to the proposed zoning and master plan changes described in the Project Plan, the Project Plan is in conformity with the Comprehensive (Master) Plan of the Village;
- (g) The Project Plan is feasible; and
- (h) It is estimated that \_\_\_% of the territory in the District will be devoted to retail business at the end of the District's expenditure period.

Section 6. Creation of the District; Creation Date. Tax Incremental District No. 6, Village of Pleasant Prairie, Wisconsin, is hereby created as of January 1, 2018.

Approved: February 5, 2018

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Village Clerk

(SEAL)

EXHIBIT A

PROJECT PLAN

(See attached)



# Tax Increment District No. 6

(Main Street Market Project)

## PROJECT PLAN

District Type: Mixed Use
Creation Date: February 5, 2018
Expenditure Period: February 5, 2033
Termination Date: February 5, 2038

January 8, 2018

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***(Note Appendices C-J will be added to the Project Plan as they become available)***

### Introduction and Project Schedule

Proposed Tax Increment District No. 6 (“TID 6”) is being developed by Main Street Development, LLC, its Assigns or Affiliates (the “Developer”) as a mixed-use project within the boundaries of the Village of Pleasant Prairie (the “Village”). Under current statutes, this type of Tax Increment District (“TID”) is allowed to have a 20 year life, with expenditures allowed for the first 15 years of the TID. In addition, under current law, it is possible to extend the term of this type of tax increment district an additional 3 years beyond the original termination date.

Wisconsin State Statute §66.1105 details the process for creating a Tax Increment District (TID). The law requires public input in the TID creation process, including a public hearing held by the Plan Commission at which TID information is discussed and citizens can voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to create TIF Districts including approval by the Plan Commission, Village Board, and the Joint Review Board (JRB). The following is the meeting schedule for the Village of Pleasant Prairie TID 6 creation process:

<u>Date</u>	<u>Meeting</u>
12/11/17	Plan Commission Meeting
12/18/17	First JRB Meeting
1/8/18	Plan Commission Public Hearing
2/5/18	Village Board Meeting
2/15/18	2 <sup>nd</sup> JRB Meeting
2/22/18	Submit Approval Documents to DOR

The Project Plan for TID 6 in the Village of Pleasant Prairie, Wisconsin, has been prepared in compliance with Wisconsin Statutes Section 66.1105. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the JRB and Village Board on the recommendation of the Village Plan Commission following a public hearing.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the Village Board. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the Village and the Developer to finance the projects, market conditions, and the status of development in the various time periods that portions of the project are scheduled for construction.

The Village Board is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the boundaries or types of eligible projects will require a formal amendment to the Project Plan with public review by (including a public hearing) the Plan Commission and the Village Board with JRB approval.

Redistribution of project expenditures from one project category to another will not require an amendment to the Project Plan.

District Type Declaration and Confirmation

This Tax Incremental District 6 is declared to be a mixed-use district and not less than fifty percent (50%) of the district, by area, is suitable for mixed-use development. 100% of the property in TID 6 will be used for industrial or commercial use and there will be no property used for newly-platted residential development.

Diagrams detailing proposed boundaries, tax parcels, existing uses and conditions, wetlands, proposed improvements, zoning and land use information and the conceptual site plan are shown on Maps one through ten attached hereto.

General Description of Project

Tax Increment District No. 6

The Village of Pleasant Prairie (the “Village”) is initiating the development of Tax Increment District 6 (“TID 6” or the “District”) to provide for further promotion and attraction of industrial and commercial development and increasing the tax base of the Village on approximately 21 acres of vacant land at the northeast corner of Highway 31 (Green Bay Road) and Highway 165 (104<sup>th</sup> Street) in the Village of Pleasant Prairie, known as Main Street Market.

**Overlapping Tax Incremental Districts:**

TID 6 will not be considered an overlapping tax increment district.

**General TID 6 Description**

The general TID 6 project boundaries are triangular in shape and are described as follows:

The boundaries of the District will include the streets, highways and intersections. The western boundary will run from STH 165 (104<sup>th</sup> street) and Green Bay Road north to 99<sup>th</sup> Street where Old Green Bay Road and Green Bay Road merge together. The eastern boundary will run from Old Green Bay Road at 99<sup>th</sup> Street to STH 165 (104<sup>th</sup> street) and the southern boundary will run from Old Green Bay Road to Green Bay Road. See “Legal Description” herein for a complete legal description of TID 6.

TID 6 includes the following Tax Parcel numbers:

<b>Tax Parcel Number</b>	<b>Owner</b>	<b>Acres</b>
92-4-122-223-0202	JHP Laredo LP	19.01
92-4-122-223-0110	JHP Laredo LP	2.75

The primary reasons for the creation of the TID 6 Project Plan are:

- The provision of funds to enable public improvements.
- The provision of funds to complete infrastructure improvements consisting of roadway extensions and intersections, signal modifications, lane modifications, a water main extension and other utilities, necessary real property acquisitions and site access.
- The improvements associated with the development of TID 6 will be accompanied with a Development Agreement between the Developer and the Village.
- The creation of TID 6 is necessary to accommodate proposed development of the District consisting of roadway improvements, site access, signal modifications, roadway extensions and other eligible project costs under Wisconsin Statute Section 66.1105.

The proposed total project cost for the design and construction of these improvements is **\$7,098,350** and is proposed to be developed in Phases. When adding Administrative and other (e.g. legal and bond issuance) costs, the proposed total project cost is estimated at **\$7,214,750**. Financing Costs in the below table do not include interest on the debt obligations which amounts may vary, and are estimated in schedules contained in this Project Plan. Interest costs shall be eligible project costs in addition to the total project costs set forth.

<b>Phase</b>	<b>Projected Cost</b>
Phase 1	2,133,600
Additional Phases	4,964,750
Legal, Admin & Other Financing Costs*	116,400
<b>Total</b>	<b>\$7,214,750</b>

*\* Legal, Admin and Other Financing Costs may vary but are currently estimated at \$116,400.*

**TID Classification**

Pursuant to Wisconsin Statutes 66.1105(4)(gm)4.a., TID 6 meets the requirement that not less than 50 percent, by area, of the real property within the District is suitable for mixed use development. The District is suitable for mixed use development.

**Project Areas**

As noted below, the major infrastructure project areas of the District are the funding and construction of roadways, traffic signals, turning lanes, site access and other roadway improvements and other eligible project costs under Wisconsin Statute 66.1105 around the site to support the development of industrial and commercial land uses.

**Roadways**



Roadway improvements in the District will involve:

Initial Road Improvements

- 1) Highway 165 intersection with east, west and south extensions;
- 2) Modifications to Old Green Bay Road;
- 3) East extension of 102<sup>nd</sup> Street; and
- 4) Traffic Signals.

Subsequent Road Improvements

- 1) Additional Modifications to Old Green Bay Road;
- 2) Main Street Intersection;
- 3) Highway 31 & Main Street Intersection;
- 4) Land acquisition costs for property on corner of Highway 165 and Old Green Bay Road; and
- 5) Traffic Signals

**Additional Eligible Costs**

In lieu of and/or in addition to the project costs specifically identified in this Project Plan, Developer may be reimbursed by the Village under the terms of developer revenue bonds for other eligible project costs under Wisconsin Statutes Section 66.1105 (the “**Additional Phase Project Costs**”) as a part of later Phases (provided the aggregate, total project costs as set forth in this Project Plan are not thereby exceeded), including, but not limited to, capital costs (including, but not limited to, the actual costs of the construction of public works or improvements, new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed properties as defined in Wisconsin Statutes Section 44.31 (4); the acquisition of equipment to service the District; the removal or containment of, or the restoration of soil or groundwater affected by, environmental pollution; and the clearing and grading of land); that portion of costs related to environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by this Project Plan and is within the District; that portion of costs related to environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets outside the District if the construction, alteration, rebuilding or expansion is necessitated by this Project Plan, and if at the time the construction, alteration, rebuilding or expansion begins there are improvements of the foregoing kinds on the land outside the District in respect to which the costs are to be incurred; and professional service costs, including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice and services.

Pursuant to Wisconsin Statutes Section 66.1105(2(f)(1)(n)), the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment provided that

1. The project area is located within the corporate boundaries of the Village;
2. The projects are an eligible TID expenditure within this Project Plan;
3. The expenditure is made during the allowed expenditure period; and
4. The Joint Review Board approves the expenditure.

### Statement of Findings

The Village of Pleasant Prairie finds as follows:

The proposed project plan is feasible and, with the proposed changes to the Village Comprehensive Plan and Comprehensive Plan Map set forth in this project plan, will be in conformity with the Comprehensive Plan of the Village.

- 1) TID 6 is contiguous and contains only whole units of property as are assessed for general tax purposes.
- 2) The creation date of the District for the purpose of allocating tax increment is January 1, 2018.
- 3) Since there will be no newly platted residential development in the District, newly platted residential development will not exceed 35% of the area of the District.
- 4) Without the use of TIF funding, TID 6 development projects would not occur.
- 5) The Project costs promote the orderly development of property within the Village boundaries.
- 6) Statute 66.1105(4)(gm)4.a.: Not less than fifty percent (50%) by area, of the real property within the proposed district, is suitable for mixed-use development.
- 7) Statute 66.1105(4)(gm)4.b.: The improvement of the area will significantly enhance the value of all real property within the proposed District.
- 8) Statute 66.1105(4)(gm)4.bm.: The proposed project costs within Tax Increment District 6 relate directly to promoting mixed-use development consistent with the purpose for which the Tax Increment District is being created.
- 9) Statute 66.1105(17)(c): **EXCEPTIONS TO THE 12 PERCENT LIMIT.** *Village of Pleasant Prairie exception.* With regard to the 12 percent limit described under sub. (4)(gm)4.c., the following limit applies to the Village of Pleasant Prairie:

66.1105(17)(c)1.: If the Village would like to create a new district, the sum of the following amounts may not exceed 12 percent of the total equalized value of taxable property within the Village: the equalized value of taxable property of the proposed district; the value increment of all existing districts in the Village, other than Tax Incremental District #2; and 1.33 times the tax incremental base of Tax Incremental District #2.

2017 equalized value of taxable property of the proposed district:	\$ 84,300
2017 equalized value increment of all other districts other than Tax Incremental District No. 2:	169,400
1.33 times the tax incremental base of the existing Tax Incremental District No. 2:	111,893,033
Combined equalized value of property to be added, increment of all other existing districts, and 1.33 times the base of Tax Incremental District No. 2:	112,146,733
12 percent of the total 2017 equalized value of taxable property in the Village:	\$393,986,736

### Project Cost Summary

Public improvement costs are currently estimated in the amounts and categories below and are subject to change:

<i>Phase 1 Estimated Cost of Public Improvements</i>	
Highway 165 Intersection	866,250
Modifications to Old Green Bay Road	330,150
102nd Street, East Extension	607,050
Traffic Signals	330,150
<b>Total Estimated Phase 1 Costs</b>	<b>2,133,600</b>
<i>Additional Phases Estimated Cost</i>	
	Amount
Additional Modifications to Old Green Bay Road	1,445,534
Main Street Intersection	1,501,822
Highway 31 & Main Street Intersection	557,356
Land/Right of Way Acquisition	278,678
Traffic Signals and other	1,181,360
<b>Total Estimated Costs for Additional Phases</b>	<b>4,964,750</b>

### Project Summary Schedule

Phase 1 Projects: Start Construction May, 2018 with estimated completion on or about  
October 2018

Additional Phases: Estimated completion by 2023 in phases as necessary to facilitate the development of site per the plans of the Developer.

**Economic Feasibility Analysis**

The projected income of TID 6 depends on the incremental revenue generated from within the District over the life of the District. There are three factors contributing to the estimated revenue available during the life of the TID. The first is changes in incremental value due to new development in the District. TID 6 is expected to realize \$40.95 million in new value over its 20 year life. The following table outlines details of the assumed new development in TID 6.

Site	Description	Approx. Sq. Ft.	Total Site Size (Acres)	Construction Start	Construction Completion	First Full Assessment Year	Assessed Value at Completion
Bldg C	Clinic	50,000	3.35	2018	2018	2019	11,000,000
Bldg A	Retail	2,350	0.97	2020	2020	2021	2,250,000
Bldg B	Retail	13,800	2.00	2020	2020	2021	2,500,000
Bldg I	Convenience	5,000	1.82	2020	2020	2021	2,750,000
Bldg D	Multi-tenant	26,000	2.32	2021	2021	2022	5,000,000
Bldg F	Retail	8,000	0.67	2021	2021	2022	2,500,000
Bldg E	Retail	6,000	1.44	2022	2022	2023	2,200,000
Bldg G	Grocery	60,000	4.54	2022	2022	2023	10,000,000
Bldg H	Retail	6,000	0.90	2023	2023	2024	2,750,000
Outlot	Retention Pond		3.79				-
<b>TOTAL</b>		<b>177,150</b>	<b>21.80</b>				<b>40,950,000</b>

*The current estimated layout of the buildings is found on Map 10- Lot Layout*

In addition to new development, property value inflation and changes in the Village tax rate also affect the total tax increment collected. The Village did not assume any inflation in future property values in its economic feasibility analysis. Tax rates for the Village are projected based on current laws, rules and Village policy and are subject to change.

The Village plans to finance the Phase 1 improvements of the TID using public debt with the remainder of the projects funded by the Developer through a Developer Revenue Bond or PAYGO bond. The following Table shows the estimated incremental values for each collection year, the projected tax rates, and the tax increment collections. Also included in the table are the projected public debt and developer revenue bond outflow and the resulting projected fund balance for the 20 year life of the TID. Based on the assumptions used in this analysis, the project meets the economic feasibility requirements.

TID #6 Projected Cash Flow						
Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Estimated Public Debt Debt Service	Developer Revenue Bond Payments	Projected Fund Balance
<i>Capitalized interest funded with proceeds of public debt</i>						68,014
	2018		0	(17,003)	0	51,010
	2019		0	(51,010)	0	0
11,000,000	2020	19.572	215,292	(166,010)	0	49,282
11,000,000	2021	19.275	212,025	(164,400)	0	96,907
18,500,000	2022	18.570	343,545	(167,733)	(272,720)	0
26,000,000	2023	18.475	480,350	(165,933)	(314,418)	0
38,200,000	2024	16.000	611,200	(168,953)	(442,248)	0
40,950,000	2025	16.000	655,200	(166,578)	(488,623)	0
40,950,000	2026	16.000	655,200	(163,765)	(491,435)	0
40,950,000	2027	16.000	655,200	(170,828)	(484,373)	0
40,950,000	2028	16.000	655,200	(159,800)	(495,400)	0
40,950,000	2029	16.000	655,200	(157,200)	(498,000)	0
40,950,000	2030	16.000	655,200	(157,800)	(497,400)	0
40,950,000	2031	16.000	655,200	(158,200)	(497,000)	0
40,950,000	2032	16.000	655,200	(158,400)	(496,800)	0
40,950,000	2033	16.000	655,200	(158,400)	(496,800)	0
40,950,000	2034	16.000	655,200	(158,200)	(497,000)	0
40,950,000	2035	16.000	655,200	(157,800)	(497,400)	0
40,950,000	2036	16.000	655,200	(162,200)	(493,000)	0
40,950,000	2037	16.000	655,200	(161,200)	(494,000)	0
40,950,000	2038	16.000	655,200	0	(655,200)	0
			<u>11,035,212</u>	<u>(2,991,411)</u>	<u>(8,111,815)</u>	

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Revenue and Cash Flow Projections

Village of Pleasant Prairie														
Cash Flow Projections - TID No. 6 - Main Street Market - Phase 1 Improvements funded with Village Issued Debt; Additional Phases Developer Revenue Bond														
Creation Date:		1/1/2018												
Expenditure Period:		2/5/2033												
Board Resolution Date:		2/5/2018												
Termination Date:		2/5/2038												
Termination Date With Extension:		2/5/2041												
Phase 1 Tax-Exempt Village Debt & No Developer Debt Service Guaranty; Additional Phases Developer Revenue Bond														
Date Prepared: 1/3/18										Assumes Estimated All-Inclusive Interest Rate of 2.67%				
Taxable Incremental Value					Other Revenues and Capitalized Interest					Assumes Estimated All-Inclusive Interest Rate of 2.67%				
Change Takes Place	Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Capitalized Interest	Total All Revenues	Phase 1 Projected \$2.25M G.O. Debt 05/01/18	\$1.305M Refinanced Balloon Debt	4,964,750 Additional Phases 6.00% Aggregate Developer Revenue Bonds	Less: Developer Revenue Bond Debt Service	Fund Balance 12/31	For Collection Year
During Year	Amount													
2016		2017	2018	2018	0		68,014	68,014	(17,003)				51,010	2018
2017		2018	2019	2019	0			0	(51,010)				0	2019
2018	11,000,000	2019	2020	2020	19,572	215,292		215,292	(166,010)				49,282	2020
2019		2020	2021	2021	19,275	212,025		212,025	(164,400)		2,978,850		96,907	2021
2020	7,500,000	2021	2022	2022	18,570	343,545		343,545	(167,733)		4,374,286	(272,720)	0	2022
2021	7,500,000	2022	2023	2023	18,475	480,350		480,350	(165,933)		4,818,801	(314,418)	0	2023
2022	12,200,000	2023	2024	2024	16,000	611,200		611,200	(168,953)		4,665,682	(442,248)	0	2024
2023	2,750,000	2024	2025	2025	16,000	655,200		655,200	(166,578)		4,457,000	(488,623)	0	2025
2024		2025	2026	2026	16,000	655,200		655,200	(163,765)		4,232,985	(491,435)	0	2026
2025		2026	2027	2027	16,000	655,200	1,270,000 (a)	1,925,200	(1,440,828)		4,002,592	(484,373)	0	2027
2026		2027	2028	2028	16,000	655,200		655,200	0	(159,800)	3,747,347	(495,400)	0	2028
2027		2028	2029	2029	16,000	655,200		655,200	0	(157,200)	3,474,188	(498,000)	0	2029
2028		2029	2030	2030	16,000	655,200		655,200	0	(157,800)	3,185,239	(497,400)	0	2030
2029		2030	2031	2031	16,000	655,200		655,200	0	(158,200)	2,879,353	(497,000)	0	2031
2030		2031	2032	2032	16,000	655,200		655,200	0	(158,400)	2,555,315	(496,800)	0	2032
2031		2032	2033	2033	16,000	655,200		655,200	0	(158,400)	2,211,834	(496,800)	0	2033
2032		2033	2034	2034	16,000	655,200		655,200	0	(158,200)	1,847,544	(497,000)	0	2034
2033		2034	2035	2035	16,000	655,200		655,200	0	(157,800)	1,460,996	(497,400)	0	2035
2034		2035	2036	2036	16,000	655,200		655,200	0	(162,200)	1,055,656	(493,000)	0	2036
2035		2036	2037	2037	16,000	655,200		655,200	0	(161,200)	624,995	(494,000)	0	2037
2036		2037	2038	2038	16,000	655,200		655,200	0	0	7,295 (B)	(655,200)	0	2038
					11,035,212	1,270,000	68,014	12,373,226	(2,672,211)	(1,589,200)		(8,111,815)		

(A) Proceeds from refinancing balloon payment

(B) Developer is only entitled to receive available funds from TID. Remaining balance at termination of TID is not due or payable and is not an obligation of the Village.

Base Value = \$84,300

### Historic Percent of Tax Rate for Overlapping Taxing Districts

Determination of Historic Percent of Tax Rate  
for Overlapping Taxing Districts

Budget Year	Village	All School Districts	Gateway Technical College	Kenosha County	TOTAL	
2018	4.60	10.64	0.84	5.50	21.58	
2017	4.46	10.38	0.82	5.48	21.14	
2016	4.64	11.19	0.82	5.60	22.25	
2015	4.42	11.16	0.77	5.46	21.81	
2014	4.37	11.87	1.60	5.39	23.23	
2013	4.31	11.52	1.55	5.22	22.60	
2012	4.01	10.84	1.41	4.73	20.99	
	30.81	77.60	7.81	37.38	153.60	
				30.81	20.06%	
				77.60	50.52%	
				7.81	5.08%	
				37.38	24.34%	
					<u>153.60</u>	<u>100.00%</u>

### Share of Tax Increments Paid by Other Taxing Entities

Share of Tax Increments Paid by  
Other Taxing Jurisdictions

Collection Year	Projected Tax Increment	50.52% All School Districts	5.08% Gateway Technical College	24.34% Kenosha County
2018	0	-	-	-
2019	0	-	-	-
2020	215,292	108,767	10,947	52,393
2021	212,025	107,117	10,781	51,598
2022	204,270	103,199	10,386	49,711
2023	434,163	219,343	22,076	105,658
2024	376,000	189,958	19,118	91,503
2025	460,000	232,396	23,389	111,945
2026	460,000	232,396	23,389	111,945
2027	524,000	264,729	26,643	127,520
2028	524,000	264,729	26,643	127,520
2029	524,000	264,729	26,643	127,520
2030	524,000	264,729	26,643	127,520
2031	524,000	264,729	26,643	127,520
2032	524,000	264,729	26,643	127,520
2033	524,000	264,729	26,643	127,520
2034	524,000	264,729	26,643	127,520
2035	524,000	264,729	26,643	127,520
2036	524,000	264,729	26,643	127,520
2037	524,000	264,729	26,643	127,520
2038	524,000	264,729	26,643	127,520
	<u>8,649,750</u>	<u>4,369,926</u>	<u>439,808</u>	<u>2,104,998</u>

Financing Methods

The Village expects to issue general obligation promissory notes to finance projects costs for the Phase 1 improvements in 2018. The general obligation promissory note financing is expected to occur in the 2<sup>nd</sup> quarter of 2018 as detailed in this TID 6 Project Plan. The Additional Phases will be paid for by the Developer and the Developer will receive a Developer Revenue Bond or Bonds in exchange for the Developer’s payment of the costs with its own funds for all additional infrastructure improvements and other eligible project costs.

Public Debt– Total Issue Preliminary Sources and Uses

**Village of Pleasant Prairie**

\$2,250,000.00 General Obligation Promissory Notes  
 Main Street Market  
 Proposed TID #6

**Sources & Uses**

**Dated 05/01/2018 | Delivered 05/01/2018**

**Sources Of Funds**

Par Amount of Bonds	\$2,250,000.00
<b>Total Sources</b>	<b>\$2,250,000.00</b>

**Uses Of Funds**

Deposit to Project Construction Fund	2,133,600.00
Deposit to Capitalized Interest (CIF) Fund	68,013.33
Total Underwriter's Discount (1.250%)	28,125.00
Rating Agency Fee	8,000.00
Bond Counsel	7,000.00
Financial Advisor	3,375.00
Rounding Amount	1,886.67
<b>Total Uses</b>	<b>\$2,250,000.00</b>



**Public Debt – Preliminary Debt Service Schedule**

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I
09/01/2018	-	-	17,003.33	17,003.33
09/01/2019	-	-	51,010.00	51,010.00
09/01/2020	115,000.00	1.400%	51,010.00	166,010.00
09/01/2021	115,000.00	1.450%	49,400.00	164,400.00
09/01/2022	120,000.00	1.500%	47,732.50	167,732.50
09/01/2023	120,000.00	1.650%	45,932.50	165,932.50
09/01/2024	125,000.00	1.900%	43,952.50	168,952.50
09/01/2025	125,000.00	2.250%	41,577.50	166,577.50
09/01/2026	125,000.00	2.350%	38,765.00	163,765.00
09/01/2027	1,405,000.00	2.550%	35,827.50	1,440,827.50
<b>Total</b>	<b>\$2,250,000.00</b>	<b>-</b>	<b>\$422,210.83</b>	<b>\$2,672,210.83</b>

**Developer Revenue Bond Estimated Debt Service Schedule**

Developer Revenue Bond - Aggregate						
Date	Principal	6.00% Interest Due*	Total	Debt Service Paid	Infrastructure Project Costs*	Developer Revenue Bond Balance
10/1/2018						
10/1/2019						
10/1/2020		-	-			
10/1/2021		-	-		2,978,850	2,978,850
10/1/2022	93,989	178,731	272,720	272,720	1,489,425	4,374,286
10/1/2023	51,960	262,457	314,418	314,418	496,475	4,818,801
10/1/2024	153,119	289,128	442,248	442,248		4,665,682
10/1/2025	208,682	279,941	488,623	488,623		4,457,000
10/1/2026	224,015	267,420	491,435	491,435		4,232,985
10/1/2027	230,393	253,979	484,373	484,373		4,002,592
10/1/2028	255,245	240,155	495,400	495,400		3,747,347
10/1/2029	273,159	224,841	498,000	498,000		3,474,188
10/1/2030	288,949	208,451	497,400	497,400		3,185,239
10/1/2031	305,886	191,114	497,000	497,000		2,879,353
10/1/2032	324,039	172,761	496,800	496,800		2,555,315
10/1/2033	343,481	153,319	496,800	496,800		2,211,834
10/1/2034	364,290	132,710	497,000	497,000		1,847,544
10/1/2035	386,547	110,853	497,400	497,400		1,460,996
10/1/2036	405,340	87,660	493,000	493,000		1,055,656
10/1/2037	430,661	63,339	494,000	494,000		624,995
10/1/2038	617,700	37,500	655,200	655,200		7,295
	<b>4,957,455</b>	<b>3,154,360</b>	<b>8,111,815</b>	<b>8,111,815</b>	<b>4,964,750</b>	

\* Infrastructure project cost estimated timing of completion by October 1 of each year.

### Proposed Zoning & Master Plan Changes & Non-Project Costs

There are no non-project costs associated with the construction of the proposed TID 6 improvements. The current land use, as shown on Map 2 is agricultural. The proposed new use for the land is commercial & industrial. The current zoning is B-2 (General Agricultural Overlay District) and the proposed zoning is B-2 (Planned Unit Overlay District) as illustrated on Maps 5 & 6. There is no change to the planned land use from the existing plan of Community Retail and Service Centers (Maps 7 & 8). The Master Conceptual Plan for the site is attached as Map 9 (consisting of 11 pages) and was approved at the December 4, 2017 Village Board Meeting. The project will be developed on approximately 21 acres and could include a grocery store, restaurants, a pharmacy, and a gas station/convenience store. Froedtert South, Inc. is planning a four-story medical office building and clinic at this location.

### Relocation Plan of Displaced Persons and/or Property

There will be relocation of displaced persons or property resulting from the activities associated with and outlined in this Project Plan to create Tax Incremental District 6. All individuals and businesses to be displaced as a result of activities occurring within the District as a part of this Project will be provided assistance in conformance with Chapter 32, Wisconsin Statutes, and in conformance with any other state or federal rules and regulations.

### Promotion of the Orderly Development of the Village of Pleasant Prairie

The creation of the Village's Tax Incremental District 6 ("TID 6" or the "District") will promote the orderly development of the Village of Pleasant Prairie in the following manner:

1) By following the guidelines of the adopted Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan ("Plan"), which includes the Master Land Use Plan and is the community's guide and framework for the planning of future orderly growth and development. The Plan, which complies with Wisconsin's Smart Growth Laws, was adopted by the Village Board by Ordinance #09-59 on December 21, 2009. The Plan reflects the need for quality commercial and industrial development within the boundaries of the Village. The orderly development of industrial and commercial land uses in the Village will take advantage of existing transportation facilities and will not have any deleterious effects on different land uses within the Village of Pleasant Prairie. The Plan sets forth and promotes specific economic development goals along with objectives and recommendations to achieve the overall goals of the Plan. Some of the goals, objectives and recommendations that are pertinent to TID 6 in promoting the orderly development of the Village are to:

- Promote an adequate number of jobs in the Village to serve the projected 2035 population of 31,205 persons.
- Promote the addition of approximately 17,875 jobs in the Village through the Plan design year of 2035, for a total of approximately 28,871 jobs in 2035.

- Promote an adequate supply of workers to meet the employment needs of businesses located in the Village.
- Encourage business development that provides a living wage for its employees and enables employees to afford housing.
- Attract desirable businesses to the Village and maintain and enhance the positive attributes and strengths of the Village for attracting desirable businesses.
- Retain and grow existing businesses in the Village.
- Consider the use of Tax Increment Finance Districts to continue to attract industrial, commercial and mixed use developments.
- Promote commercial and industrial development in business/industrial parks and existing Tax Increment Finance Districts.
- Encourage economic development agencies to provide incentives to attract businesses to Kenosha County and to retain existing businesses.
- Encourage Kenosha County to continue administration of the Kenosha County Revolving Loan Fund to create employment opportunities, encourage private investment, and provide a means to finance new and expanding businesses, including small businesses.
- Promote the development of new businesses, or business expansion, in areas with existing infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.

### Tax Increment District 6 - Legal Description of Parcels

#### **PARCEL 1:**

That part of the North 61.50 acres of the Southwest 1/4 of Section 22, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying between the East line of relocated Highway "31" and the West line of Old Highway "31". Except the North 190 feet; and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

#### **PARCEL 2:**





The South 98.50 acres of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, except that part of the said South 98.50 acres which lies East of Old State Trunk Highway 31; Also excepting that parcel described as: Commencing at a point in the center of Highway 31, 570 feet North of a point 1119.5 feet East of the Southwest corner of said 1/4 Section; thence East 140.9 feet, North 182 feet, West 189.1 feet to the center line of highway, Southeasterly along the center line of said highway 142.5 feet to place of beginning; said land lying and being in the Village of

Pleasant Prairie, Kenosha County, Wisconsin. Excepting therefrom: All that part of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 22, thence North  $02^{\circ}41'03''$  West and along the West line of said Section 22, 87.07 feet to a point in the new North line of State Trunk Highway 165 and the point of beginning of the following description: Thence continuing North  $02^{\circ}41'03''$  West and along the West line of said Section 22, 1563.08 feet, more or less, to the North line of the Donald Kleinschmidt property and the North line of the South 98.5 acres of the Southwest 1/4 of said Section 22, as indicated on the Wisconsin Department of Transportation right of way plat dated March 1, 1990 and revised October 30, 1990; thence North  $89^{\circ}53'33''$  East along said North line, 312.54 feet, more or less, to a point in the West line of the relocated State Trunk Highway 31 and a point in a curve, as indicated on said right of way plat, said point indicated as Station 155+66.57; thence Southerly 245.11 feet along the West line of said relocated highway and the arc of said curve to the left, whose radius is 11,529.16 feet and whose chord bears South  $02^{\circ}46'11''$  East, 245.11 feet, more or less, to a point of tangency; thence South  $03^{\circ}22'44''$  East and along the West line of said relocated highway, 1265.43 feet, more or less; thence South  $42^{\circ}04'39''$  West, 70.45 feet, more or less, to a point in the new North line of State Trunk Highway 165, said point lies 87.00 feet North of, as measured normal to, the South line of the Southwest 1/4 of said Section 22; thence South  $89^{\circ}40'10''$  West and along the new North line of said highway, 278.58 feet, more or less to the place of beginning. Further excepting therefrom: Begin at the Southwest corner of the Southwest 1/4; thence North  $2^{\circ}41'03''$  West along the West line of the Southwest 1/4 87.07 feet; thence North  $89^{\circ}40'10''$  East, parallel with the South line of the Southwest 1/4 278.58 feet; thence North  $42^{\circ}04'39''$  East 70.43 feet; thence North  $3^{\circ}22'44''$  West 1265.46 feet to a point of curve (from said point the long chord bears North  $2^{\circ}46'12''$  West 245.10 feet and the radius bears North  $86^{\circ}37'16''$  East 11,529.16 feet); thence Northerly along the arc of a curve to the right 245.10 feet to the North property line of the owner; thence North  $89^{\circ}53'33''$  East along said line 140.09 feet to a point of curve (from said point the long chord bears South  $2^{\circ}46'57''$  East 237.10 feet and the radius bears North  $87^{\circ}48'50''$  East 1,389.16 feet); thence Southerly along the arc of a curve to the left 237.10 feet; thence South  $03^{\circ}22'44''$  East 1265.46 feet; thence South  $44^{\circ}28'33''$  East 82.85 feet; thence North  $89^{\circ}40'10''$  East 776.14 feet to the centerline of the existing S.T.H. 31; thence South  $22^{\circ}36'06''$  East along said line 94.01 feet to the South line of the Southwest 1/4; thence South  $89^{\circ}40'10''$  West along said line 1331.77 feet to the point of beginning.

# TID #6 Project Plan

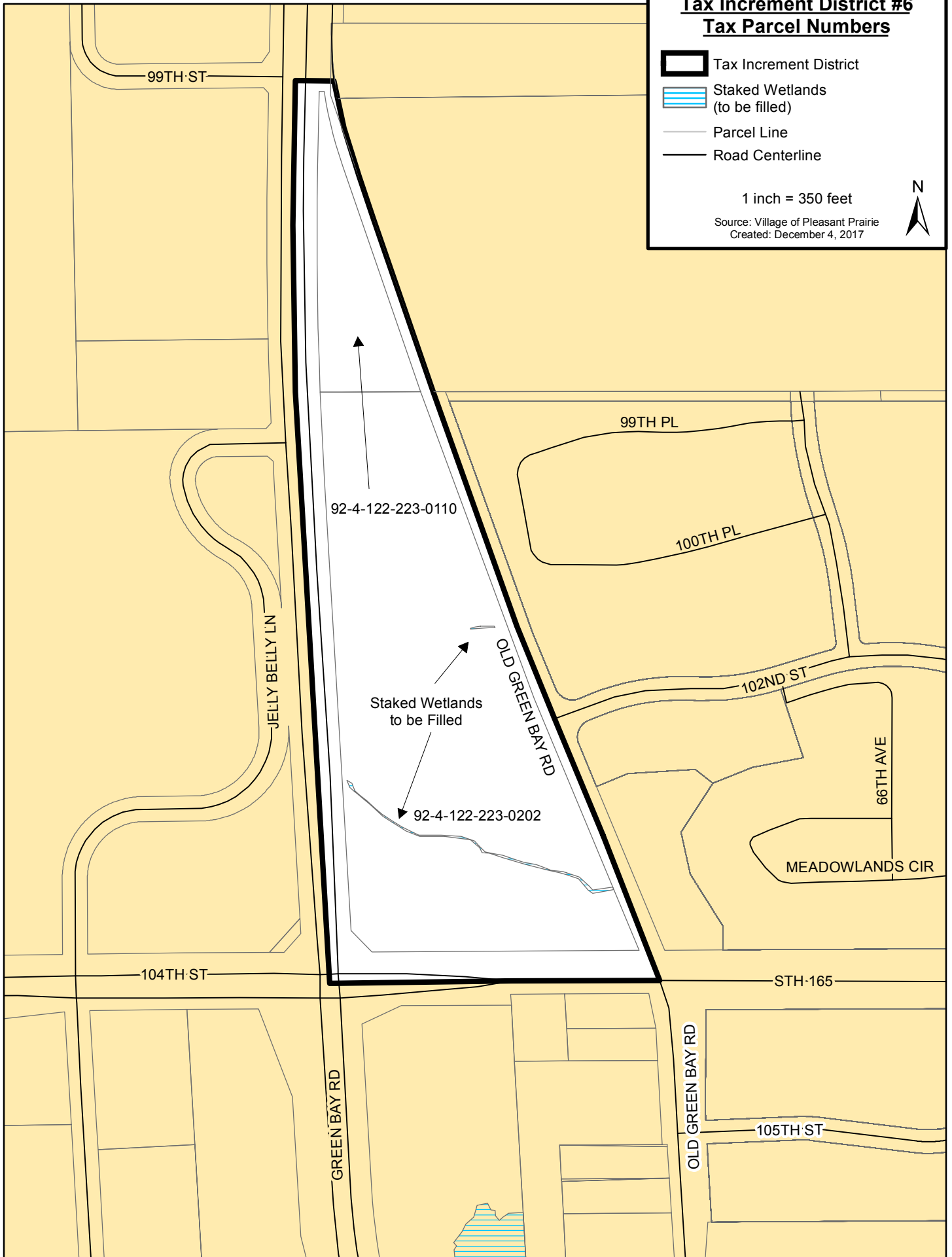
MAPS

**Tax Increment District #6**  
**Tax Parcel Numbers**


-  Tax Increment District
-  Staked Wetlands (to be filled)
-  Parcel Line
-  Road Centerline


1 inch = 350 feet

Source: Village of Pleasant Prairie  
Created: December 4, 2017




**Tax Increment District #6**  
**Existing Uses & Conditions**

 Tax Increment District

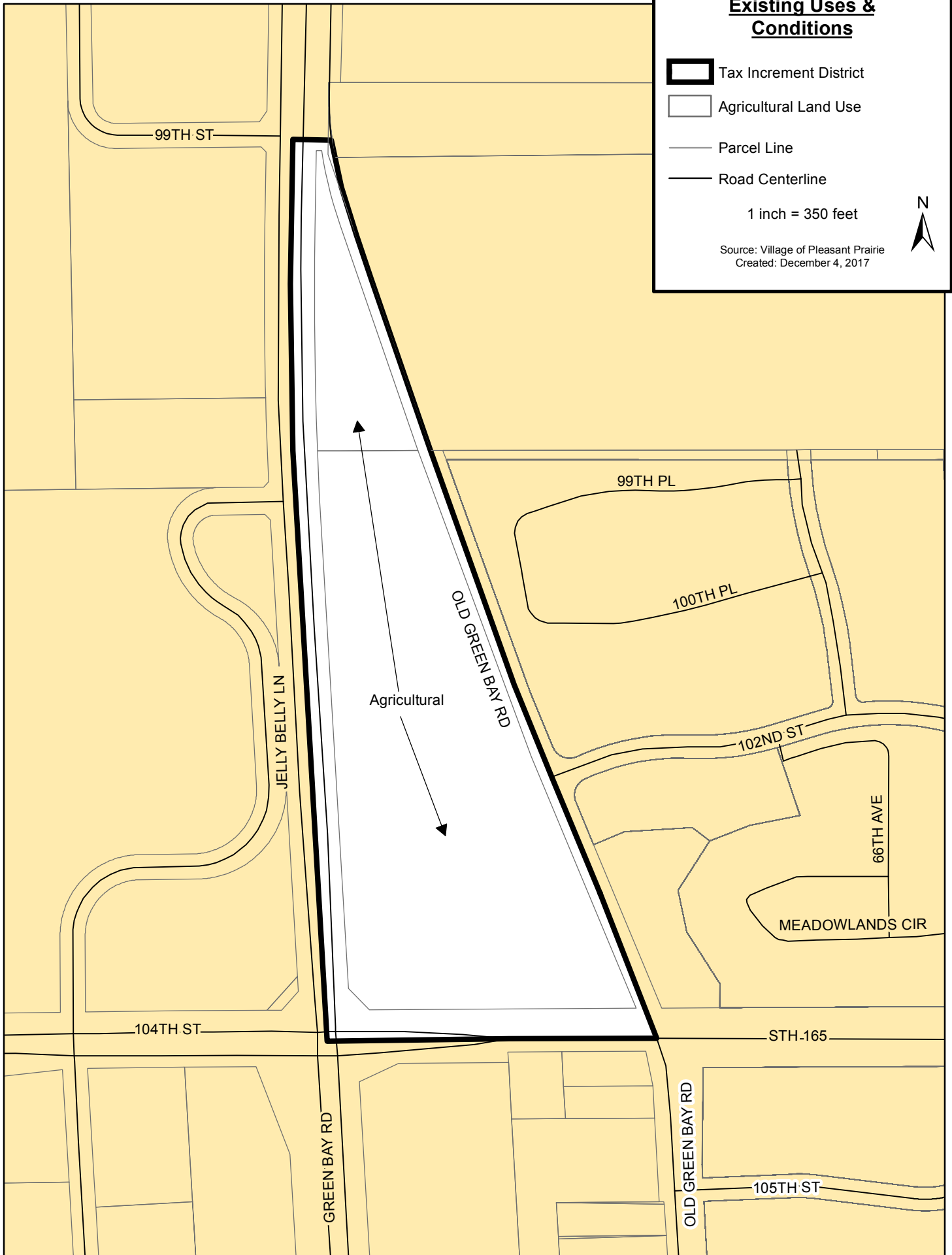
 Agricultural Land Use

 Parcel Line





 Road Centerline

1 inch = 350 feet

Source: Village of Pleasant Prairie  
Created: December 4, 2017

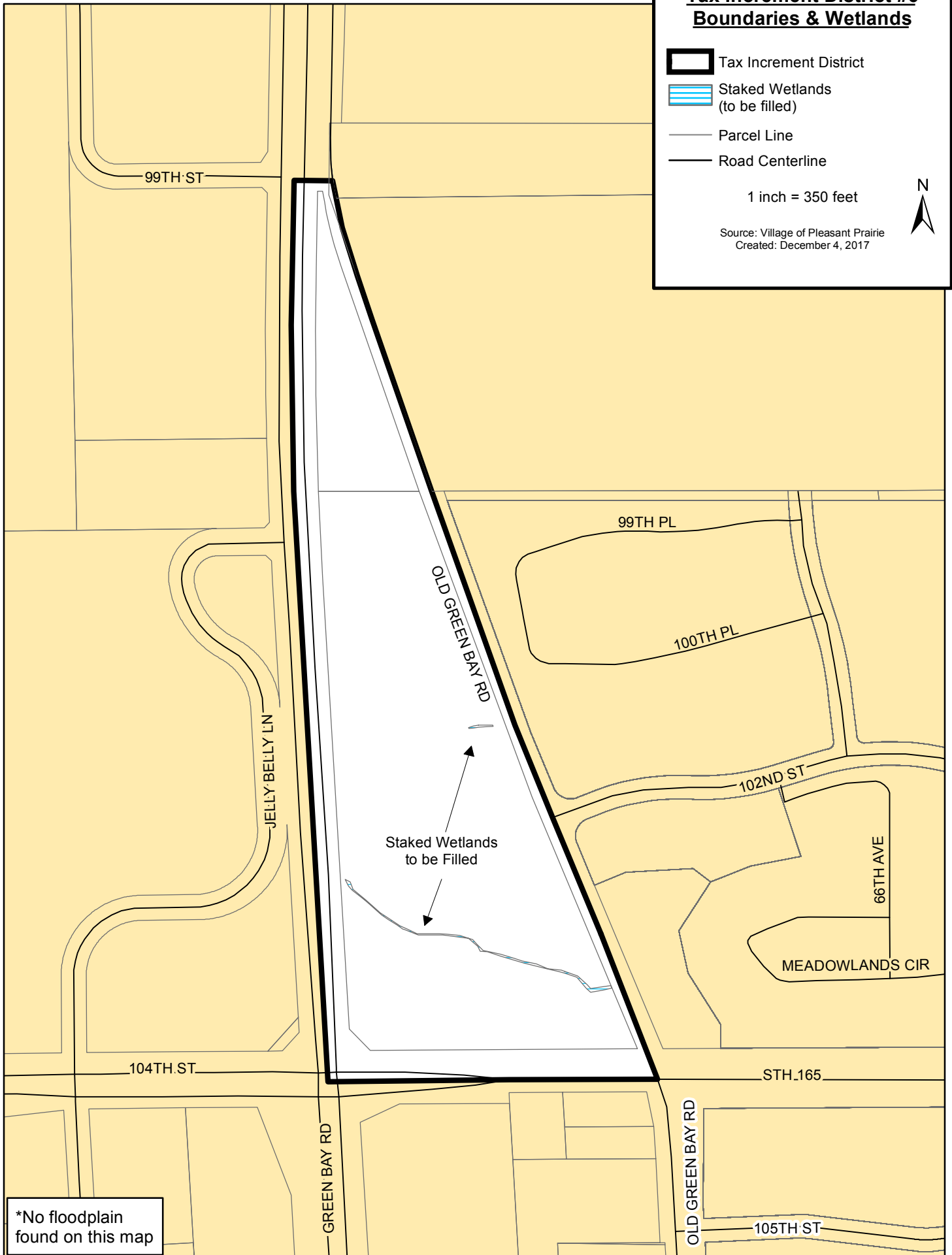


# Tax Increment District #6 Boundaries & Wetlands

-  Tax Increment District
-  Staked Wetlands (to be filled)
-  Parcel Line
-  Road Centerline

1 inch = 350 feet









Source: Village of Pleasant Prairie  
Created: December 4, 2017



\*No floodplain  
found on this map







**Tax Increment District #6  
Proposed Improvements**

-  Tax Increment District
-  Proposed Acquisition
-  Proposed Roadway Modifications
-  Public Sewer Main
-  Public Water Main
-  Proposed Public Water Main
-  Parcel Line
-  Road Centerline

1 inch = 350 feet  
 Source: Village of Pleasant Prairie  
 Created: December 4, 2017

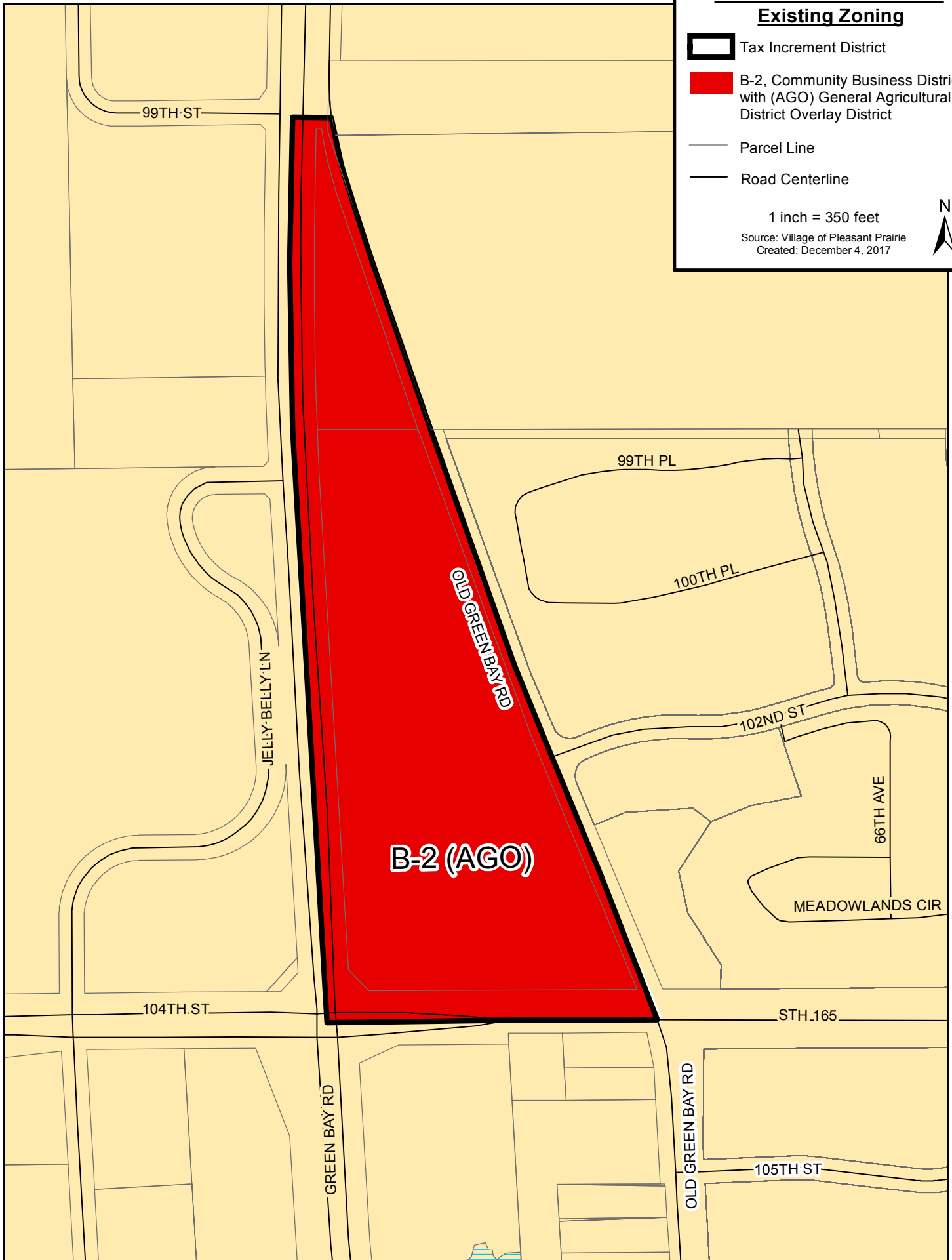


**Tax Increment District #6**  
**Existing Zoning**





-  Tax Increment District
-  B-2, Community Business District with (AGO) General Agricultural District Overlay District
-  Parcel Line
-  Road Centerline

1 inch = 350 feet

Source: Village of Pleasant Prairie  
Created: December 4, 2017

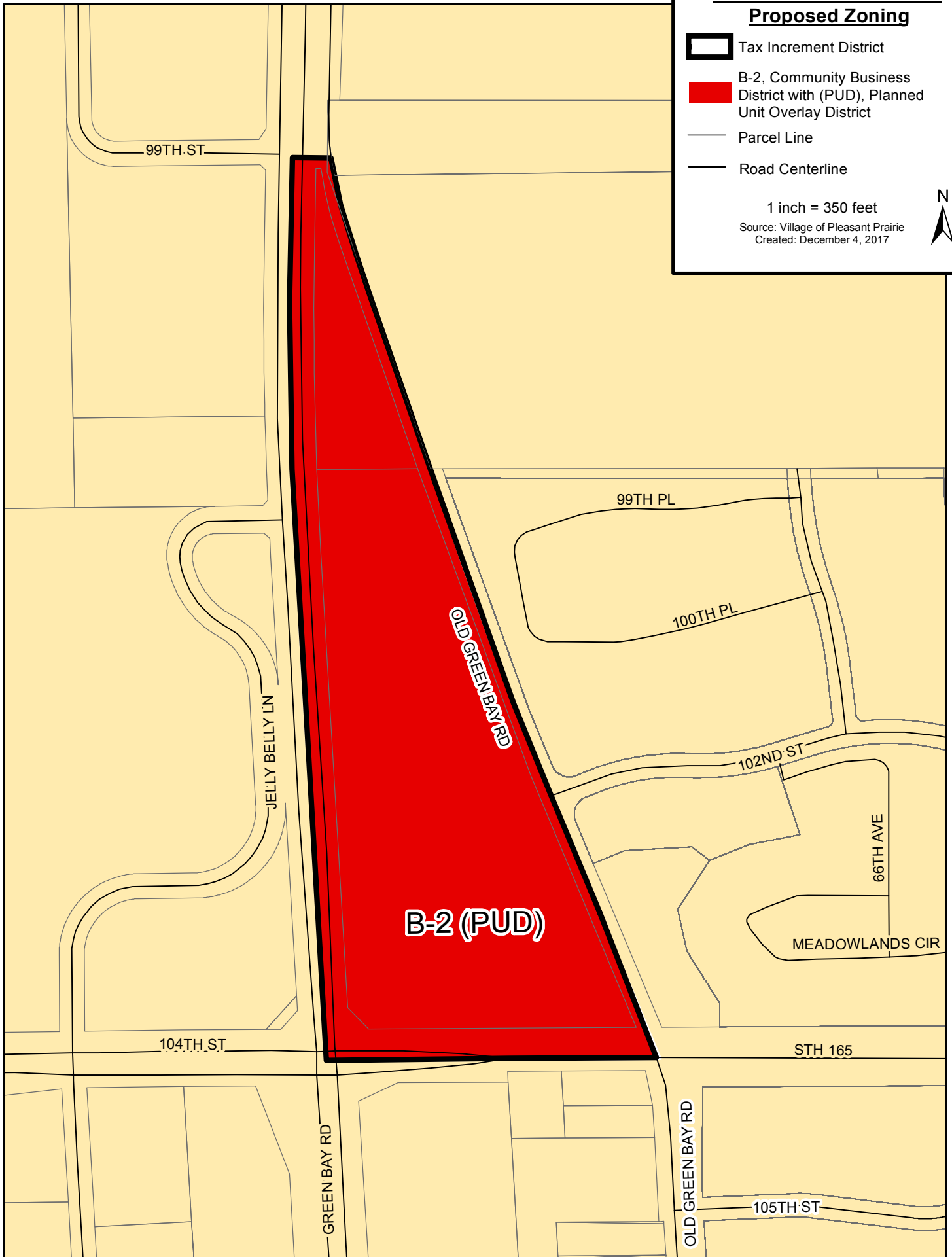


**Tax Increment District #6  
Proposed Zoning**

-  Tax Increment District
-  B-2, Community Business District with (PUD), Planned Unit Overlay District
-  Parcel Line
-  Road Centerline






1 inch = 350 feet

Source: Village of Pleasant Prairie  
Created: December 4, 2017



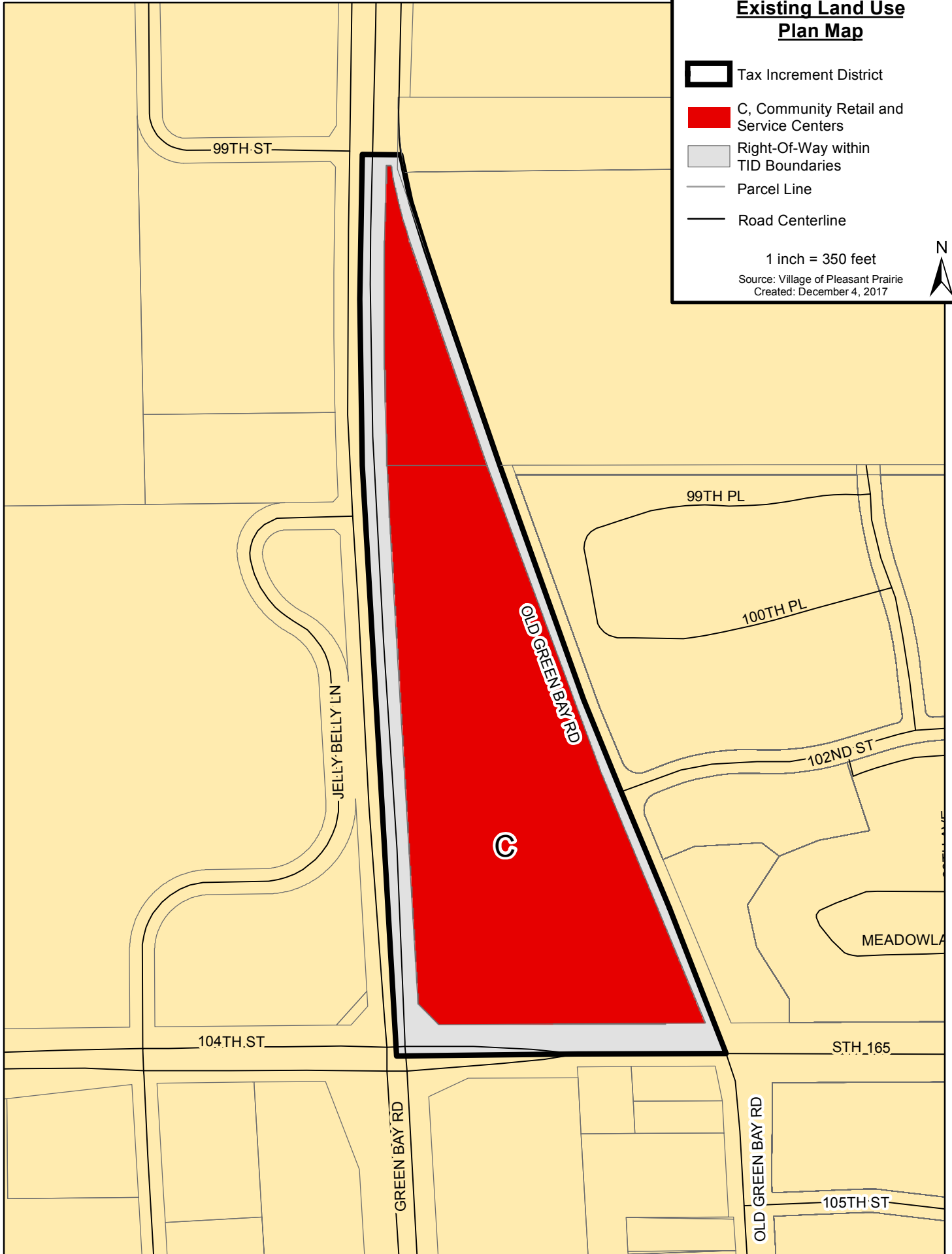
**Tax Increment District #6**

**Existing Land Use  
Plan Map**






-  Tax Increment District
-  C, Community Retail and Service Centers
-  Right-Of-Way within TID Boundaries
-  Parcel Line
-  Road Centerline

1 inch = 350 feet

Source: Village of Pleasant Prairie  
Created: December 4, 2017

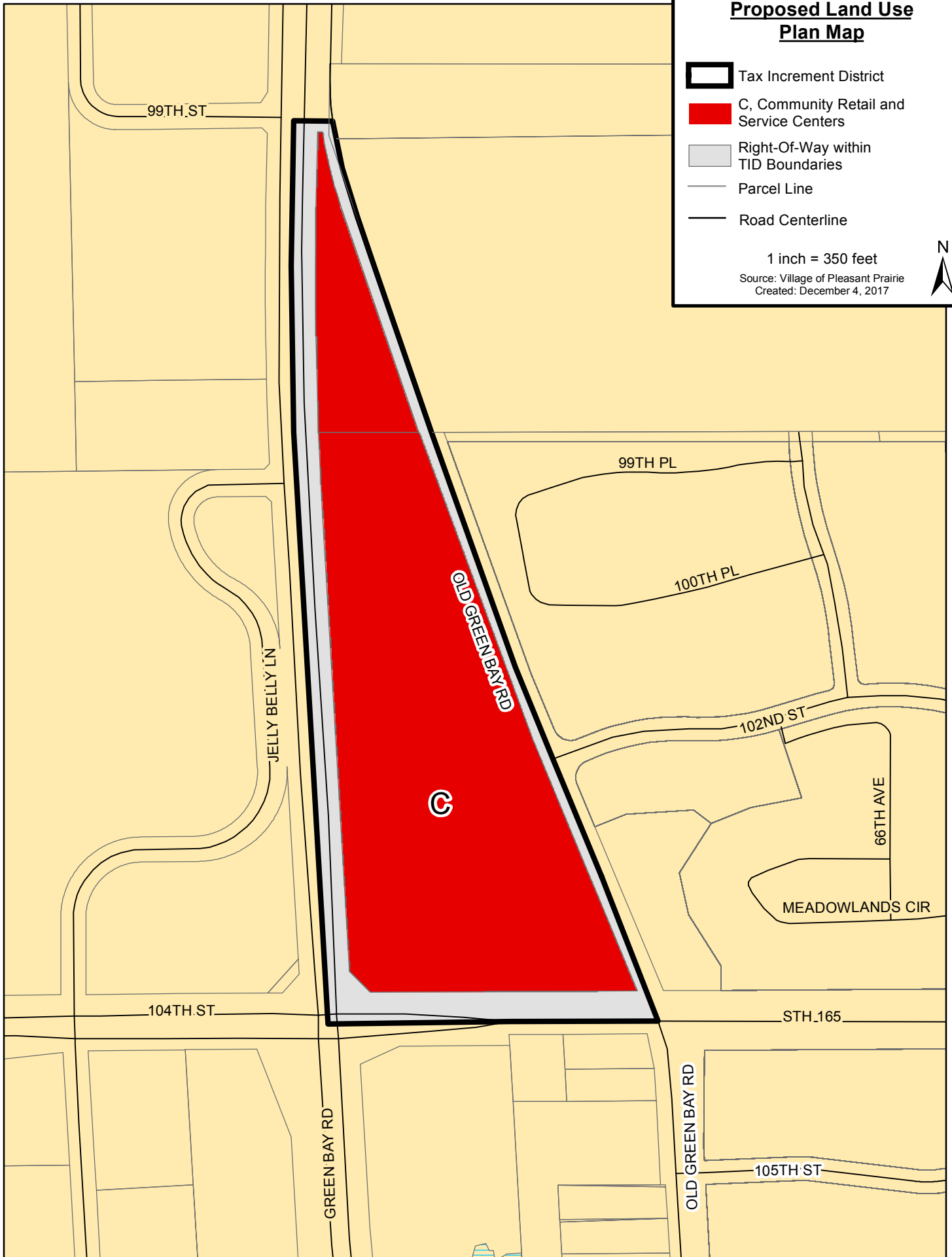


**Tax Increment District #6  
Proposed Land Use  
Plan Map**

-  Tax Increment District
-  C, Community Retail and Service Centers
-  Right-Of-Way within TID Boundaries
-  Parcel Line
-  Road Centerline

1 inch = 350 feet

Source: Village of Pleasant Prairie  
Created: December 4, 2017



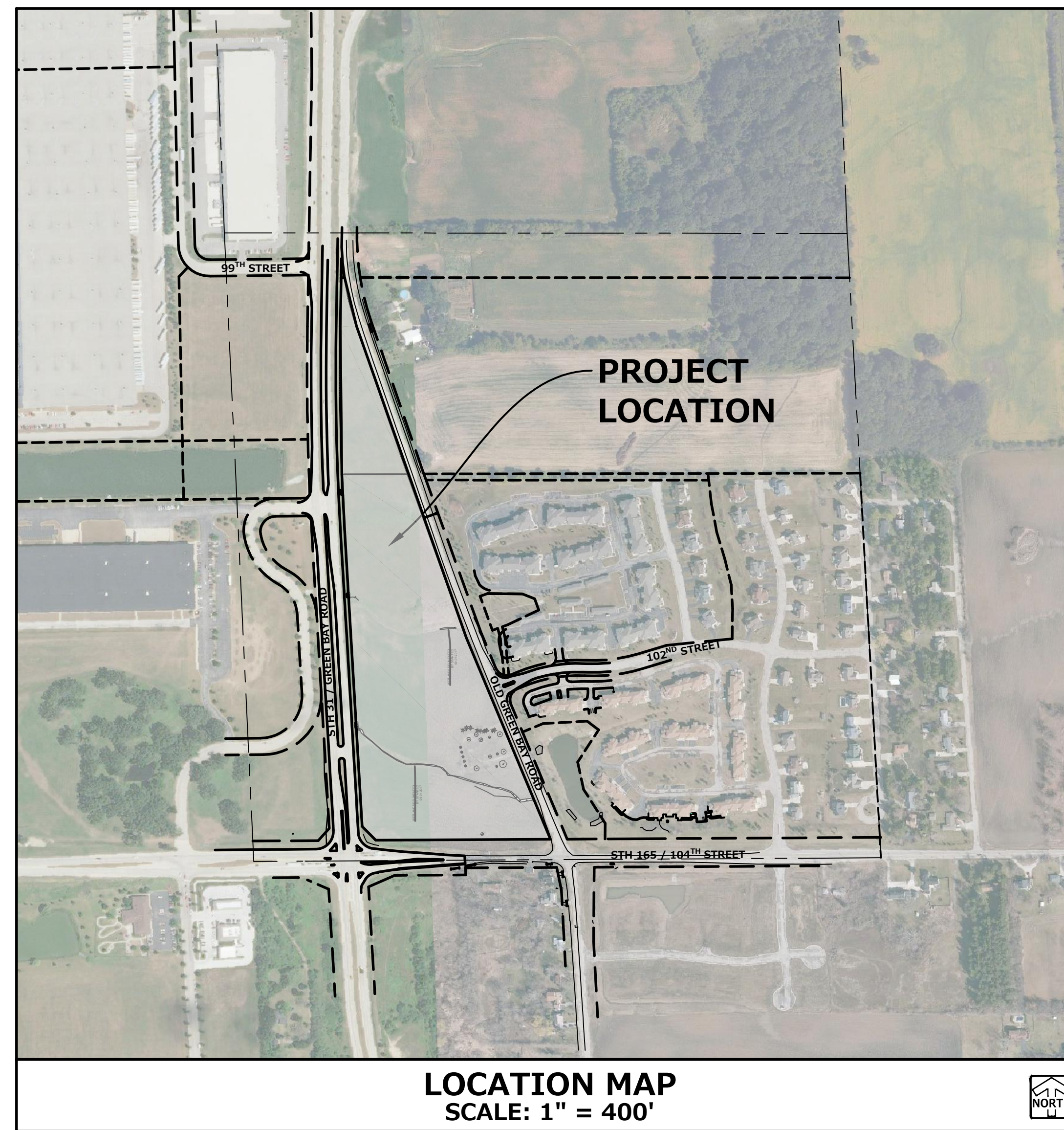
# CONCEPT PLAN - SITE, GRADING, & UTILITY PLANS

# FOR

# MAIN STREET MARKET

VILLAGE OF PLEASANT PRAIRIE, WI

PLANS PREPARED FOR



SITE DATA TABLE	
TOTAL SITE AREA:	21.7 AC (944,980 S.F.)
PAVEMENT AREA:	9.5 AC (414,366 S.F.)
BUILDING AREA:	3.2 AC (139,450 S.F.)
LANDSCAPE AREA:	6.8 AC (296,208 S.F.)
GREEN SPACE:	31.3%
POND AREA:	2.2 AC (97,000 S.F.)
PARKING STALLS:	841 STALLS
EXISTING ZONING:	COMMUNITY COMMERCIAL
PROPOSED ZONING:	P.U.D. (PLANNED UNIT DEVELOPMENT)

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### LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER AREA DRAIN	—	—
STORM SEWER INLET (ROUND CASTING)	○	●
STORM SEWER INLET (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	▲
CONCRETE HEADWALL	—	—
AIR RELEASE ASSEMBLY	⊕	⊕
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊕	⊕
BUFFALO BOX	⊕	⊕
CLEANOUT	⊕	⊕
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
UTILITY CROSSING	—	—
LIGHTING	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
CAUTION EXISTING UTILITIES NEARBY	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	—	—
POWER POLE	—	—
POWER POLE WITH LIGHT	—	—
STREET SIGN	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	—	—
SOIL BORING	—	—
TOPSOIL PROBE	—	—
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

### ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FR	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
IW	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	∆	INTERSECTION ANGLE

### PROJECT TEAM CONTACTS

<b>CIVIL ENGINEER:</b> MATT CAREY, P.E. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888	<b>APPLICANT:</b> DANIEL SZCZAP BEAR DEVELOPMENT 4011 80 <sup>TH</sup> STREET KENOSHA, WI 53142
---	---

### BENCHMARKS

<b>VERTICAL DATUM:</b>	NGVD 29
<b>HORIZONTAL DATUM:</b>	NAD 1927
<b>BM 1:</b> FOUND SE CORNER, NE 1/4 SEC. 27, T1N, R20E (CONC. MON. W/ BRASS CAP) N: 194,392.12; E: 2,509,964.98 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE) REFERENCE BENCHMARK EL.: 809.40	

### INDEX OF SHEETS

C-1	CONCEPT PLAN COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3 - C-5	CONCEPT SITE PLAN
C-6 - C-8	CONCEPT GRADING PLAN
C-9 - C-11	CONCEPT UTILITY PLAN



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EXPIRATION DATE: JULY 31, 2018

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### REVISIONS


REG. NO. 1114-00-WI  
MAC  
START DATE: 09-18-17  
SCALE: N.T.S.

SHEET  
C-1  
of  
C-11

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BROOKFIELD, WI 53005  
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

**MAIN STREET MARKET**  
VILLAGE OF PLEASANT PRAIRIE, WI

CONCEPT PLAN COVER SHEET

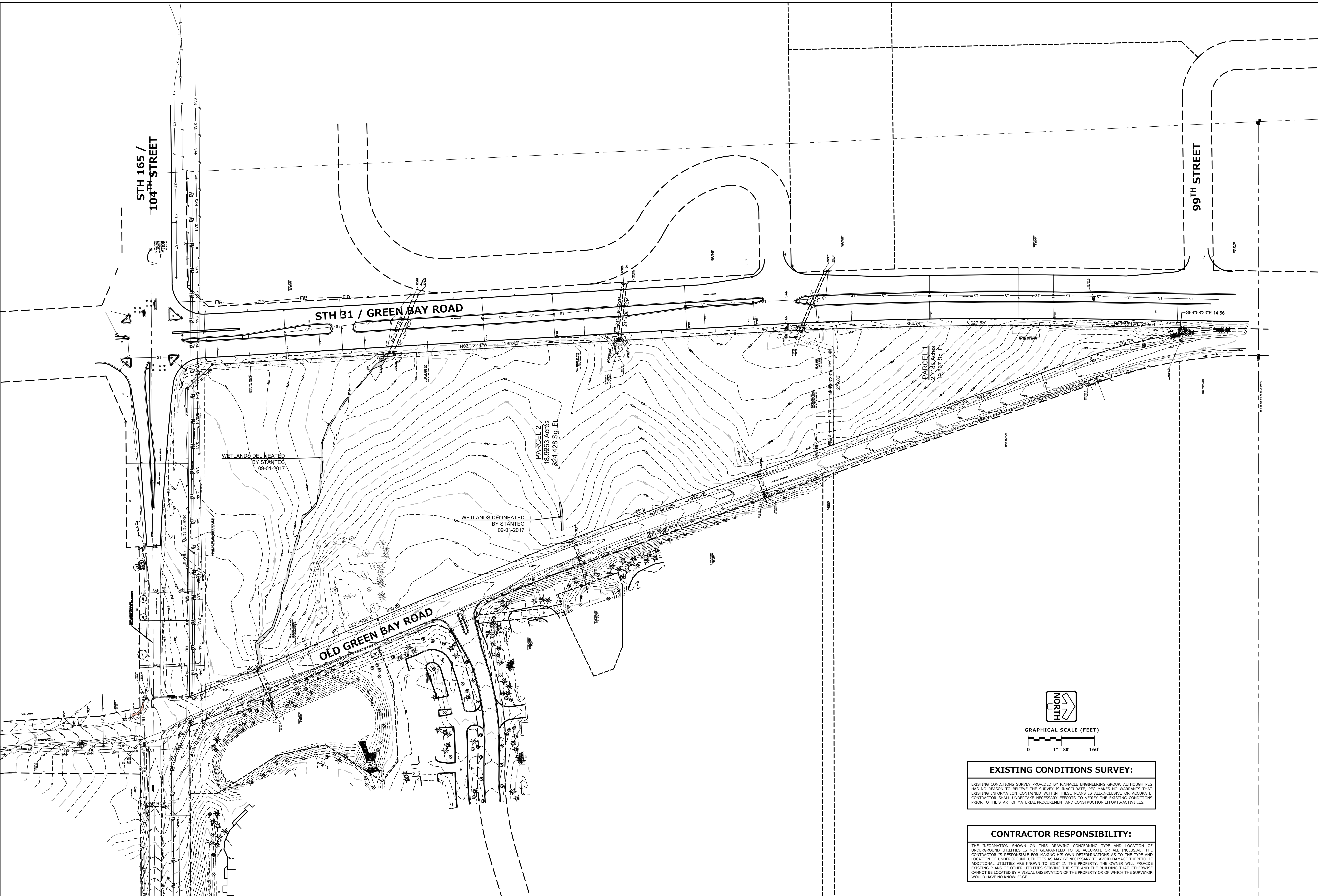
CONCEPT PLAN

CONCEPT PLAN COVER SHEET

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DESIGNED: MAC  
DRAWN: EP  
REVIEWED: DC

Z:\PROJECTS\2017\1114.00-WI\CAD\SHEETS\CONCEPT PLAN\1114.00-WI EXISTING CONDITIONS\_CONCEPT.DWG  
1/31/2018



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**MAIN STREET MARKET  
 VILLAGE OF PLEASANT PRAIRIE, WI**

**EXISTING CONDITIONS PLAN**

REVISIONS		MAC	DC

REG. JOB NO. 1114.00-WI  
 PEG/PH  
 START DATE: 09-18-17  
 SCALE: 1" = 80'

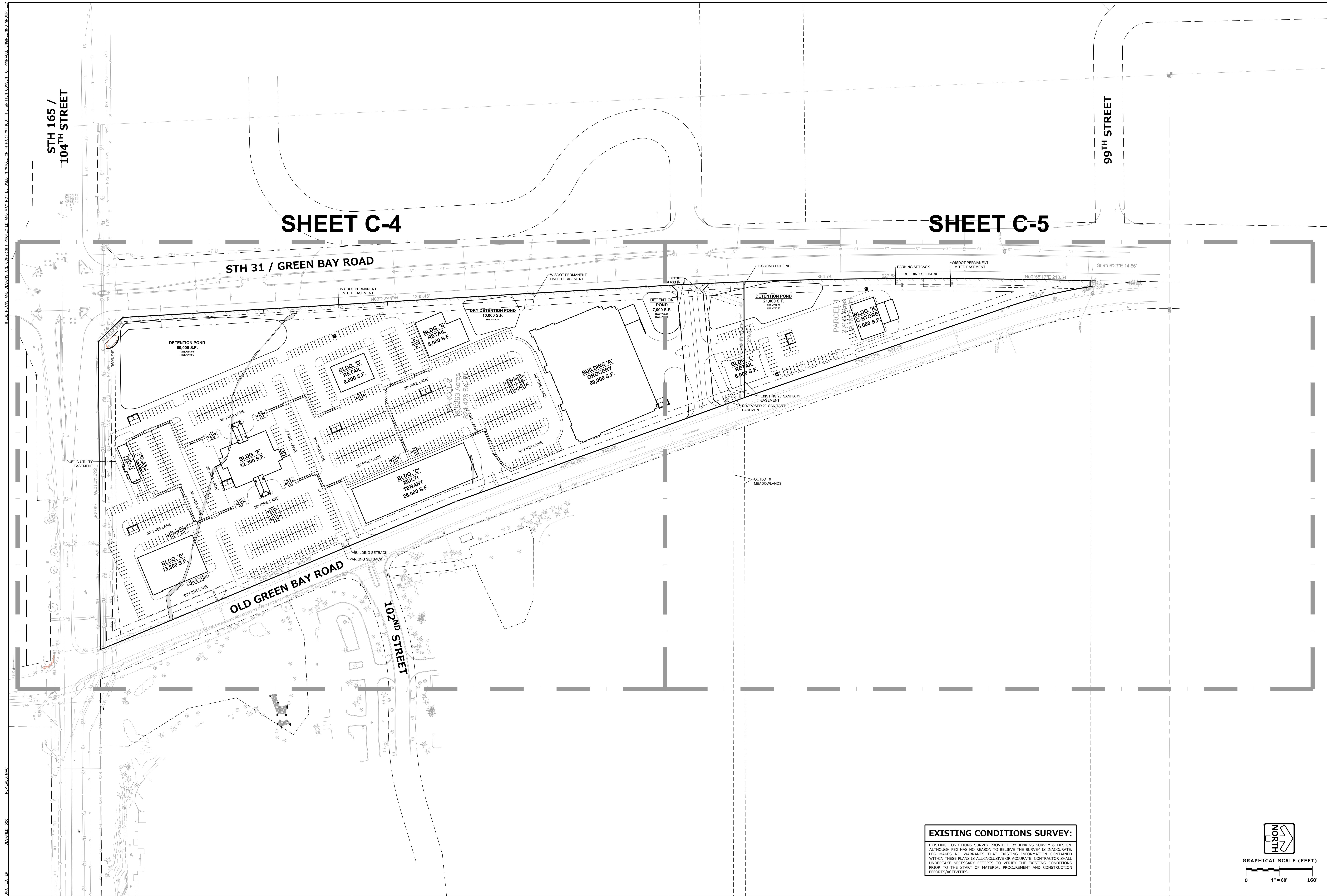
SHEET  
 C-2  
 C-11

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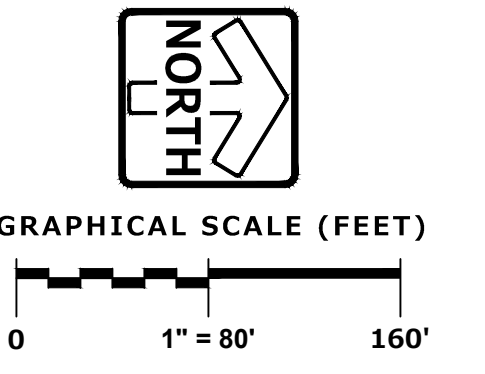
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DRAWN: EP  
REVIEWED: MAC

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Page 28



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**MAIN STREET MARKET  
 VILLAGE OF PLEASANT PRAIRIE, WI**

**CONCEPT SITE PLAN OVERVIEW**

REVISIONS	

REG. NO. 1114.00-WI  
 MAC  
 START DATE: 09-18-17  
 SCALE: 1" = 80'

SHEET  
**C-3**  
 of  
**C-11**

CONCEPT PLAN  
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STH 31 / GREEN BAY ROAD

WISDOT PERMANENT LIMITED EASEMENT

FUTURE ROW LINE

DETECTION POND  
7,000 S.F.  
HWL=703.00  
HWL=705.92

DRY DETENTION POND  
10,000 S.F.  
HWL=708.18

DETECTION POND  
60,000 S.F.  
HWL=706.00  
HWL=710.95

SIGNAGE

BLDG. 'B'  
RETAIL  
8,000 S.F.

BLDG. 'D'  
RETAIL  
6,000 S.F.

BUILDING 'A'  
GROCERY  
60,000 S.F.

BLDG. 'F'  
12,300 S.F.

BLDG. 'C'  
MULTI  
TENANT  
26,000 S.F.

BLDG. 'E'  
13,800 S.F.

STH 165 / 104<sup>TH</sup> STREET

OLD GREEN BAY ROAD

102<sup>ND</sup> STREET

PUBLIC UTILITY EASEMENT

BLDG. 'G'  
2,300 S.F.

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

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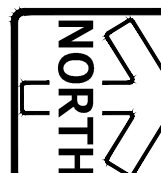
30' FIRE LANE

30' FIRE LANE

PROPOSED SIDEWALK (TYP.)

BUILDING SETBACK  
PARKING SETBACK

EXISTING CONDITIONS SURVEY:  
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GRAPHICAL SCALE (FEET)  
0 1" = 40' 80'

CONCEPT PLAN

MATCH

CONCEPT SITE PLAN

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**MAIN STREET MARKET  
VILLAGE OF PLEASANT PRAIRIE, WI**

**CONCEPT SITE PLAN**

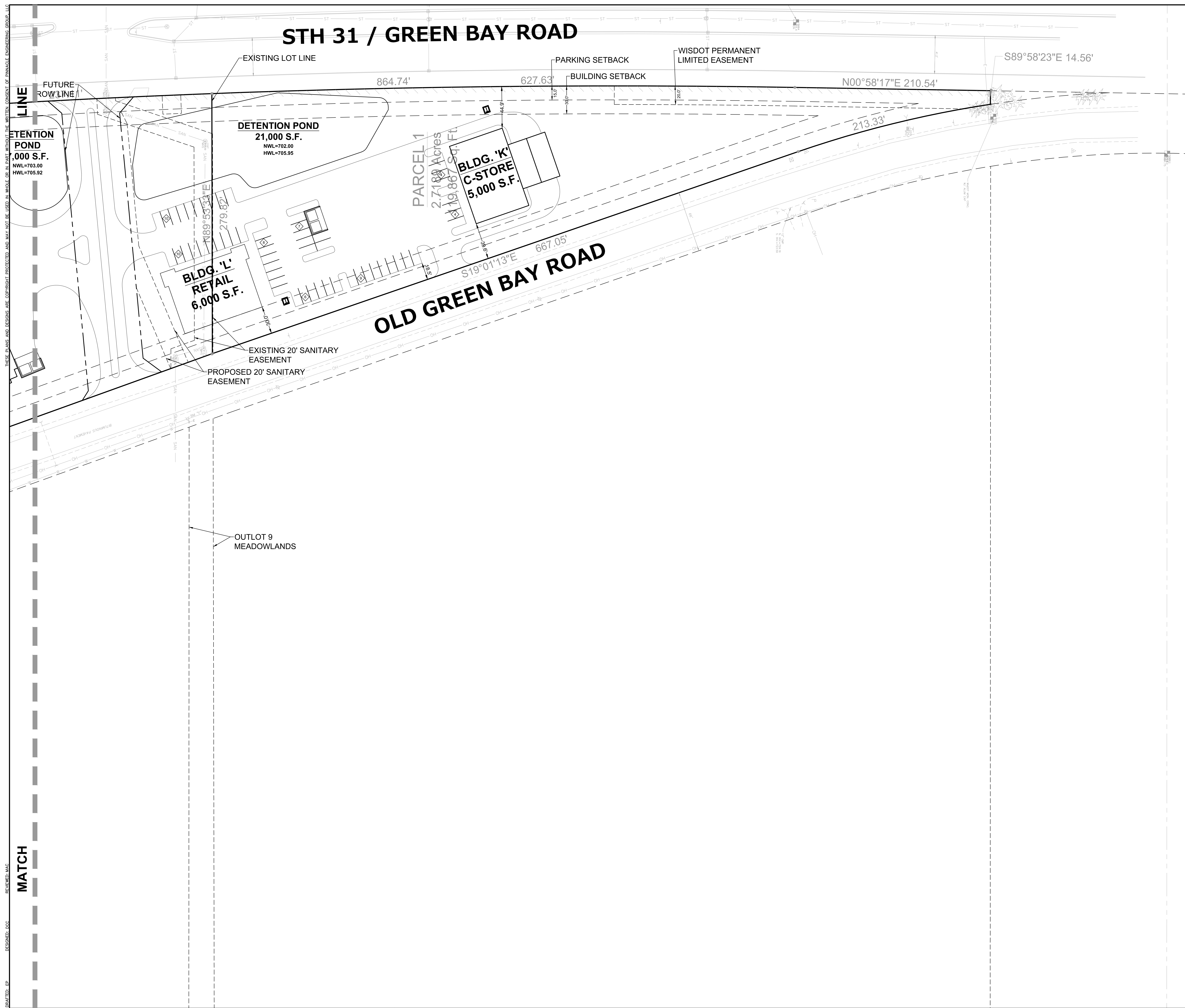
**REVISIONS**

NO.	DATE	DESCRIPTION

REG. NO. 114.00-WI  
MAC  
START DATE: 09-18-17  
SCALE: 1" = 40'

SHEET  
**C-4**  
of  
**C-11**

# STH 31 / GREEN BAY ROAD



REVIEWED: MAC

DESIGNED: DCC

DRAFTED: EP

1/31/2018

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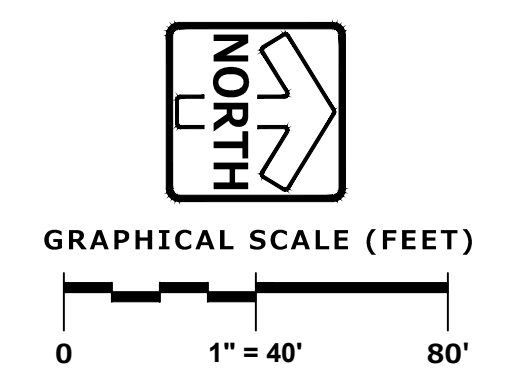
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## MAIN STREET MARKET VILLAGE OF PLEASANT PRAIRIE, WI

## CONCEPT SITE PLAN

### REVISIONS


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REG. NO. 114.00-WI  
MAC  
START DATE: 09-18-17  
SCALE: 1" = 40'

SHEET  
C-5  
8  
C-11

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CONCEPT PLAN  
CONCEPT GRADING PLAN OVERVIEW

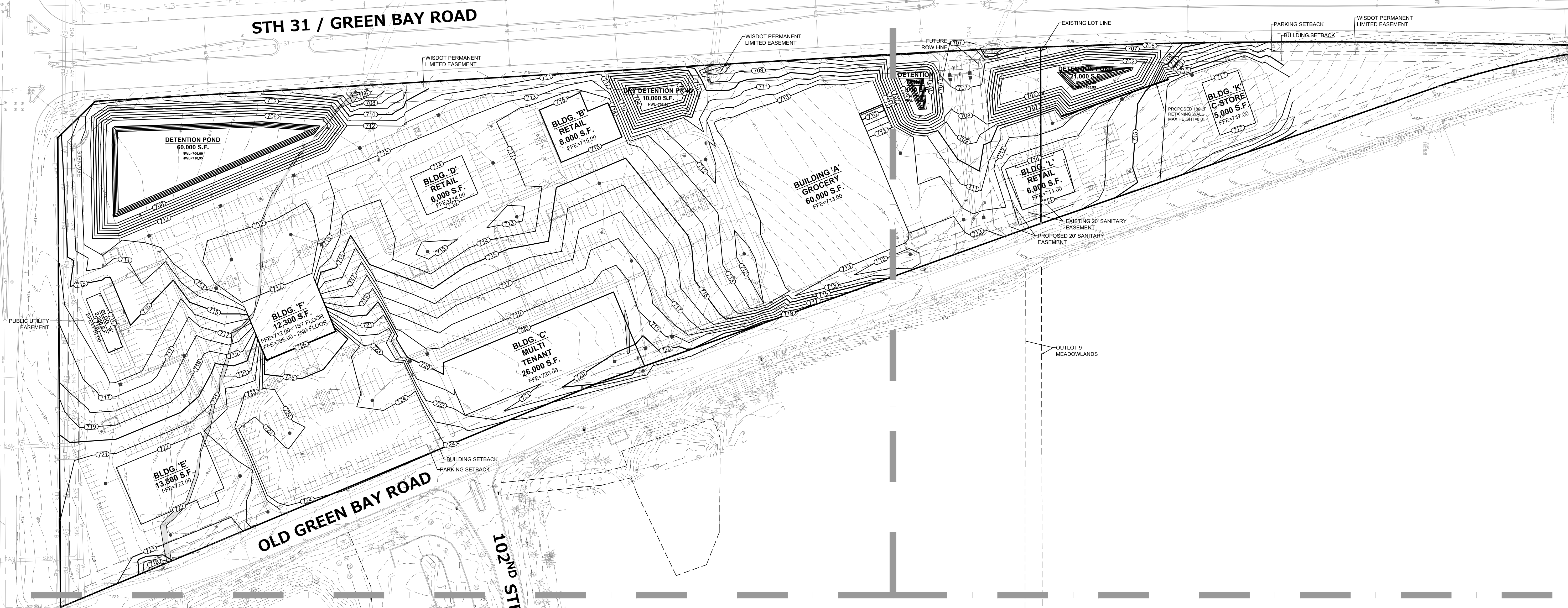
STH 165 /  
104<sup>TH</sup> STREET

SHEET C-7

SHEET C-8

99<sup>TH</sup> STREET

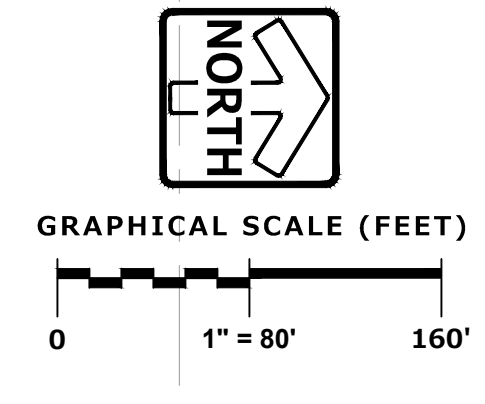
STH 31 / GREEN BAY ROAD



LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
	PROPOSED CONTOUR

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**MAIN STREET MARKET  
VILLAGE OF PLEASANT PRAIRIE, WI**

**CONCEPT GRADING PLAN OVERVIEW**

REVISIONS	

REG. JOB NO. 1114.00-WI-MAC  
PEG/PM  
START DATE: 09-18-17  
SCALE: 1" = 80'

SHEET  
C-6  
of  
C-11

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DESIGNED: MAC  
DRAWN: EP  
REVIEWED: DC

1/31/2018

# STH 31 / GREEN BAY ROAD

## STH 165 / 104<sup>TH</sup> STREET

## OLD GREEN BAY ROAD

## 102<sup>ND</sup> STREET

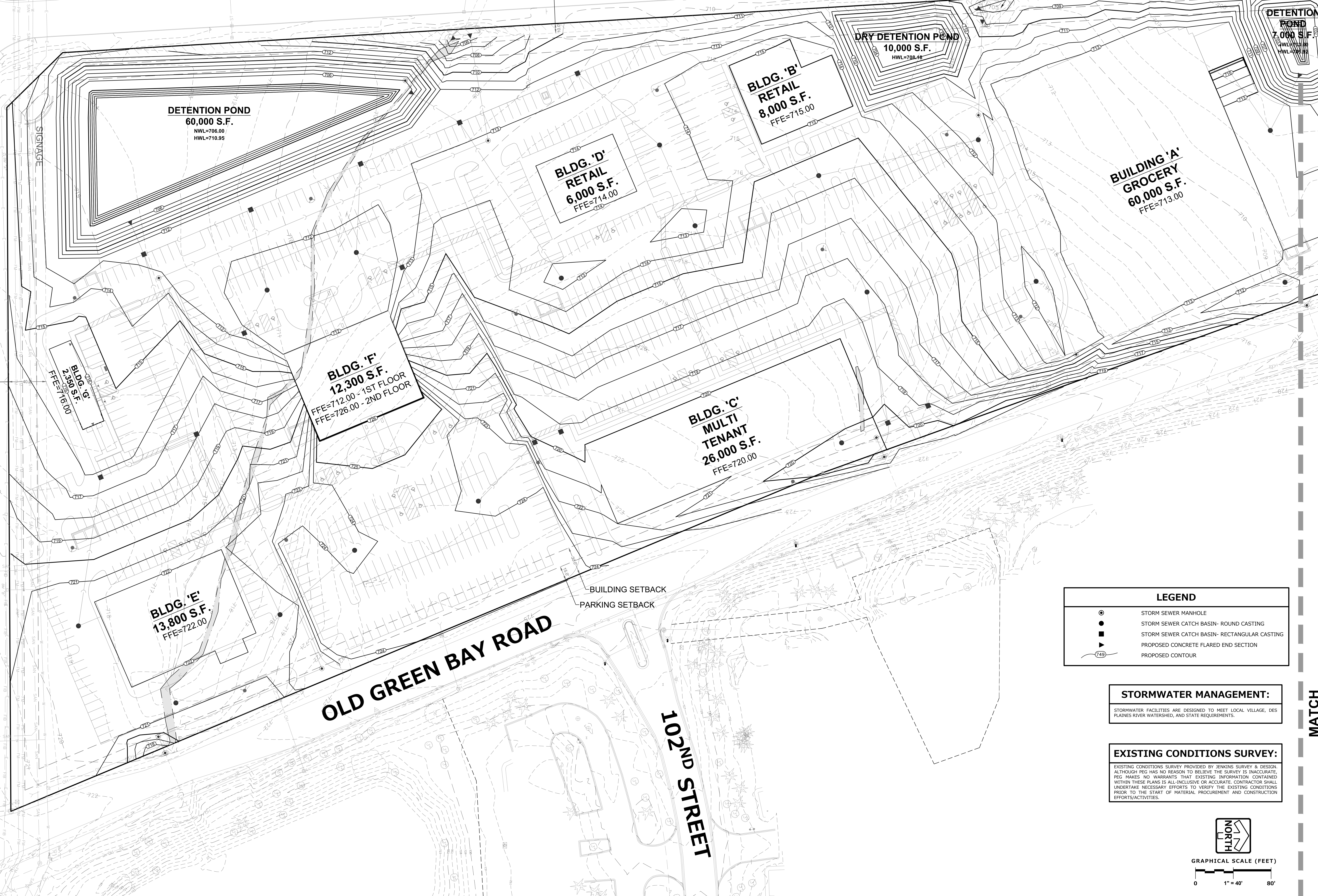
LINE

CONCEPT PLAN

MATCH

CONCEPT GRADING PLAN

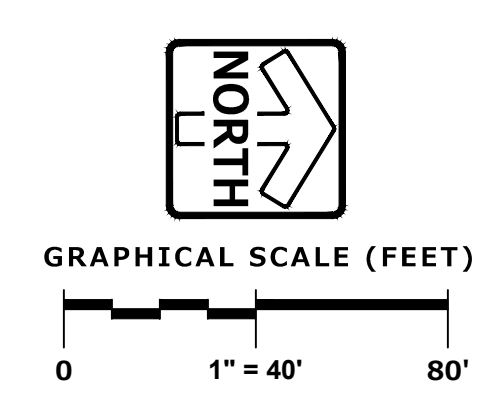
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LEGEND	
●	STORM SEWER MANHOLE
○	STORM SEWER CATCH BASIN- ROUND CASTING
■	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
▼	PROPOSED CONCRETE FLARED END SECTION
—	PROPOSED CONTOUR

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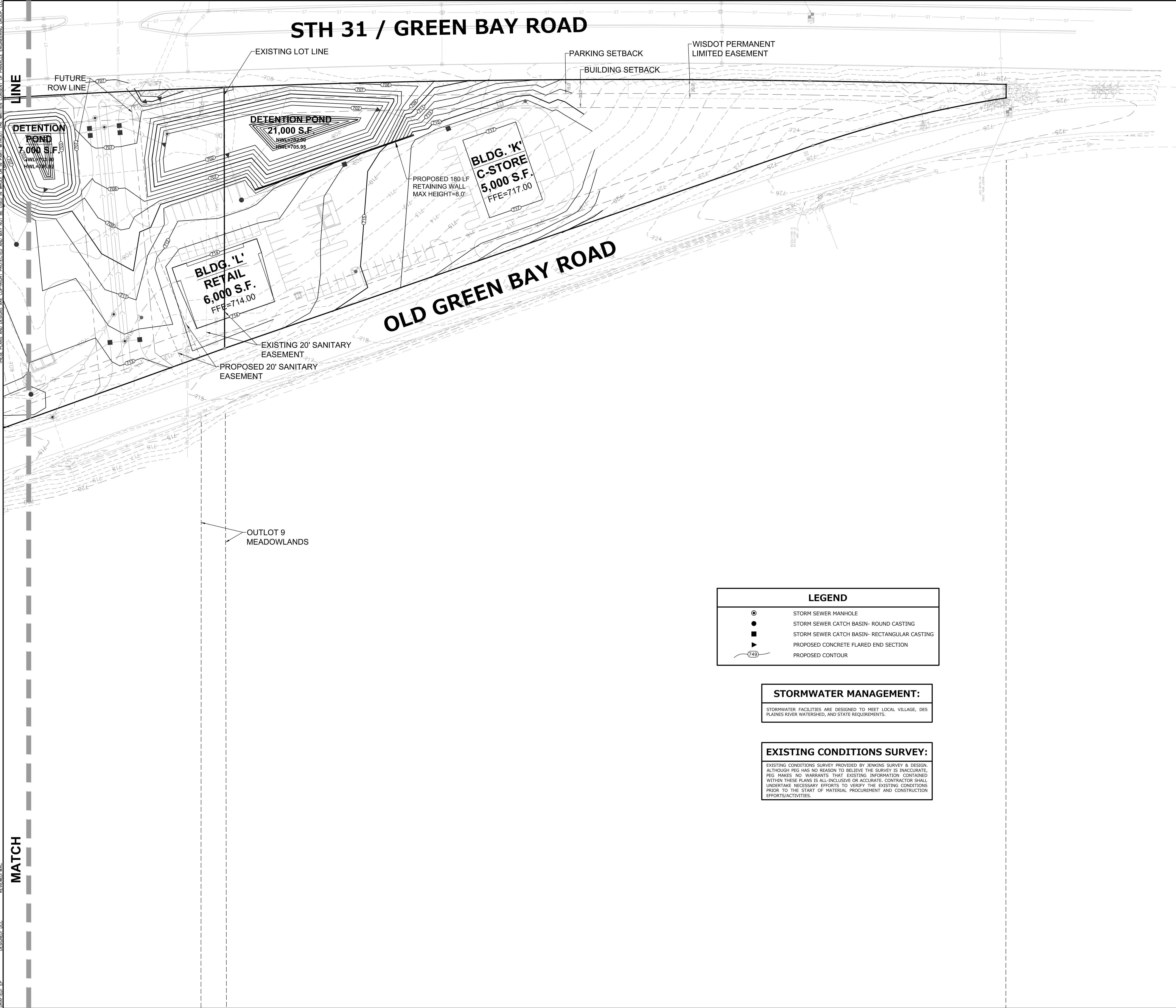
### MAIN STREET MARKET VILLAGE OF PLEASANT PRAIRIE, WI

### CONCEPT GRADING PLAN

REVISIONS		SHEET C-7 C-11
NO.	DESCRIPTION	

REG. NO. 1114.00-WI  
MAC  
START DATE: 09-18-17  
SCALE: 1" = 40'

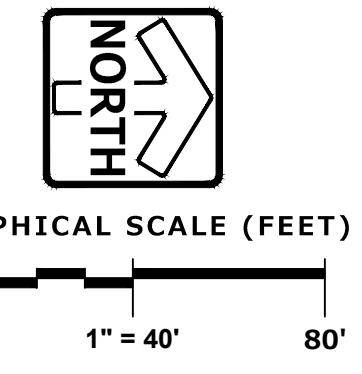
# STH 31 / GREEN BAY ROAD



LEGEND	
⊙	STORM SEWER MANHOLE
●	STORM SEWER CATCH BASIN- ROUND CASTING
■	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
▽	PROPOSED CONCRETE FLARED END SECTION
749	PROPOSED CONTOUR

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DESIGNED: DCC  
 GRADATED: EP  
 REVIEWED: MAC  
 MATCH

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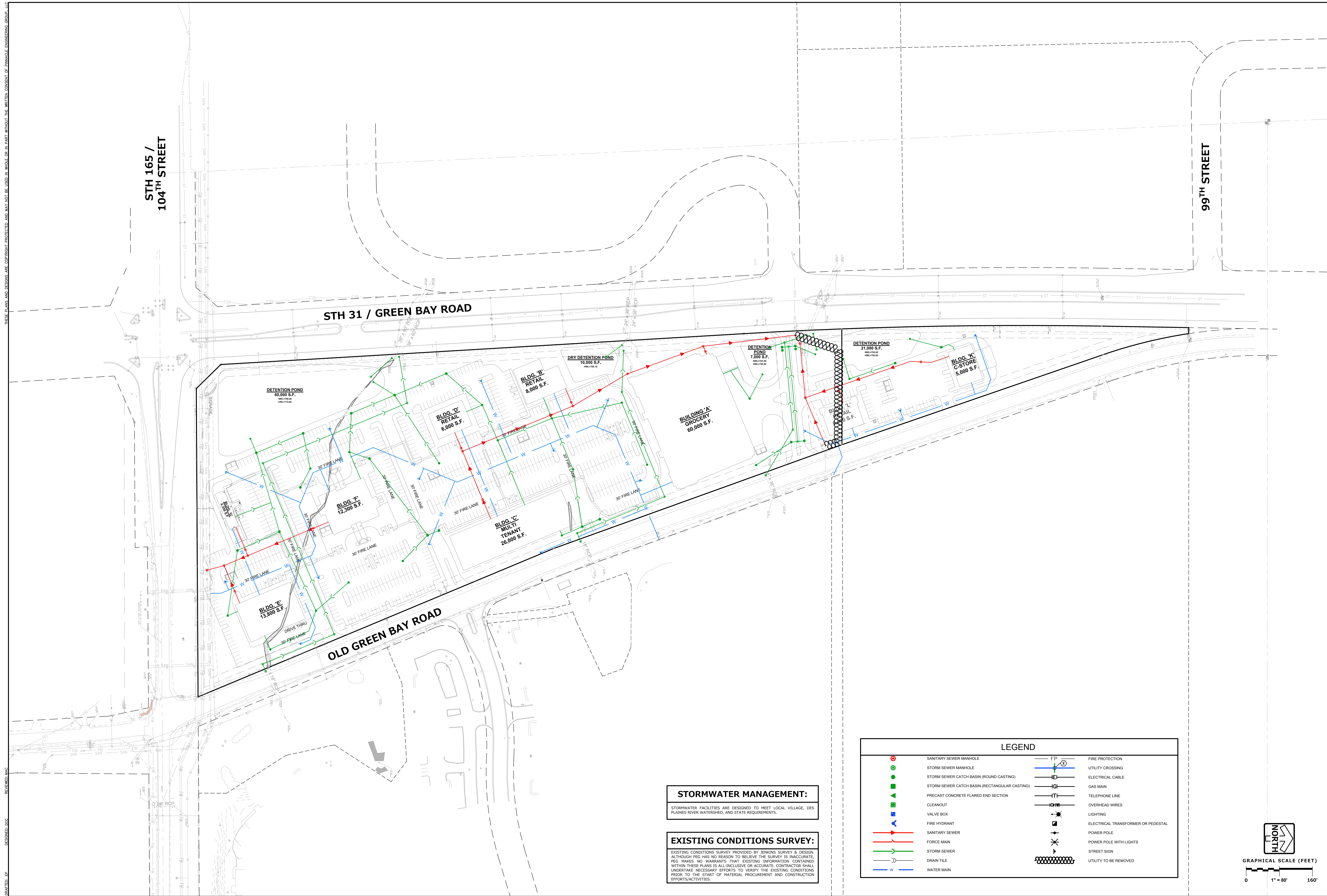
## MAIN STREET MARKET VILLAGE OF PLEASANT PRAIRIE, WI

## CONCEPT GRADING PLAN

REVISIONS	

REG. JOB NO. 1114.00-WI PEG PM: MAC START DATE: 09-18-17 SCALE: 1" = 40'	SHEET C-8 C-11
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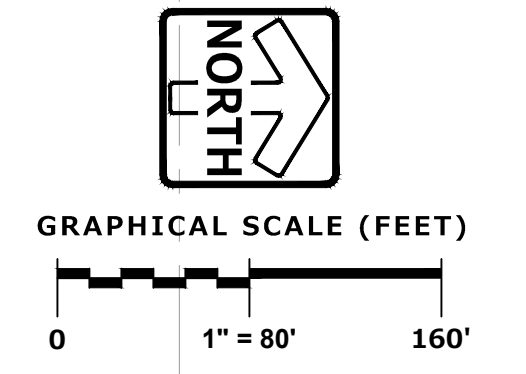
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LEGEND			
	SANITARY SEWER MANHOLE		FIRE PROTECTION
	STORM SEWER MANHOLE		UTILITY CROSSING
	STORM SEWER CATCH BASIN (ROUND CASTING)		ELECTRICAL CABLE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		GAS MAIN
	PRECAST CONCRETE FLARED END SECTION		TELEPHONE LINE
	CLEANOUT		OVERHEAD WIRES
	VALVE BOX		LIGHTING
	FIRE HYDRANT		ELECTRICAL TRANSFORMER OR PEDESTAL
	SANITARY SEWER		POWER POLE
	FORCE MAIN		POWER POLE WITH LIGHTS
	STORM SEWER		STREET SIGN
	DRAIN TILE		UTILITY TO BE REMOVED
	WATER MAIN		



DESIGNED: DCJ  
CHECKED: EP  
REVIEWED: MAC

PLAN | DESIGN | DELIVER  
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**MAIN STREET MARKET  
VILLAGE OF PLEASANT PRAIRIE, WI**

**CONCEPT UTILITY PLAN OVERVIEW**

REVISIONS	

REG. JOB NO. 1114.00-WI	MAC
START DATE: 09-18-17	SCALE: 1" = 80'
SHEET C-9	OF C-11

CONCEPT PLAN CONCEPT UTILITY PLAN OVERVIEW www.pinnacle-engr.com

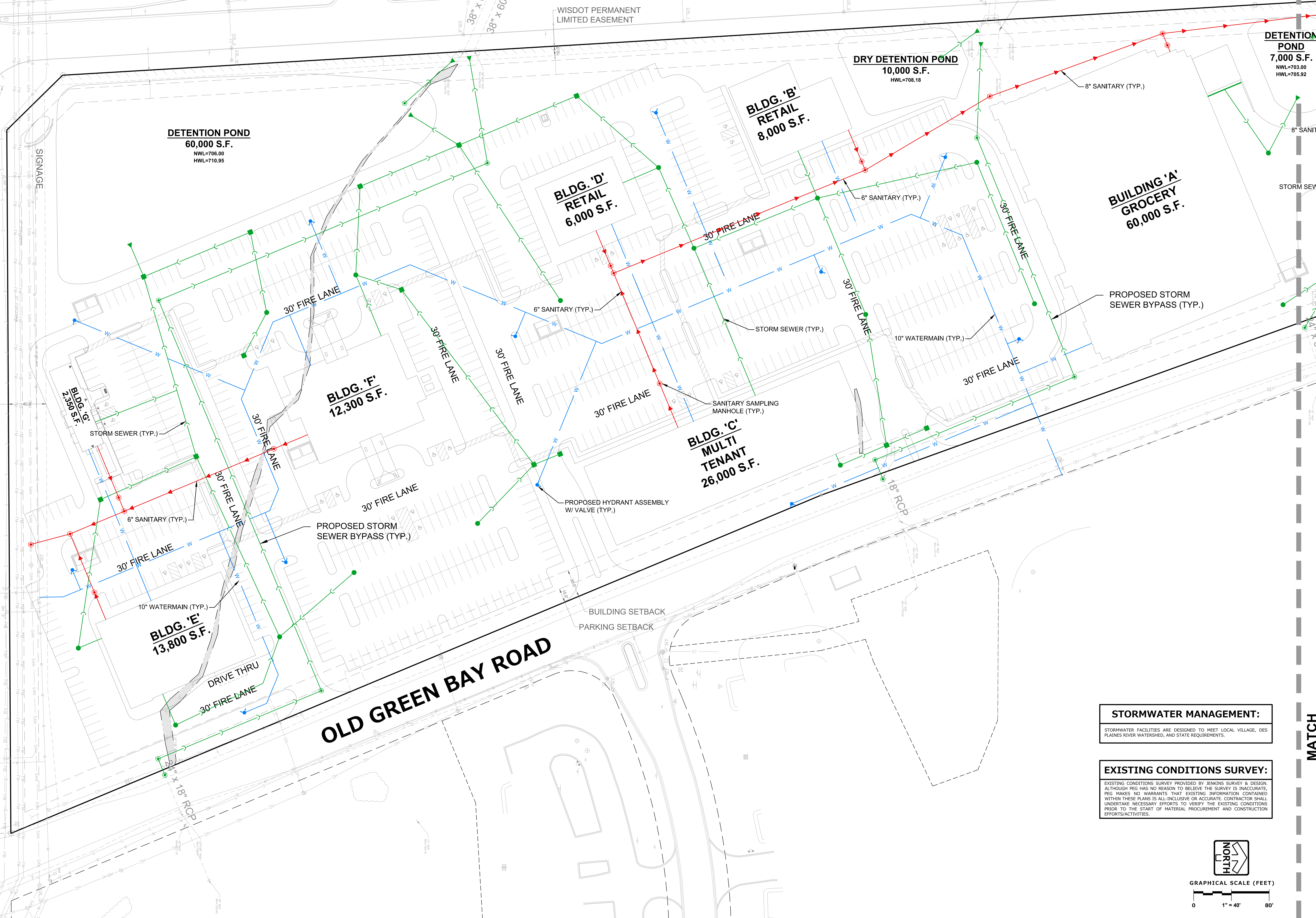
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CONCEPT PLAN  
MATCH  
CONCEPT UTILITY PLAN

# STH 31 / GREEN BAY ROAD

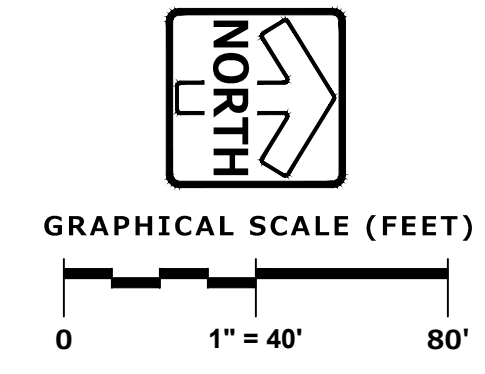
# STH 165 / 104<sup>TH</sup> STREET

# OLD GREEN BAY ROAD



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PLAN | DESIGN | DELIVER  
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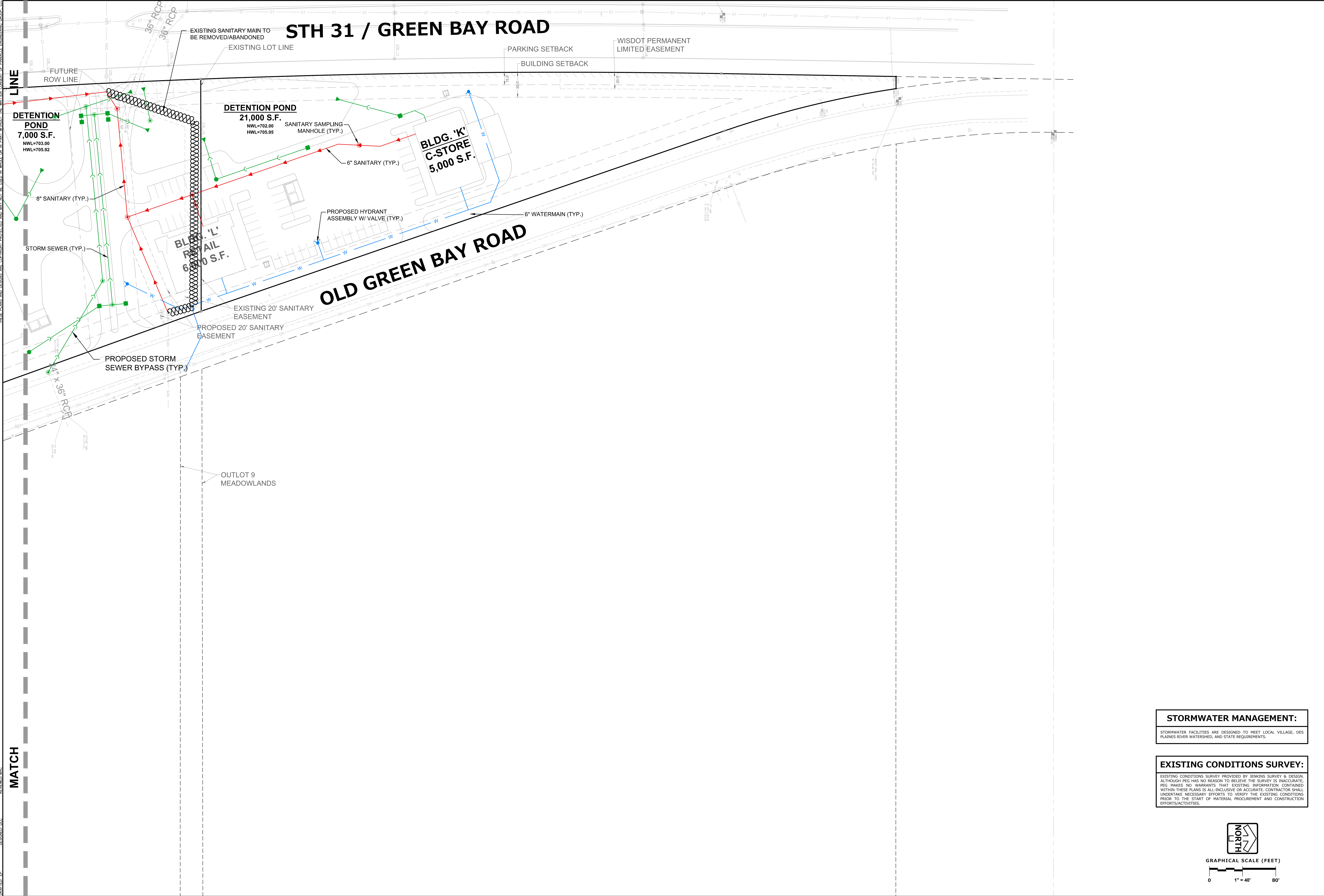
## MAIN STREET MARKET VILLAGE OF PLEASANT PRAIRIE, WI

## CONCEPT UTILITY PLAN

REVISIONS		SHEET C-10 & C-11
NO.	DESCRIPTION	

REG. JOB NO. 114.00-WI  
MAC  
START DATE: 09-18-17  
SCALE: 1" = 40'

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 DESIGNED: DCC  
 DRAFTER: EP



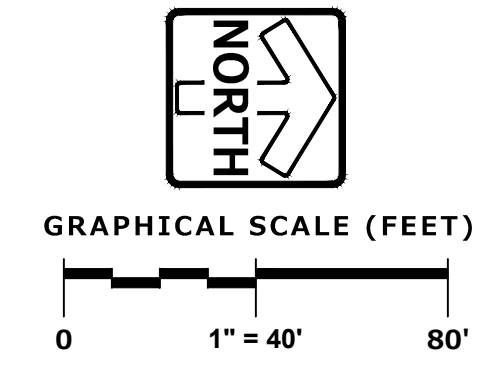
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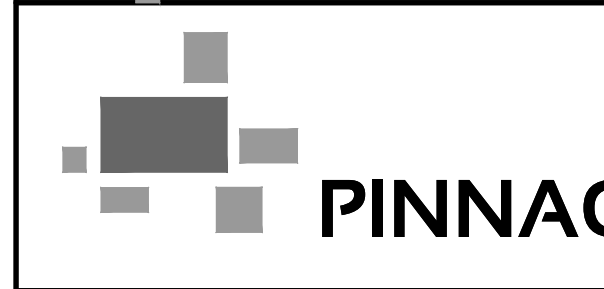
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**MAIN STREET MARKET  
VILLAGE OF PLEASANT PRAIRIE, WI**

**CONCEPT UTILITY PLAN**

REVISIONS		SHEET C-11 of C-11
NO.	DESCRIPTION	
		REG. NO. 1114.00-WI PEG/PH: MAC START DATE: 09-18-17 SCALE: 1" = 40' SHEET: C-11



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STH 31 / GREEN BAY ROAD

FUTURE ROW LINE

LINE

DETECTION POND  
7,000 S.F.  
NWL=703.00  
HWL=705.92

DRY DETENTION POND  
10,000 S.F.  
HWL=708.18

BLDG. 'F'  
RETAIL  
8,000 S.F.

BLDG. 'E'  
RETAIL  
6,000 S.F.

BUILDING 'G'  
GROCERY  
60,000 S.F.

DETECTION POND  
60,000 S.F.  
NWL=706.00  
HWL=709.96

BLDG. 'C'  
CLINIC  
12,300 S.F.

BLDG. 'D'  
MULTI  
TENANT  
26,000 S.F.

BLDG. 'B'  
13,800 S.F.

STH 165 / 104<sup>TH</sup> STREET

OLD GREEN BAY ROAD

102<sup>ND</sup> STREET

SIGNAGE

BLDG. 'A'  
2,320 S.F.

30' FIRE LANE

30' FIRE LANE

DRIVE THRU  
30' FIRE LANE

EXISTING ROW LINE

30' FIRE LANE

30' FIRE LANE

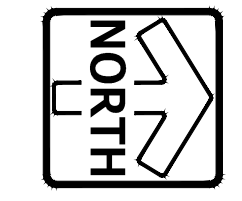
30' FIRE LANE

30' FIRE LANE

30' FIRE LANE

BUILDING SETBACK  
PARKING SETBACK

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GRAPHICAL SCALE (FEET)  
0 1" = 40' 80'

MATCH

LOTS EXHIBIT

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MAIN STREET MARKET  
VILLAGE OF PLEASANT PRAIRIE, WI

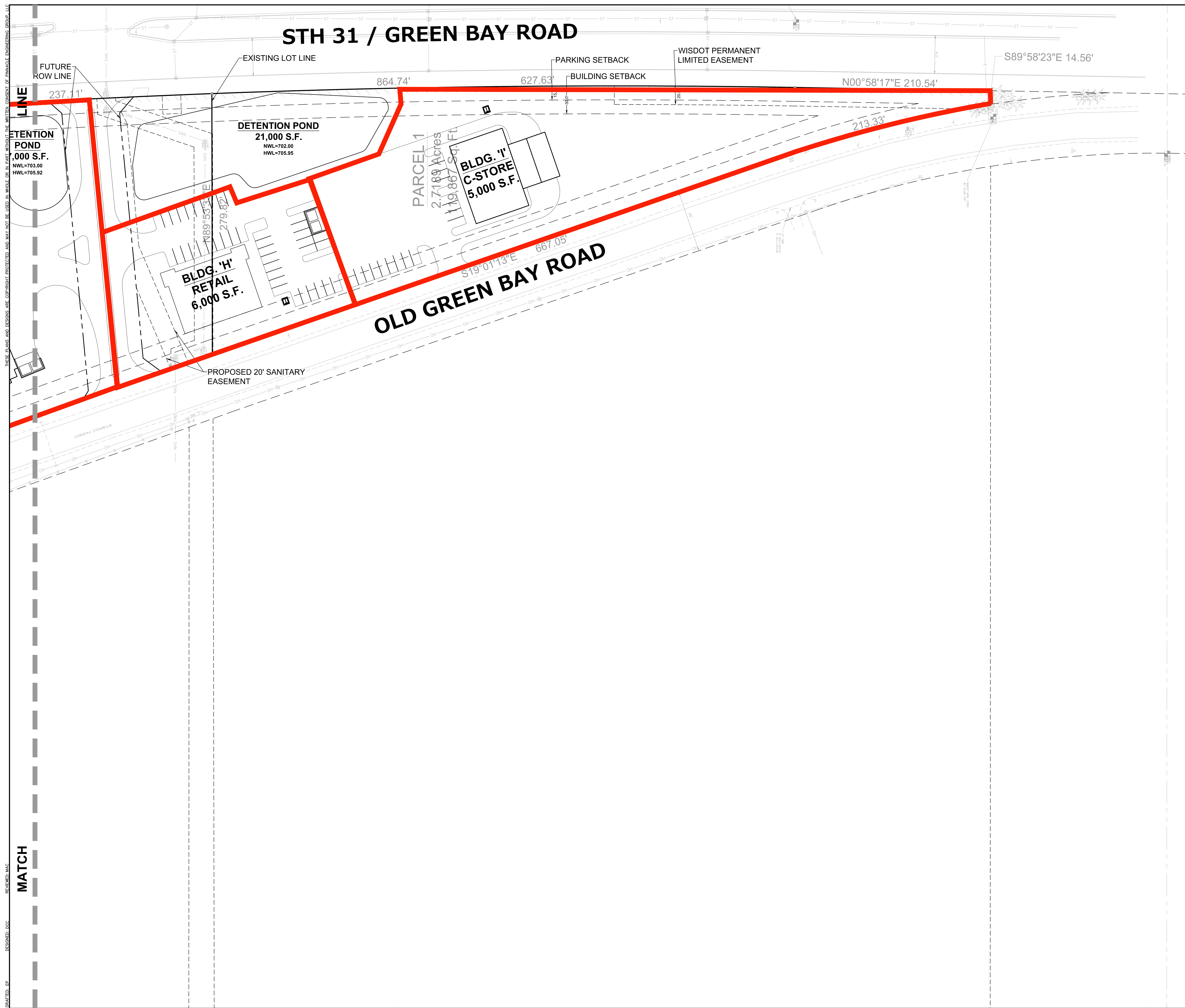
LOTS EXHIBIT

REVISIONS

REG. JOB NO. 114.00-WI  
MAC  
START DATE 09-18-17  
SCALE 1" = 40'

SHEET  
C-1  
C-2

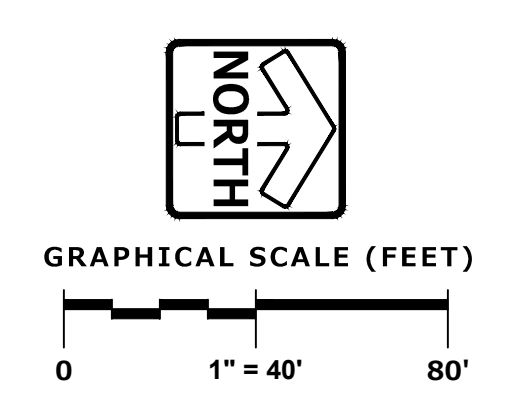
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MATCH

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## MAIN STREET MARKET VILLAGE OF PLEASANT PRAIRIE, WI

## LOTS EXHIBIT

REVISIONS	

REG. NO. 114.00-WI  
 MAC  
 START DATE: 09-18-17  
 SCALE: 1" = 40'  
**SHEET C-2**  
**C-2**

TID #6 Project Plan  
Additional Documentation  
Appendices A-J

Note: Additional information for Appendices to be added as available

Appendix A



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Milwaukee, Wisconsin 53202-4426  
414.277.5000  
Fax 414.271.3552  
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Phoenix  
Scottsdale  
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Tucson  
Washington, D.C.

January 8, 2018

Village of Pleasant Prairie  
Village Hall  
9915 39th Avenue  
Pleasant Prairie, WI 53158

Re: Project Plan for Tax Incremental District No. 6 of the Village of Pleasant  
Prairie, Wisconsin

Ladies and Gentlemen:

We have acted as counsel to the Village of Pleasant Prairie, Wisconsin (the "Village") in connection with the preparation of the proposed Project Plan for Tax Incremental District No. 6 of the Village (the "Project Plan").

In this connection, we have reviewed the Project Plan, the law and such other documents as we deem necessary to enable us to give this opinion. We have relied on the statements of fact set forth in the Project Plan and the documents attached as exhibits to the Project Plan, without independent verification. We have not been engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates or financial projections contained in the Project Plan, and express no opinion relating thereto.

Based on our review, it is our opinion that the Project Plan for Tax Incremental District No. 6 is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

A handwritten signature in blue ink that reads "Quarles + Brady LLP".

Appendix B  
VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION NO. 17-30

---

RESOLUTION PROPOSING THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 6  
OF THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

---

WHEREAS, it is determined to be necessary, desirable and in the best interest of the Village of Pleasant Prairie, Wisconsin (the "Village") to provide for mixed-use development on the vacant land located at the northeast corner of the intersection of STH 165 and Green Bay Road (STH 31);

WHEREAS, under the provisions of Section 66.1105 of the Wisconsin Statutes, the Village has the power to create a Tax Incremental District to assist in financing mixed-use development in the Village;

WHEREAS, the Village desires to exercise its power under Section 66.1105 of the Wisconsin Statutes to create a tax incremental district for the purpose of promoting mixed-use development;

WHEREAS, the Village has proposed a project plan (the "Project Plan") for Tax Incremental District No. 6 in the Village;

WHEREAS, the Project Plan will promote mixed-use development within the meaning of Sections 66.1105 of the Wisconsin Statutes; and

WHEREAS, pursuant to Section 66.1105(4)(e) of the Wisconsin Statutes, in order for the planning commission to create a new tax incremental district, the planning commission must provide for a public hearing at which all interested parties are afforded a reasonable opportunity to express their views on the proposed creation of the Tax Incremental District, the proposed boundaries of the District and the proposed Project Plan for the District.

NOW, THEREFORE, be it resolved by the Plan Commission of the Village of Pleasant Prairie, Wisconsin, as follows:

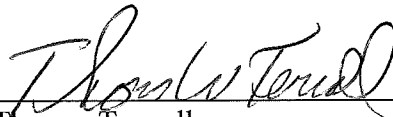
Section 1. Proposed Creation of Tax Incremental District. For the purpose of promoting mixed-use development, the creation of Tax Incremental District No. 6 (the "District") is hereby proposed in the Village pursuant to Section 66.1105 of the Wisconsin Statutes.

Section 2. Proposed Boundaries of the District. The proposed boundaries of the District are described on Map 1 and the Legal Description, which are attached to this Resolution as Exhibits A and B, respectively.

Section 3. Proposed Project Plan. The proposed Project Plan for the District, which is attached to this Resolution as Exhibit C, is conditionally adopted and approved.

Section 4. Public Hearing on Proposed Creation of the District and the Project Plan. A public hearing on the proposed creation of the District, the proposed boundaries of the District and the Project Plan shall be held by the Plan Commission on January, 8, 2018 at 6:00 p.m. at the Village Hall of the Village of Pleasant Prairie located at 9915 39th Avenue, Pleasant Prairie, Wisconsin.

Approved: December 11, 2017

  
\_\_\_\_\_  
Thomas Terwall  
Plan Commission Chairman

Attest:

  
\_\_\_\_\_  
James Bandura  
Plan Commission Secretary

Appendix C  
VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION NO. 18-01

---

RESOLUTION DESIGNATING BOUNDARIES AND  
ADOPTING PROJECT PLAN FOR TAX  
INCREMENTAL DISTRICT NO. 6 OF THE  
VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

---

WHEREAS, it is determined to be necessary, desirable and in the best interest of the Village of Pleasant Prairie, Wisconsin (the "Village") to provide for promotion and attraction of mixed-use development on the vacant land located at the northeast corner of Highway 31 (Green Bay Road) and Highway 165 (104th Street) in the Village, known as Main Street Market;

WHEREAS, under the provisions of Section 66.1105 of the Wisconsin Statutes, the Village has the power to create a Tax Incremental District to assist in promoting mixed-use development in the Village;

WHEREAS, the Village desires to exercise its power under Section 66.1105 of the Wisconsin Statutes to create a Tax Incremental District for the purpose of promoting mixed-use development;

WHEREAS, the Plan Commission has prepared a Project Plan including proposed boundaries for Tax Incremental District No. 6 in the Village (the "Project Plan");

WHEREAS, the Project Plan will promote mixed-use development within the meaning of Section 66.1105 of the Wisconsin Statutes; and

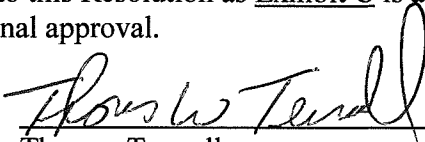
WHEREAS, on January 8, 2018 the Plan Commission held a public hearing on the proposed Project Plan for Tax Incremental District No. 6 (the "District") and has considered public input received at such hearing.

NOW, THEREFORE, be it resolved by the Plan Commission of the Village of Pleasant Prairie, Wisconsin, as follows:


Section 1. Boundaries of the District. The boundaries of the District shall be as described on Map 1 and the Legal Description, which are attached to this Resolution as Exhibits A and B, respectively.

Section 2. Adoption of Project Plan and Submission of Project Plan to the Village Board. The Project Plan for the District which is attached to this Resolution as Exhibit C is adopted and submitted to the Village Board of the Village for final approval.

Approved: January 8, 2018

  
\_\_\_\_\_  
Thomas Terwall  
Plan Commission Chairperson

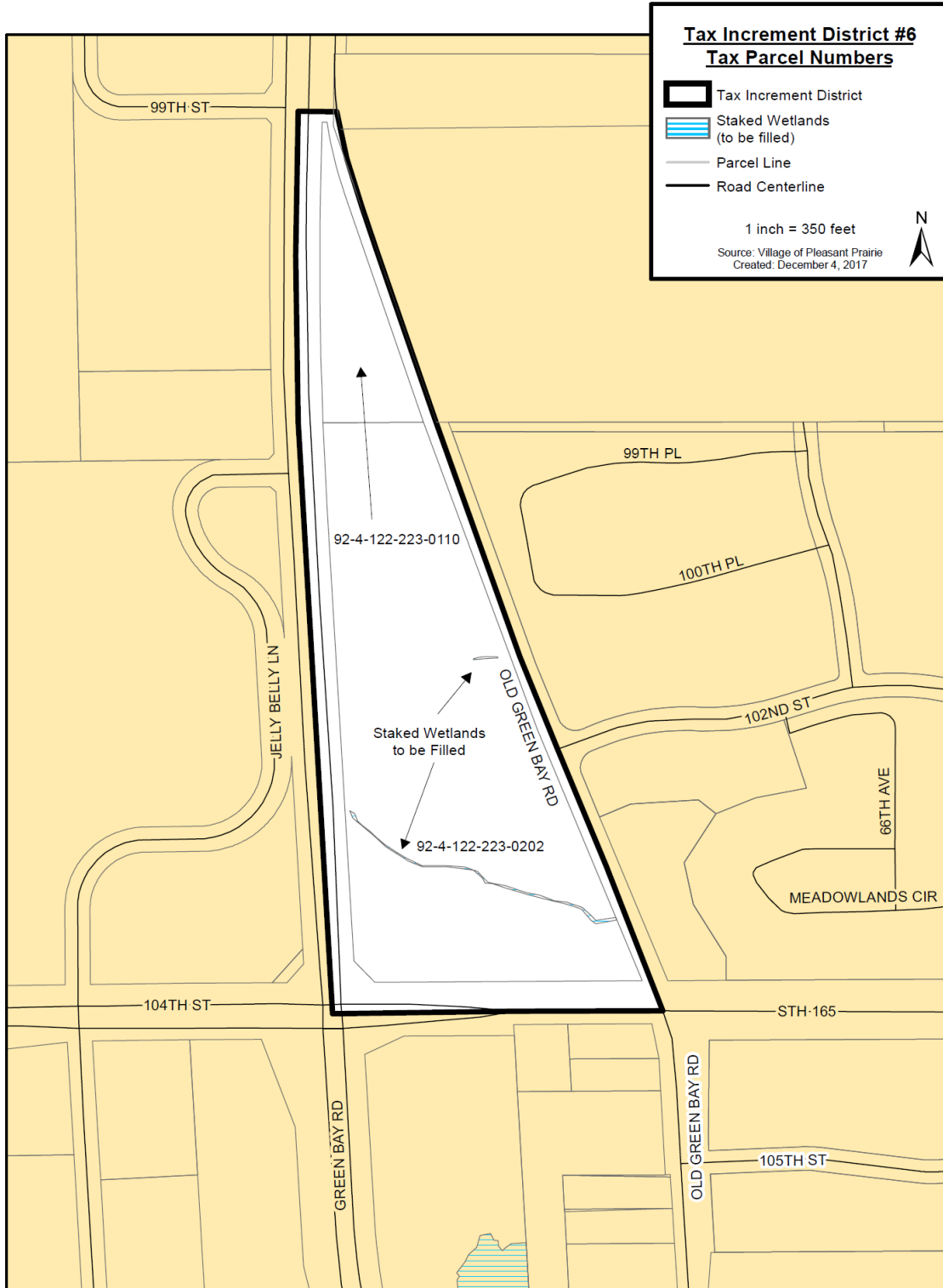
Attest:

  
\_\_\_\_\_  
James Bandura  
Plan Commission Secretary

Date Posted: 1/16/18

EXHIBIT A

MAP 1





## EXHIBIT B

### LEGAL DESCRIPTION

#### PARCEL 1:

That part of the North 61.50 acres of the Southwest 1/4 of Section 22, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying between the East line of relocated Highway "31" and the West line of Old Highway "31". Except the North 190 feet; and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

#### PARCEL 2:

The South 98.50 acres of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, except that part of the said South 98.50 acres which lies East of Old State Trunk Highway 31; Also excepting that parcel described as: Commencing at a point in the center of Highway 31, 570 feet North of a point 1119.5 feet East of the Southwest corner of said 1/4 Section; thence East 140.9 feet, North 182 feet, West 189.1 feet to the center line of highway, Southeasterly along the center line of said highway 142.5 feet to place of beginning; said land lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Excepting therefrom: All that part of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 22, thence North 02°41'03" West and along the West line of said Section 22, 87.07 feet to a point in the new North line of State Trunk Highway 165 and the point of beginning of the following description: Thence continuing North 02°41'03" West and along the West line of said Section 22, 1563.08 feet, more or less, to the North line of the Donald Kleinschmidt property and the North line of the South 98.5 acres of the Southwest 1/4 of said Section 22, as indicated on the Wisconsin Department of Transportation right of way plat dated March 1, 1990 and revised October 30, 1990; thence North 89°53'33" East along said North line, 312.54 feet, more or less, to a point in the West line of the relocated State Trunk Highway 31 and a point in a curve, as indicated on said right of way plat, said point indicated as Station 155+66.57; thence Southerly 245.11 feet along the West line of said relocated highway and the arc of said curve to the left, whose radius is 11,529.16 feet and whose chord bears South 02°46'11" East, 245.11 feet, more or less, to a point of tangency; thence South 03°22'44" East and along the West line of said relocated highway, 1265.43 feet, more or less; thence South 42°04'39" West, 70.45 feet, more or less, to a point in the new North line of State Trunk Highway 165, said point lies 87.00 feet North of, as measured normal to, the South line of the Southwest 1/4 of said Section 22; thence South 89°40'10" West and along the new North line of said highway, 278.58 feet, more or less to the place of beginning. Further excepting therefrom: Begin at the Southwest corner of the Southwest 1/4; thence North 2°41'03" West along the West line of the Southwest 1/4 87.07 feet; thence North 89°40'10" East, parallel with the South line of the Southwest 1/4 278.58 feet; thence North 42°04'39" East 70.43 feet; thence North 3°22'44" West 1265.46 feet to a point of curve (from said point the long chord bears North 2°46'12" West 245.10 feet and the radius bears North 86°37'16" East 11,529.16 feet); thence Northerly along the arc of a curve to the right 245.10 feet to the North property line of the owner; thence North 89°53'33" East along said line 140.09 feet to a point of curve (from said point the long chord bears South 2°46'57" East 237.10 feet and the radius bears North 87°48'50" East 1,389.16 feet); thence Southerly along the arc of a curve to the left 237.10 feet; thence South 03°22'44" East 1265.46 feet; thence South 44°28'33" East 82.85 feet; thence North 89°40'10" East 776.14 feet to the centerline of the existing S.T.H. 31; thence South 22°36'06" East along said line 94.01 feet to the South line of the Southwest 1/4; thence South 89°40'10" West along said line 1331.77 feet to the point of beginning.

EXHIBIT C

PROJECT PLAN

(See Attached)

RECEIVED

DEC 26 2017

PLEASANT PRAIRIE

PROOF OF PUBLICATION

COPY OF NOTICE

NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NO. 6 IN THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, AND THE PROPOSED BOUNDARIES AND PROJECT PLAN OF THE DISTRICT

Notice is hereby given that the Plan Commission of the Village of Pleasant Prairie, Wisconsin (the "Village") will hold a public hearing pursuant to Section 66.1105(4)(e), Wisconsin Statutes, at the time and location set forth below, regarding the proposed creation of the Village's Tax Incremental District No. 6 ("TID 6") and the proposed Project Plan and boundaries of TID 6. VILLAGE OF PLEASANT PRAIRIE Village Hall 9915 39th Avenue Pleasant Prairie, Wisconsin Monday, January 8, 2018, at 6:00 p.m. TID 6 is generally located at the north-east corner of the intersection of STH 165 and Green Bay Road (STH 31). TID 6 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the District. The Project Plan may include cash grants made by the Village to owners, lessees, or developers of land that is located within TID 6. All interested parties shall be afforded the opportunity to express their views respecting the proposed creation of TID 6 and the proposed Project Plan and boundaries of TID 6. A copy of the proposed TID 6 Project Plan and boundaries will be provided upon request to the office of the Village Clerk, Village of Pleasant Prairie, 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158, (262) 694-1400. VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

/s/ Jane M. Romanowski Village Clerk Dated 12th day of December, 2017 Published: December 15, 2017 WNAXLP

STATE OF WISCONSIN ss. COUNTY OF KENOSHA

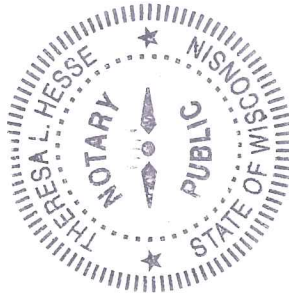
Felicia Anne being duly sworn, on

oath says, that he/she is one of the printers of THE KENOSHA NEWS, a daily newspaper printed and published in the City of Kenosha, County and State aforesaid, and that a notice, of which the annexed printed slip is a true copy, has been published in the said KENOSHA NEWS for the term of

three weeks, once each week successively, commencing the 15th day of December, A.D. 2017, and ending December 19th A.D. 2017.

Felicia Anne

Subscribed and Sworn To before me this December, A.D. 2017.



Theresa L. Hesse

Notary Public

My commission expires 2/19/19

PROOF OF PUBLICATION

COPY OF NOTICE

**NOTICE OF MEETING OF STANDING JOINT REVIEW BOARD FOR TAX INCREMENTAL DISTRICT NO. 6 OF THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN**

Notice is hereby given that the Standing Joint Review Board for Tax Incremental District No. 6 (the "Joint Review Board") of the Village of Pleasant Prairie, Wisconsin (the "Village") will hold a meeting to discuss the Village's proposed creation of Tax Incremental District No. 6 ("TID No. 6"), the proposed boundaries of TID No. 6 and the proposed Project Plan for TID No. 6. The time and location of the meeting shall be as follows:

VILLAGE OF PLEASANT PRAIRIE  
Village Hall  
9915 39th Avenue  
Pleasant Prairie, Wisconsin  
December 18, 2017 at 5:30 p.m.  
VILLAGE OF PLEASANT PRAIRIE,  
WISCONSIN  
Jane M. Romanowski  
Village Clerk  
Published: December 12, 2017  
WNAXLP

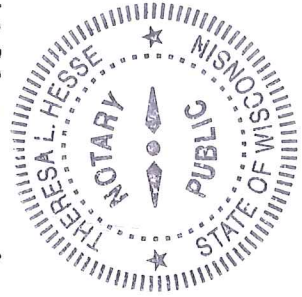
STATE OF WISCONSIN  
COUNTY OF KENOSHA

ss.

Felicia Anne being duly sworn, on oath says, that/he/she is one of the printers of THE KENOSHA NEWS, a daily newspaper printed and published in the City of Kenosha, County and State aforesaid, and that a notice, of which the annexed printed slip is a true copy, has been published in the said KENOSHA NEWS for the term of

One weeks, once each week successively, commencing the 12<sup>th</sup> day of December, A.D. 2017, and ending December 12<sup>th</sup>, A.D. 2017.

Subscribed and Sworn To before me this 12<sup>th</sup> Day of December, A.D. 2017.



Theresa L. Hesse  
Notary Public

My commission expires 04/19/19

Appendix H

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
December 11, 2017**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on December 11, 2017. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda; Jim Bandura; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Judy Juliana was excused. Also in attendance were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Village Planner and Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE NOVEMBER 27, 2017 PLAN COMMISSION MEETING MINUTES.**

Wayne Koessler:

Moved they be approved in their written form, Chairman.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE MINUTES OF THE NOVEMBER 27TH PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? Motion carried.

- 4. CORRESPONDENCE.**

## 5. CITIZEN COMMENTS.

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until that public hearing is held so that we can include your comments as part of the official record. However, if you're here and want to raise an issue that is not on the agenda or is not a matter for public hearing now would be your opportunity to speak. We'd ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments? Seeing none we'll close that then.

## 6. NEW BUSINESS

- A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #17-29 TO AMEND THE VILLAGE COMPREHENSIVE PLAN for the request of Betzalel Wilschanski for an amendment to the Village Comprehensive Plan related to the property located at 6939 88th Avenue. Specifically, the petitioner is requesting to amend a portion of the Prairie Lake Neighborhood Plan to include the proposed layout of the Chabad of Kenosha Synagogue/Learning Center development on said property.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is consideration of Plan Commission Resolution 17-29 to amend the Village Comprehensive Plan, and this is at the request Rabbi Betzalel for an amendment to the Village Comprehensive Plan related to the property located at 6939 88th Avenue. Specifically, the petitioner is requesting to amend a portion of the Prairie Lake Neighborhood Plan to include the proposed layout of the Chabad of Kenosha Synagogue/Learning Center development on said property.

So as part of the public hearing, the petitioner is requesting an amendment to the Prairie Lake Neighborhood Plan to develop the property located at 6939 88th Avenue, also known as County Trunk Highway H, with an Institutional Use, Chabad of Kenosha Synagogue/Learning Center, rather than the future residential development as indicated in the land use plan.

Chabad of Kenosha's mission is to serve the Jewish persons living in Kenosha and its surrounding communities, regardless of their affiliation, level of observance or background. It will also look to be a partner in the broader community by sponsoring community-wide public programs such as the Kenosha Menorah Lectures, etc. Chabad's programs provide the education to promote Jewish knowledge and awareness and the means to practice and experience their Jewish heritage. It encourages every positive action on the part of every Jew and hopes to strengthen the Kenosha Jewish Community by promoting Jewish pride, study and celebration.

The site is proposed to be developed over time, and its ultimate plan would include a 5,200 square foot synagogue to serve as a place of worship and study center and a 3,000 square foot hospitality home. The main synagogue building would include the following. A 1,610 gathering space; 259 square foot library area; 333 square foot library/classroom area; a 259 square foot

classroom/childcare area; a 495 square foot two guest stay room; 240 square foot room kitchen; and public restrooms and other storage.

The 3,000 square foot hospitality home that will be constructed to look like a single family home is intended to serve as a place for members to spend the weekend due to religious driving restrictions, as well as retreat for religious families that need a kosher facility. The tradition of not driving on the Sabbath between sundown on Friday and sundown on Saturday is currently being observed by about four parishioners and the petitioner who resides in walking distance to the property. The layout of the property show the overall long term plan of the facility.

The synagogue will typically be open to the public from 8:00 am to 5:00 pm with the main activities and worship being on Saturday mornings between 10:00 am and 1:30 pm. Any evening classes that would be held on the property would end before 9:00 pm. It is anticipated that there will be one full-time and four part-time employees. The prayer hall is proposed to have regular seating for 50 people, although on a regular basis they anticipate that number to be lower. On holidays or special events the facility could accommodate 100 people.

According to the petitioner, the land will be purchased and the existing home renovated and rented. And, again, that existing home would be on the southwest corner of the site as you can see on the phasing plan that's up. And, again, this would be south of 68th Street. The next phase will be to install the municipal water main. The next phase will be the construction of the synagogue and associated parking and storm water retention facility. The hospitality building would be in the final phase. So phase 3 would likely happen within the next five years.

The access to 88th Avenue, which is County Trunk Highway H, will be required to be approved by Kenosha County. Pursuant to Kenosha County review, the existing home and the synagogue will be required to share one access point. It is the Village's understanding that the City of Kenosha is working with Kenosha County to transfer maintenance responsibilities to the City, and the City of Kenosha is also requesting a stoplight at the intersection of 88th Avenue and 65th Street which is leading into the Peterson's Golden Meadows and Leona's Rolling Meadow Subdivisions in the City of Kenosha. These discussions between the County and the City are ongoing.

The property is approximately four acres, and it abuts 88th Avenue. The land to the north is in Outlot 1, and that's identified from CSM 1928. That property as shown on the slide is owned by the Village of Pleasant Prairie. It has an underground storm sewer that collects stormwater from portions of 88th Avenue and 68th Street and outlets into the wetlands on this property. The vacant land to the north which is Lot 2 of CSM 2211 is owned by Norman Clausen. This land could be further subdivided in the future.

68th Street north of the subject property will at some point in time be extended to provide roadway and utilities for the further subdivision of this vacant land to the north. In 1988, there was attached as shown on the slide a neighborhood sketch plan was put together for the lands to the north of the property, and it was identified that single family lots could be created at this location with access directly to 88th Avenue. In 1996, CSM 1928 was approved that created the southernmost lot. This CSM dedicated 68th Street pursuant to the 1988 sketch plan, and the property owner constructed the roadway and the home was built on the property. In the mid

2000s, the City of Kenosha platted Leona's Rolling Meadow Subdivision, and 68th Street was platted and constructed and this is west of 85th Avenue.

So as you can see the Leona's Subdivision is in the City of Kenosha, and 68th Street was platted at that time and constructed to the property line and also our municipal boundaries. And as you can see 68th Street was also platted by Certified Survey Map and actually was built at least that full length of that lot. So this lot to the north at some point was envisioned to be extended so 68th Street would connect. And then a residential single family development would be to the north.

68th Street north of the subject property, again, will be extended at some point when utilities and roadways are extended through this particular area. Again, this neighborhood sketch plan was prepared for the lands north of the property, and it was identified that lots could be created. If 68th Street is extended further east in the Village with or without a connection to 85th Avenue, a cul-de-sac would likely extend north and additional single family lots would be created on the Clausen property. Any new subdivision in the Village would require all municipal improvements including sewer, water, storm sewer, stormwater facilities and public roadway with sidewalks, would need to be designed in accordance with the current requirements of the Village and installed by the developer. At this time we have no application and no petition on file to do that residential development north of 68th.

If the connection of 68th Street between 88th and 85th Avenues is made, it would provide another opportunity for the residents of the southern end of Leona's Subdivision another access to and from 88th Avenue to their homes. In addition, sidewalks would be extended from 85th Avenue to 88th Avenue, allowing for a pedestrian access to the synagogue property in the future for pedestrians. The development of the subject property to the south as an institutional use would not require any additional public improvements on 68th Street to be installed.

The Village of Pleasant Prairie as I indicated owns that property immediately north of the subject property. The Village would support a driveway access connection for the synagogue to 68th Street. However, an easement would need to be granted, and detailed engineering would need to be completed for review and approval. And we would need to evaluate this in particular so that we don't create any problems with respect to stormwater management in this area.

The existing house on the property is proposed to be subdivided from the main property and used as a single family home. The existing driveway to the house would need to be removed, and access would need to be incorporated into a shared driveway with the synagogue. Again, that's per Kenosha County. A Certified Survey Map, which is a land division document, would be required to create the parcel and to split off that single family lot. The single family home and lot would need to meet the requirements of the R-4, Urban Single Family Residential District. And this particular lot when created would have to be a minimum of 15,000 square feet, 90 feet in roadway.

At the time that the Certified Survey Map is proposed, additional right-of-way would be required to be dedicated along 88th Avenue. The CSM would need to show any existing and any known easements on the property. In the future when the synagogue and Phase 3 improvements are proposed then additional easements would be required at that time.



The interpolated wetland maps for the property indicate that the rear portion of the property and the Village's land to the north may be located within wetlands. A detailed wetland delineation will be required to be completed for the property and the adjacent Village property pursuant to one of the wetland alternatives. If any wetlands are located where the driveway connection is proposed to 68th Street, then a permit would be required by the Wisconsin DNR and the US Army Corps of Engineers. The wetlands on the petitioner's property will be preserved and protected from development. In addition, an on-site storm water retention basin as shown on the site plan that we'll get back to will be required and is proposed to be located west of the wetlands along the south property line.

The development of the site will require the extension of municipal water at the developer's and petitioner's expense. Village municipal water will need to be extended from the intersection of 70th Street and 89th Avenue. The water main shall extend the full length of the property along 88th Avenue. This water main extension will be required to be designed by the developer's/petitioner's engineer, reviewed and approved by the Village, the Kenosha Water Utility and the Wisconsin Department of Natural Resources. So as you can see on the slide the yellow arrow is where municipal water would need to be coming from to service this property. The Village will require a development agreement to detail the developer's and petitioner's responsibility as well as the required financial security for the installation of public improvements.

The Village Zoning Ordinance is set up within distinct zoning districts that provide for specific uses allowed in each district. In Pleasant Prairie we don't have a pyramiding zoning district. The districts are unique from one to another. There are 13 residential districts that allow for a variety of residential uses, single family, two family, multi-family. There are six commercial business districts that allow retail and service and restaurant uses. There are four manufacturing districts for industrial development. Each of these different zoning districts allow for certain uses, but they do not allow for institutional uses which is a place of worship as a permitted use.

This use, a place of worship, is only allowed in the Institutional District with further approval of a Conditional Use Permit. A Conditional Use permit would allow the Plan Commission to set specific requirements for the use of the property. The Conditional Use Permit is usually considered at the same time that the required detailed site and Operational Plans are submitted. Again, the Site and Operational Plans as you know include the detailed grading and drainage plans, detailed landscape plans, detailed building plans, civil plans, elevation plans.

The Village's Comprehensive Land Use Plan Map sets forth the general land use areas for each property in the Village. As shown, the Village's Land Use Plan has areas that have been designated for future planned industrial, commercial areas and residential uses. The plan sets forth areas for parks, preservation of wetlands, floodplains, environmental corridors and other environmentally significant areas. The Village has several industrial parks where industrial development occurs. Future industrial development with heavy truck traffic and employment traffic, these areas are planned. They're not spotted throughout the community. That's why it's very important that in our community we follow the Comprehensive Plan when it comes to the industrial and the commercial areas.

The same holds true then for the commercial land areas. These areas are clustered in areas adjacent to major intersections. They're not spotted or leapfrogged through the community. They're identified as red on the Comprehensive Land Use Plan. Institutional and Governmental

Uses are shown as blue on the Land Use Plan. And they are typically planned but only to a certain extent. The location of governmental buildings can be planned as well as future public school locations can be planned. Locations of future places of worship typically are not planned and need to be evaluated on a case-by-case basis by the community as the requests are submitted.

If the Neighborhood Plan is amended, the Land Use Plan and the Zoning Map will also need to be amended to change the land use to the Institutional and Governmental land use. And the synagogue property would need to be rezoned into the I-1, Institutional District. These plan changes would not occur unless and until a more detailed Master Conceptual Plan is submitted that includes detailed site planning that shows and verifies the delineation of the wetlands, conceptual drainage and grading, conceptual utility plans, conceptual building floor plans and elevations as well as some more detailed landscaping.

The Land Use Amendment, the Zoning Map Amendment and the Conceptual Plan would require another public hearing. As noted above the detailed wetland delineation will be required. Upon completion of the delineation, the wetland areas will be rezoned into the C-1, Lowland Resource Conservancy District, a zoning district in the Village that protects the wetlands from future development.

So with that I wanted to provide some additional detail to the Plan Commission. The purpose of this meeting this evening, and we recommended that the petitioner go through this first step, and that is to consider the amendment of the Neighborhood Plan, hence the Comprehensive Plan for the change in land use. With many uses whenever there is a multitude of questions that need to be answered, and we've been answering them and going through this process with the petitioner, we want to make sure that before a lot of money is spent on a particular project or a development that we kind of start vetting it through that process, and we take more one step and then another step and another step.

So they've put together a pretty detailed, though, plan for us for the Comprehensive Plan and showing us their multi-year plan with respect to how they propose to move step-by-step. That they are going to rent off and carve off the one corner for the single family home, where they're proposing to build the synagogue within the next couple, three years, where the basin is, where the parking would be, where their access would be, where they're proposing their hospitality location for those that stay overnight. They have obviously some existing outbuildings that are part of that single family home as well.

So in Pleasant Prairie we also wanted to make sure that we invited everyone within proximity of this location. We understand that there were and there are still a number of concerns by City residents with respect to traffic on 88th Avenue or County Trunk Highway H. The Village has been included, but this agreement is being negotiated between the City and the County. And I know one of the things that the community is looking for in that area is a signalized intersection at 65th Street. This particular development is going to generate some traffic but not a tremendous amount of traffic. But we wanted to make sure that the County and the City engineers were also aware of what is being proposed at this location. It's also important to note for this development to occur municipal sanitary sewer needs to be connected for the project, and municipal water from Pleasant Prairie needs to be extended for the project to connect to as the site will need those services as well.

So with that I'd like to continue the public hearing. And I'd like to introduce the petitioner, the Rabbi, to make a further presentation as to specifically what he's requesting and why he has found this location to be a suitable location for him.

Betzalel Wilschanski:

Thank you very much. Thank you for --

Tom Terwall:

We need your name and address.

Betzalel Wilschanski:

My name is Betzalel Wilschanski. I live at 6522 87th Avenue in Leona's Rolling Meadows. I live about eight houses away from the proposed project. The back of my house does back to Highway H. I'd like to begin first of thank you for the staff. I know a lot of work went into the presentation today. And it's been a pleasure getting to know probably the last two or three years going from one project to the next, one idea to the next. But when my wife and I moved to Kenosha about ten years ago with the express intent of serving the community and generating unity and friendship in the community [inaudible] contrary, I thank those that came out for support to support us tonight. I'm also thanking the neighbors who have concerns. Obviously our intent was not to create a hindrance or to create any issues with the neighborhood or for the neighbors. And I am happy that I'll have a chance today to hear those concerns, and I could commit that we will take those into consideration fully as we move forward with this.

Chabad of Kenosha is a continuation of the B'nei Tzedek community. The B'nei Tzedek community was founded in 1904 with the synagogue built at 1602 56th Street in the downtown -- it's closer towards downtown Kenosha. That building served for close to 100 years. It is a residential area with homes surrounding it on all sides. Many of you may be familiar with it.

Our congregation is small by all measures. In fact, the sanctuary being built as you just heard is meant to accommodate 50 parishers, and that's on a full weekend. While the size of the parking may seem large, it's what we think we need to accommodate. In case we ever do have a lot of people we should never have to be on the side of the road or disturb any of the neighbors. We're striving to be completely transparent and show all that we intend to build which is basically a synagogue and a residential home, even though the build may take several years as was pointed out here.

When searching for a new location for a future home we had a few considerations. On the one hand we were looking for a spot within or close to housing so that it should be within walking distance. We also wanted something that would not disturb the neighbors or the neighborhood or at least limit it as much as possible. When this property became available we felt it fit the bill very well. It is already on a well traveled road, thus the impact can be absorbed. It is a large property which will leave lots of space available for green space. There are wetlands as shown on the back of the property which would leave about a two to three acre buffer between whatever development in the property to the backyard neighbors.

We are planning on leaving, as mentioned, the existing house standing which should minimize the change for the neighbor to our south. And with keeping the setbacks and it being on a corner we feel that the disturbance is limited as much as possible from three sides. There's also a small buffer as shown on the map with the Village owned lands to the north.

Our specific proposal, as pointed out, is basically a 5,200 square foot synagogue. And I did submit the blueprints. Again, this is very early phase, but this is the basic blueprint of what we're looking to build. And if you notice there's one thing, there's a mistake there where it says library classroom, the first one, that's really just the open main entry. That's there by mistake so I apologize for that. We have here one classroom or a play room for children. When services are happening kids should have a place to go.

There is a library room, again, quite small, similar to a home study, 259 square foot. It's an area for someone -- we're looking more than anything to be a resource for the community. We a small, as mentioned, it's a smaller community, but we do want to supply everything the community would need. So in this we have a small library, again, one classroom, a small office. In the back section there butting out on the back there's what we call a mikveh. It wasn't mentioned on the list, I did submit it, which is basically for ritual immersion which would be used very seldom, at best by appointment. Again, they do take up space, but it's a resource that would be used by some, and it's necessary for a community.

So while it looks large it just encompasses all these little things which help for a community need. We'll also have a commercial kosher kitchen -- not commercial but a kosher kitchen not in someone's home. So if someone needs to do something out of the home, business people that come through who are looking for kosher food, they have a place where it could be prepared, not in someone's personal home as a kosher kitchen.

We also have there in the back those two guest rooms. And that is, again, due to Sabbath observance. There is a restriction on driving. As mentioned in our proposal there are not many people here in town that do observe that. However, we want to give people the possibility if they would like to experience it for a week they should have a place where they can do it. Or those that do it at home but cannot join a service because they don't drive should have a place where they can do that. And that's basically the point of it.

The same ideas for that other building that we're looking at doing. Also understand when we started out here they were asking for a long-term plan and dream. So we put this big, large thing together. If we were to do that proposed hospitality home it would be a few suites or a few rooms basically with that intent as well. Just as a weekend place where people cannot stay in the Holiday Inn down the road, but it's a walk. They should have a place which is safe where they can stay for the holiday.

Again, thank you again for all that came out. We're looking forward to hearing input tonight. And I reiterate that I'm happy to meet anyone. I'll be here afterwards. If anyone would like to talk to me you know where I live or just mention where I live. Please reach out to me, and we'll take into consideration anything. Anything we can do to change we'll be happy to at least consider and take seriously. Thank you.

Tom Terwall:

Thank you very much.

Betzalel Wilschanski:

Any questions I'll be standing here.

Tom Terwall:

As long as we keep the public hearing open you're available to answer any questions that come up, is that correct?

Betzalel Wilschanski:

Sure.

Tom Terwall:

Thank you.

Betzalel Wilschanski:

Are there any questions from the Board we'd like to hear or no?

Tom Terwall:

That will be done at the end. Thank you. Open it up, Jean? Is there anybody wishing to speak in this matter? We would ask you to step to the microphone. Clearly give us your name and address because we need a [inaudible].

Robert Kozlowski:

My name is Robert Kozlowski , and I live just south of the property. The property boundary adjoins my property. And I've got the proposal here. And for two weeks now I've been trying to search for one good reason why I would want a synagogue next to me. I've got concerns about traffic. I'll lose my privacy. This is a residential neighborhood, quiet neighborhood. And also down the road property values my property may be depreciated by having this next door. And I probably shouldn't mention this, but the property that they're talking about right next -- behind me the neighbor hasn't been able to attend the meeting, she's an older lady. And this proposed building is going to be right next to hers and in my backyard you might say probably within 75 feet of my house. So I'm not in favor of any part of this proposal at all. And I'd just like my voice to be heard.

Tom Terwall:

Thank you. Thank you very much.

Jean Werbie-Harris:

What was Robert's address?

Tom Terwall:

Sir, what is your address?

Robert Kozlowski:

6951 88th Avenue.

Tom Terwall:

Thank you. You're up, ma'am.

Debra Paulino:

My name is Debra Paulino. My address is 202 East Park in Silver Lake. Sir, I respect what you're saying, and I'll say this first. Since I recently moved to Silver Lake, I live next to the fire and rescue station. They're less than 75 feet from me, okay? We are only separated by their parking lot. Across from that is what used to be the Silver Lake Town Hall. The public buildings are right there, and I don't have any concern that it's going to depreciate my property value whatsoever.

So with that being said I would like to say that I've been acquainted with Soli [phonetic] for, I don't know, maybe ten years. Started out slowly, and I've come into this over the last three years particularly. And I just would really like to see this happen. He would be another resource, Jewish resource in the community. They're in their home right now, and they're really squashed. What they have in terms of room for a library would be if you think of your den, okay? That's not suitable and really isn't even acceptable for space that a religious minister needs to have.

In terms of noise from people coming and going my experience with not only Soli but as well as Dena Feingold they've all been very gracious to me. I'm an outsider. I came into their acquaintance of my own volition. And they're quiet people. They're unobtrusive in the community. And I only see this as a positive. Soli represents another facet of Judaism. Dena another. Dena is very active in the community. And together they really form a whole. And the conservative shul in Racine these are all within somewhat proximity to the other. The location that they want is near I-94.

There really just is not a large Jewish population. My experience going to the home with the exception of the feasts. And when they do that they have to -- I mean really people are squashed in there. They connect the tables between the living room and what would be the family room. So I personally don't think this is unreasonable at all. So that's all I have to say. Thank you very much.

Tom Terwall:

Thank you. In the back?

Sarah:

Hi, my name is Sarah. I live at 7025 88th Avenue in front of the elderly woman's property and Robert's property [inaudible]. 88th Avenue is a very busy street. When my family bought the property back in 1994 back then even though it was a main highway it doesn't have the sort of traffic that it has today. I joke that it's probably lucky for my parents that when I was 16 and got my driver's license that the traffic wasn't what it was there as it is now. On the weekends some of the few times that we have reprieve from that sort of traffic so I'm concerned about that. As well as it is one of the few sort of rural areas left in that part of town.

When you think about what is west of 88th Avenue now with what Target and Penny's and all that is out there, when we are -- if I'm in my property at night you can see the city lights to the east and the city lights to the west. I would hope that it would stay a residential area. And it's not because of what is going in there. I would be saying this no matter what denomination would be going in, and I appreciate the self-determination of them to want an area for themselves. However, I don't feel that our residential area and what used to be rural, and it's becoming less and less rural, is the appropriate location for it.

Tom Terwall:

Thank you. Yes, sir?

Ronald Baum:

My name is Ronald Baum. I live at 422 45th Street in Kenosha. My father was a Kabad observant may he rest in peace. It meant everything in the world to him because Kabad emphasizes love your neighbor as yourself and to be helpful to all people. That might be one good reason that I could think of that you might consider. I'm sure that the 100 year history of the B'nei Tzedek Synagogue on 56th Street contributed a great deal to the people of Kenosha. As I'm sure the good neighborliness, helpfulness and friendliness that this synagogue will provide for Pleasant Prairie.

For me personally I need Kabad in my life not just for religious purposes, but I need a Rabbi of the Kabad persuasion when I am in need of a counselor, of a religious counselor. I think that the community has nothing other than benefit of having the Kabad Synagogue as a neighbor. I would be very concerned if I lived where you live or anybody lives, how's this going to affect me, traffic, the noise.

The synagogue is a single story building. I think outside of the houses on Highway H, the subdivision behind it they are all two story buildings. And I think just by guess they look 2,000 to 3,000 square feet, perhaps half the size of the synagogue. And the Rabbi said by all standard this would be one of the smallest parishes in the area. There is no steeple. There are no bells. I suspect and hope the Rabbi doesn't mind me saying this, but I think most of the noise that would

come is if the sermons got too long and people started falling asleep. Which only happened to me maybe once for a few minutes.

I had the pleasure of sitting next to Julie over there, and I'll end it on this who owns Frank's Diner, and we were kidding around last Passover when we asked why the menu didn't have fried matzo on it, and she says you bring it in. So I think the neighborliness which are synagogue will provide will if anything enhance your property values. Thank you.

Tom Terwall:

Thank you. Yes, ma'am?

Leesa Lecanne:

My name is Leesa Lecanne. I live at 6814 85th Avenue. Actually my property backs up into the synagogue or the proposed synagogue. I actually spoke with one of the participants as well. My concern is traffic. My background is emergency medicine, so I have seen pedestrian and vehicles injuries, accidents that have happened on Highway H. The increase in the traffic is emotional. I have four children. The adjoining road concerns me. My son is four. My oldest is going to be driving, 16, it's a concern. I mean what mom wouldn't be concerned?

I think it's great that they want to build this. I think it's great. I do not believe that it's right to have it proposed in that area. I just really have that strong concern about the traffic. It's so fast. We even have lights that blink for pedestrians to walk across. And prime example a vehicle stopped for you and another vehicle will go around that vehicle that is stopped and hit that pedestrian. I've witnessed it. Something needs to happen prior to this going through. It's a great proposal. I think it would be -- it's nothing about religion.

It's nothing about providing so on and so forth. This is about the safety of the children. We have Nash Elementary, we have Mahone Middle School, we have Indian Trails. We have children that are on their bicycles. Now they have motorized bicycles. Children are riding on those. It's just - - my concern is that I'm going to get that call that it's one of my children or someone that I know. We're more than just a neighborhood. Leona's is amazing. We go to the park everybody says hi. Everybody talks to everyone. I don't want that to get ruined because of this. And I don't foresee it to be ruined, but I worry about the children. Thank you.

Tom Terwall:

Thank you.

[Inaudible]

Tom Terwall:

Thank you. Yes, ma'am?



Gayle Childress:

Hello, my name is Gayle Childress [phonetic], and I live at 8719 32nd Avenue at the Tanglewood Senior Apartments. Now, when I came to Wisconsin I came in 1976. I went to Sheboygan. They had a nice little synagogue, not too many people because, of course, you get a little further north and it's a lot of farmland. But they struggled. They still have a small few Jewish people that are struggling to stay together. I left, I went back to Chicago. I moved my daughters here in 1980.

When I came here there was nothing out there in Pleasant Prairie. It was fields, it was trees. And I know some of you remember that. And right there where they're talking about on Highway H where the Kwik Trip is across -- well, it's the PDQ, Kwik Trip I think it's across the street, it was the Rockin' Robin. It was nothing but drunks that came in and out of there every night and on the weekends. You talk about wrecks. You talk about accidents. And none of you, none of you would have thought, even dreamed, even wanted to move out there.

As Pleasant Prairie has built up, and thank God it has, and Aurora has moved out there and we have so many wonderful things out that way, but there was nothing out there then. So these homes, these beautiful homes that you have, you have them because the farmland started to go, things started to change. People, we're living in a world where things change. Things are changing all around us all the time. Everybody that has any sense or any idea of what's happening watch the news. People get hit all the time. God forbid they do, but it's a reality.

In Milwaukee I turn on my news there's been pedestrians hit all the time. On I-94 people get out to take -- something happens to their car, they try to get help, they get hit. This is sad. But it is a fact of life. And we're living in reality. And have the synagogue out there actually gives us a faith-based, and isn't that what we all want? Don't we all desire a faith-based home where we feel comfortable, where we can get in tune with our creator. Where we have a place where we can go, where we can worship.

You know, I just lost a mother, a father, two brothers, an aunt and three cousins. And let me tell you something, if I didn't have a faith-based Rabbi to go to, a faith-based community that could hold me together. I raised three daughters. I have nine grandchildren. Where do they go? Where do they go for their religious where they need to learn, where they need to know ethics, morals, values, boundaries? Isn't that more important? You have people that are coming into your neighborhood that are ethically moral. They're not drinking. They're not out partying. They're not doing drugs. They're not bringing in corruption into your neighborhood.

But, you know what, times are changing, and they're going to change faster than we know. So all these homes and these properties and you're worried about your property value. You better take a good look at what's happening in the world today because we need faith-based people that have moral values, that have ethics, that want to do right by their neighbors, that wants to have morally based neighborhood. And that know that mankind is put on this earth as brothers. And we all have to get along with each other. It's not a matter of what denomination. I'm quite sure these people in here aren't thinking that way. But the fact is we have to start someplace to have moral values and a commitment to where we can look at one another, and we can say, yes, you need your community, you need a faith-based community just like I need a faith-based community. That's all I have to say. Thank you very much.

Tom Terwall:

Thank you. Thank you very much. Yes?

Ron Sanders:

Good evening. I'm Ron Sanders. I live at 7807 15th Avenue in Kenosha. I'm President of the Synagogue in which Rabbi Wilschanski is the Rabbi. A couple of things. First of all, not to get ahead of ourselves, but we have a lot to do to get to this point. We have a lot of things that have to be approved. And some have jumped the gun by predicting things that we don't know yet.

But, first of all, speaking of neighbors we've been your neighbors for 113 years. We've had the congregation there for that long. And the impact we had on the community was actually quite profound. So you're concerned about impact on community, it's a good concern. We started a program for kids, none of them were Jewish, most of them were underprivileged. All of them had graduated from high school because they went through our program. So we have impacted the community, and we've been impacting the community.

Our synagogue is known as a veteran synagogue. We have been actively gathering members who are members from the Korean War on to Afghanistan. We've been good neighbors for over a century in the location we were at. I have every anticipation we'll continue to be good neighbors in our new location God willing we get it.

The traffic concerns, first of all, I think that my business, I own a business that does CPR and first aid training. I'm pretty acutely aware of accidents and the horrible things that happen to people in traffic. However, the one time that -- one person expressed concerns about weekends. That's the time we wouldn't have traffic. The one time we're not going to be driving in and out of there is Saturday because we said we don't. So maybe four or five cars going to and from, but it's not going to be like a shopping center emptying out at closing time or something.

I think the scale of this needs to be taken into consideration. I don't know if it's been addressed very well, but it's really quite small. On a typical Saturday we might have 12 people there. On a holiday we might get 25 to 50 people maximum. Our parking is going to be roughly double of what we actually need. And the impact on the neighborhood should be pretty minimal. We have access to and from the property where it should minimize any kind of disruption of traffic. And from what I gather there's a light being considered to be put in. So I think the safety issue is pretty under control.

I think the absolute last thing that any of us would want to see is have any kind of negative safety impact on anybody much less with children. We've spent 113 years working real hard to make sure that children do well. So I can't image that would stop. So I appreciate your concerns. The concerns are valid, and they deserve an airing. And I'm glad that people -- I'm glad, frankly, we live in a country where people can have them and express them. So I appreciate all the comments, those of you pro or against as it may be and the opportunity to speak to it. So thank you very much.

Tom Terwall:

Thank you. Yes, ma'am?

Julie Ritmiller:

Hi, my name is Julie Ritmiller. I live at 9501 73rd Street, so in Whitecaps, and I do drive down Highway H every morning to take our son to ITA. But the thing I really wanted to address was the property values. I grew up in Peoria, Illinois in a neighborhood that had both a synagogue and a temple. Our property values were always very good. And part of that was because of the synagogue and the temple. And then I lived in St. Louis back in the '90s. And, again, in Jewish neighborhood and, pardon me, I'm Lutheran so I don't know what it's called. But there is actually a law that gets passed when there's a synagogue and a temple and some other community center is we were walking during the Sabbath, and our property values actually shot up overnight eight percent. So I'm sure things can be looked at with property values, but I would not be worried about your property values at all. That's it.

Tom Terwall:

Thank you. Yes, ma'am?

Debra Nicolazzi:

Good evening. My name is Debra Nicolazzi. And I live at 7006 88th Avenue. I've lived at my current address since June of 1990. So I've been there for quite a while. And my biggest concern is the effect on traffic. Highway H is already extremely busy. And the intersection on 70th Street and H has become quite dangerous. 70th Street is the only access for the 45 homes west of H, and only three of those have one driver. The rest have multiple drivers. There have been numerous accidents over the years. All of them have been rear end collisions on the corner of 70th and H.

Just south of 70th Street there's a slight rise on H as you're coming from Highway 50. And the traffic is just starting to speed up there. And they come over that slight rise, and traffic is stopped, they're waiting to turn onto 70th Street and accidents happen. Somebody's in a ditch, they try to go around the stopped traffic. When you're coming from the north the cars turning right onto 70th Street have to slow way down to make the turn because 70th Street is narrow, and it is easy to fall into the culvert if you don't slow down.

Pedestrian and bike traffic has increased on H since the subdivisions have gone in. 70th Street and H is also a school bus stop. There have been some close calls there with school buses. Certain times of the day if I have appointments I leave five minutes early especially if I need to turn to go north on H. The speed limits was changed from 45 to 40 a few years ago, but nobody goes 40 on H. It's like a racetrack. You can hear them speeding up from 50 and just go shooting down H.

I've contacted the County requesting signs be put up to warn that there's an intersection approaching. And I was told that there had been no fatalities there, and that the signs cost \$200, and it's not in the budget. I offered to pay for the signs myself and was told that, no, they can't

do that. So it seems as though I really want you to look at traffic on H there. And I know they say there's not going to be much of an increase, but it's not just for our safety but it's for theirs, too, especially if there's going to be people walking on H there. It's terrible right there. The dump trucks you hear the air brakes all the time. You hear horns honking, you hear tires squealing. I hear tires squealing and I reach for my phone to call 9-1-1. It's scary at that corner.

So I really hope that you really take a good, hard look at that traffic and what can be done to minimize the impact not only on the existing residents but also on those that may be joining the community. And now I have concerns about 70th Street being torn up for water between 88th and 89th there. Because we did when Westfield Heights went in to the west of us we went six months with a dirt road. So I do have some concerns about any water going in. I thank you for your time.

Tom Terwall:

Thank you. Yes, sir?

Terry Tiff:

Hello, my name is Terry Tiff. I live at 6701 85th Avenue. I have the same concerns, traffic. It's horrible on H. I walk to National all the time to get my kids. Trying to get across H is dangerous. They put the pedestrian crosswalk there. Traffic stopped both ways, we went to cross, a car went around and almost hit us. My other concern is 68th Street going through. I live on 85th Avenue and 67th. I do not want to see that happen. And then with the synagogue coming in my other concern is that getting the foot in the door to open H up for more businesses or industrial. Because right now from 50 to K it's all residential. But on both sides there's businesses. So I could see that opening the door for more businesses which I don't want to see. That's all I have.

Tom Terwall:

Thank you. Thank you. Yes, ma'am? Right there.

Marie Jeffords:

Thank you very much. My name is Marie Jeffords. I live at 6960 88th Avenue. I understand everybody's concerned about traffic because I have had over the years three different vehicles come running right into our yard. But I want you to know that I would be very proud to have this built. I find that Rabbi Feingold has always been very open to me and welcoming to me as I came to -- excuse me, I'm just nervous, as I came to the temple. And I was always greeted and treated with great love. And I would love to see this community come within my community. Thank you very much.

Tom Terwall:

Thank you very much. Yes, ma'am?

Randi Venozel:

My name is Randi Venozel [phonetic]. I'm at 2020 69th Street. I can appreciate everybody talking about the traffic. I mean if we were going to get that much traffic I think we would be thrilled because on a good day if we have ten cars we're like doing a jig, okay? So right now everything is being done at the Wilschanski's house. And we do all of our parties there. We do everything there. And as far as I know we have never had any complaints because there haven't been that many cars. The hope is that, yes, we will increase. But let's face it we're not going to increase that much. Ten cars maybe on a big event, a big holiday. Maybe more than ten cars, but it's over a couple hour period.

So I understand your concern. Certainly I have children. I know what it's like to be concerned about them being on the street. But the amount is not what you're thinking. This is not going to be like a Holy Rosary event where the cars are lined up three blocks down the road. I mean we can get everybody in and out in three hours flat, okay? So I don't want you to think that this is going to be this huge mass amount of cars. It's not going to be. Like I said ten cars and we are really, really happy, okay? So if that puts anybody at ease, please. Also, like I said, we are at their house right now and have never had any complaints about the amount of cars or the amount of traffic going on. Thank you. Thank you very much.

Tom Terwall:

Thank you very much. Yes, ma'am?

Jean Rumachik:

My name is Jean Rumachik, and my address is 6959 88th Avenue. And I just want to make a couple comments about the traffic issue. I actually live right where the lady was talking about on H where it comes a little bit of a hill. And I've had my fence -- I've had cars crash into my fence at least twice, and a car hit a tree in my driveway once. So that's probably within the last ten years. So I just want to say that from my viewpoint traffic has always been an issue on H. And I think that's the part I want to make.

Regardless of what happens with this synagogue, traffic is a huge issue on H and needs to be addressed. And I think there's ways to do that, maybe not here, and I know that that highway is a County highway so that's something that has to be done with the County. But one big thing would be changing that speed limit and moving it down from 45 to like 30, 35 miles an hour. That would at least be a big help and something that could be done to help remedy the situation.

I've always been afraid of children right on that 70th Street and 88th Avenue where the bus comes and children get off that someone getting run over. So something. Regardless of what happens here with the synagogue something has to be addressed. And it doesn't matter if it's ten more cars coming, it's still more traffic that it's already overwhelmed by the traffic out there. So that's my comment.

And I had one more question. When they do install -- if this goes through and the municipal water main is installed, would then all the houses that are on wells have to have City water at that point?

Jean Werbie-Harris:

Jean, do you want to answer that?

Jean Werbie-Harris:

Typically what happens is the City water is offered to the resident. And the resident can make a decision whether or not to make that connection at that time or to defer it to a later date. But the bottom line is if their well goes bad then they should be hooking up to municipal water. But otherwise it's not typically a mandatory connection. Obviously there will be a public hearing and it will be decisioned by the Village Board as to whether or not where it goes and when it goes through. But at this point it has not been a mandatory connection for municipal water.

Tom Terwall:

Thank you.

Jean Rumachik:

Thank you very much.

Tom Terwall:

Anybody else? Back there.

Ken Winius:

Ken Winius, 6799 88th Avenue just north of the proposed development. My question really centers around the zoning that is already there. This is already zoned residential, part of the 2035 Land Use Plan. And by allowing an institutional thing in there that's great for this, I have no problem with the synagogue. If they fail or they grow and they want to move somewhere else what is this going to become? If it's I-1 Institutional does it become a bank? There's other things that fit inside that zoning that we would definitely not want in our neighborhood.

Tom Terwall:

Jean, can you speak to that?

Jean Werbie-Harris:

I can. So Ken is correct that the I-1 Institutional zoning does allow other uses other than just churches or synagogues to be located there. There are some uses that are classified as more of institutional in nature. So there could be a small school there, there could be administrative offices. There could be a small library. There could be a financial institution, other types of administrative offices, a nursing home. There could be other types of uses that are similar with respect to the amount of traffic and so on and so forth.

What it doesn't allow for is new retail and service-related uses unless they were there prior to 2008, April 21st. No new retail or service-related uses. But, again, more office-related uses could be located there under the current zoning if, for example, they built the facilities and then they decided to relocate from that location. The zoning on the property if it's granted would be an I-1 or Institutional District. And once the zoning is granted there would have to be some pretty good reasons why the Village would take that zoning away. We can't contractually obligate and say, yes, you can have it for this use but not for that use. So there probably needs to have a further conversation with the Rabbi. But the bottom line is the zoning does get changed to an I-1, the uses that I had just mentioned would be or could be allowed as a permitted use if that changes.

Ken Winius:

There's also a concern across the street from this property is another large chunk of land for sale. What's to keep that owner from coming in and saying, well, they got I-1 here, not all of a sudden I want to go -- and he's got more property, he's got another property to potentially look at getting commercial and offices over there. So whether it be a vet or a doctor's office or all these things that fit in those zoning ordinances, all of a sudden we start to lose chunk by chunk, and that's the way neighborhoods go from being residential to commercial very quickly. Thank you.

Tom Terwall:

Thank you. Yes, ma'am?

Dara Yates:

Thank you very much. My name is Dara Yates. My address is 22410 Salem Road. Salem Road is also County Road AH. So I hear your concerns about living on a County Road, and it's not nice at all. I do understand that. For the past ten years I have been attending on and off the Chabad House. My kids are the only kids who are Jewish in their school. Without this Chabad House my kids would not know who they are. They serve communities in Salem. They serve downtown Kenosha. Everybody congregates here. This is a wonderful place in the middle for all of us.

Your concerns about traffic are not going to go away whether we have the Chabad or not. I just want to say really that without Tzali opening his house, literally opening his house to the community, my kids would not know that they're Jewish. This is a very important resource for us. Tzali and his family have hosted classes for us and for the public. It's not just a place to pray for us. It is a place to be Jewish. I would also like to echoes Randi's point that on a good day we have ten people. If you haven't noticed us by now you're not going to notice us tomorrow. If there hasn't been any noise or road complaints there aren't going to be in the future. You're really just saving the immediate neighbors from our cars. Thank you very much.

Tom Terwall:

Thank you. Yes, sir?

Perry Landgraf:

My name is Perry Landgraf, 8780 68th Street. The concern here is not really with what's going up there. It's the placement. There's nothing wrong with synagogue, religion or anything like that. It's your placement on where you put it. I'm looking at all the people that are around there that have lived there, moved there, moved there for a reason, quality of life, right? They respect the area, they like what it looks like. Everything else is there. I'm just touching a little bit, basically it's a nice rural area, quiet. I'm sure that, okay, right now there's ten cars in the parking lot or whatever it is, that could escalate. That grows. Once people start knowing it's here it will start growing. The traffic is a concern on there, that's DOT. That's their problem. They have to fix it.

The ethics, the people, there is nothing wrong here with the people. There's nothing at all, 100 percent. I lived in Skokie for 20 years so I know -- I have a lot of friends. The things is it's not -- you're putting a synagogue here like the one the Rabbi had said it's zoned residential in Kenosha but how long ago was that. Now we're looking at here as something that everybody likes living - it's a beautiful area it looks over there. Whether or not the subdivision is going to go in on Norman's place all that is maybe it will happen, maybe it won't. You know, one doesn't know what the future will hold.

The place right now here is like I said it's not the right area. There's plenty of other properties. I respect all what we have, but there's plenty of places to look for that are open, perhaps Highway H and Route 50 where Earl's used to be, that place. I mean places like that they can have the traffic. They are built for the traffic if it's the concern here. This still here it's an R-1, why shouldn't it stay an R-1? You have the potential, okay, potential of growth. Now what they're saying is you're adding a school which is education, fine. A lot of people nothing wrong with getting educated. It all should be there, but this is not the area for the education, the school, the library, everything else. The hospitality I don't know what that refers to really, how many rooms that we have or whatever.

Traffic concerns if we put the subdivision in, again, DOT's problem I see what they have. My thing is just right now for the people around the area, quality of life, nice, easy, quiet, no 8 p.m. to 9 p.m. how many people Saturday [inaudible], there's nothing like that. Maybe down the road there is but not right there. That's all I have to say on that. Thank you.

Tom Terwall:

Thank you. Yes, sir?

Marty Kraemer:

My name is Marty Kraemer. I live at 9971 50th Avenue in Pleasant Prairie. My problem is dogs. I hear traffic. You people are nuts. Close Highway H, no traffic. You know, you've got to be kidding me. If somebody came with a church to build on that property how many of you good people would be against it? Not too many. But put a synagogue you're against it. Yes, you are.

Voices:

No, no [inaudible].



Tom Terwall:

Just direct --

Marty Kraemer:

Oh, and by the way, by the way I'm not done. If I'm not mistaken there's a mosque a little bit down the road. What about the traffic from that mosque? They have ten times the people that Chabad has. That's all I really have. And, again, the dogs. There's a problem with these people having dogs, and they get hit by cars. You should only allow one dog per family. Even that's too much. Thank you.

Tom Terwall:

Thank you. We're getting off track here. Yes, sir, in the back.

[Inaudible]

Michael Serpe:

Sir, sir, we have to record this, and if you're talking from back there we can't record it. Please.

--:

In a rebuttal on what the gentleman had --

Michael Serpe:

Name and address.

Perry Landgraf:

Perry Landgraf, 8780 68th Street. On a rebuttal on that the mosque had to turn around and build a parking lot there. There's nothing around there but farm field. Across the street is Affiliated, across the street is another industrial park. They're in the perfect area right there. If they want something, okay again, with the synagogue go across the street. Because Affiliated is going to sell that outlot, that little corner right there right across the street from the mosque. Perfect place.

Tom Terwall:

Thank you.

Perry Landgraf:

Thank you.

Tom Terwall:

Yes, sir, in the back. You'll be our last one.

--:

Village of Pleasant Prairie, I'd like to apologize. I like to preface my argument that I love speeding. I'm not the only one that was upset about the speed limit being reduced, and now I know why. My main concern is the wetlands. I live at 6822. The proposed synagogue is literally going to be built in my back yard so to speak. My concern, my parents' concern is the wetlands. Those bushes they block sound. The scenery, that's the reason we even chose the house in the first place. It's gorgeous, it's beautiful there.

To us it's a depletion whether it's a mosque, a synagogue a church, or even in my case a bar. It's something that we're just not comfortable. I'd love a walk in bar, but not there. We argue for any place other than our back yard. Something that's already been renovated I feel like we should preserve. We speak as if it's inevitable. Sooner or later something will be built there. But I don't believe so. I think we should start saving things and building things upon what you already have constructed. That's all I have. Thank you.

Tom Terwall:

Thank you. Yes, in the back.

David Bogdala:

Good evening. David Bogdala, 7101 96th Avenue, Alderman District 17 representing Leona's Rolling Meadows. First of all thank you for the opportunity to speak in your chambers here. A little different than what I'm used to, but I appreciate the opportunity. Before some of my comments I wanted to just -- the gentleman's question about why people were against it. I found out about this several weeks ago. I was contacted by some of my constituents and some of the neighbors. And since that time I've had the opportunity to talk to and walk the neighborhood and talk to many, many people both pro and con for the development. Nobody that I've talked to, no one, has made any references to their opposition being anything but everything that you've heard of at this point, traffic concerns, additional development what have you. Nobody I have spoken to has made that clear.

I was hopeful that the discussion that we've had here tonight I thought has been fairly civil in terms of why people are opposed to it. And I hope that we can continue that. Because, as I said, no one that I have spoken to, and those are people who are very strongly opposed to this particular development, nobody has had any discussion with myself or anybody that I've talked to that this is being some sort of a religious reason that they were opposed to it. So I hope that we can clear that up and move forward and talk about what some of the things people are concerned about.

A couple of things, again, and just to back up on Highway H and 65th Street, Golden Meadows which is directly across from Leona's, I have been in consultation with the County as well as other -- as well as my County Board Supervisors. We've been talking about a stoplight at H for

quite a while. We put in the flashing light at that intersection two years ago because there are concerns of traffic. Our County Board Supervisor was the one who actually got the speed limit reduced. They did a traffic study on there, and it did warrant reducing that speed, and I think that was the right thing to do. The flashing light there just isn't doing what we had hoped and intended for it to do.

I was telling some folks before, the day that we put it in we had additional traffic enforcement in the area and actually had an officer standing in the crosswalk with the flashing lights going, and people were zipping by the officer as he was standing there trying to get people to stop. So it's definitely an issue. So we had started this conversation with the County Executive prior to even knowing anything about the synagogue being talked about as a potential development. We recognize that it's an issue there.

What I hope for for the discussion moving forward the City has already approved, we just did it a couple of weeks ago, we have approved the jurisdictional transfer for the land north of 65th Street which is in Somers. We now are at a point where we're needing some assistance from our friends in Pleasant Prairie. I've had conversations with Ed Antaramian, the City Attorney's office, and I know there's been some dialogue back and forth. Some documents have gone back and forth. We need that jurisdictional transfer to occur so that we can actually have the County actually would be the ones to install it. County Executive Kreuser has been extremely helpful in moving this along. And he has actually been the one who has said we will install a light once we get all the jurisdictional transfers done. Somers is done. The Council just approved that a few weeks ago. We do need one from Pleasant Prairie for the area south of 65th Street.

So I'm hopeful that as we move down this process if, in fact, this is something that this Board and the full Village Board wants to do, we've got to have that in place before anything in the future. We've got to have that stoplight there. The County is committed to it. We're committed to doing whatever needs to happen to make that intersection safer as it stands today or even with the mosque going in -- or not mosque, sorry, somebody said mosque, synagogue. So I hope we have that moving forward.

As it relates to 68th Street, I do want to say, and I've had conversations again with City development in Kenosha as well as with the Mayor's office in terms of whether or not we want to see 68th Street connect. I could tell you from my position, again, and speaking with the residents in Leona's as well as a number of other folks, we would not support connecting those two streets to 68th Street. I know that's not part of this development. I want to make sure that that's very clear, although it has been mentioned and discussed both in the backup as well as the presentation earlier. That's not part of the discussion here. But having said that if, in fact, that was something that was on the table the City would not, at least I would strongly encourage that not to happen. We don't want to see that end.

Part of the way if you look at how Leona's is developed there are a number of -- the areas in which its developed there's a lot of cul-de-sacs, a lot of dead end streets. It's really designed in such a way that people have a very quiet, calm, it's a very friendly, safe neighborhood. I love going in there. But at the same time there's a reason why people built their homes there for that particular reason. So we would not want to see 68th Street connected. And, again, I want to reiterate that that's not part of the planned development and discussion here. So I hope as you're going through that.

The other thing is as I was looking through the backup material there's some discussion that relates to the conditional use to think about lighting. I have talked to some people. It is a concern of theirs. And I want to make sure that as you're working through your conditional use permit if you get to that point, because I know we had an issue with Affiliated when they first came in, there needs to be the appropriate shrouding that's put on those lights. There was a huge issue on 60th Street with Affiliated first opened up. That whole north side of Leona's was completely lit up because they didn't have the appropriate shrouding on all those lights. I really hope that that is taken into consideration as this moves forward.

The last thing I would say is I think everybody understands that development happens. Development occurs. If the City of Kenosha hadn't built the homes in which I live in right now I wouldn't be here today. I wouldn't be representing the people of my district. And maybe some of my colleagues might think that that's a good thing, but I think that at least my constituents think I've done a fair job of representing them. So I don't think the issue is -- we need to make sure that as things develop we develop them the right way. We make sure that we put in the appropriate safety measures. We make sure to put in -- we say up front we're not going to be in support of any 68th Street connections into Leona's. We don't want to see that.

But if, in fact, development is going to come I think we have to do it in a responsible way. We have to make sure that we're taking all of the considerations which I think are legitimate concerns that people have. Because, again, I want to reiterate there's nothing other than some legitimate safety concerns that people have, and I think that's an important distinction to draw. So I hope that as you work through that if I can be of any assistance to make sure that we get the proper documents, that we can get that stoplight put in prior to this getting into the different phases as you've talked about, we need that to happen. And whatever we can do from the City perspective I pledge my full support to be able to do that as well as whatever documentation we need to go back and forth between the City Attorney's. I know sometimes those get lost in translation sometimes. So if there's anything that I could do to help support that we need to make sure that that's taking place before any development. Whether it's this development or anything else along H we need that to happen because we need that development to go in the right way. So, again, I'm here to help. I'm here to answer any questions. And I appreciate your time in allowing me to speak.

Tom Terwall:

Thank you. We appreciate your support. One more. Yes, sir?

Robert Lindeman:

Hello. My name is Robert Lindeman, 903 79th Street, beautiful Kenosha, Wisconsin. My parents were survivors of the Holocaust. And for three years they were looking for sanctuary. They found it in Kenosha, Wisconsin where the B'nei Tzedek congregation and the Beth Hillel congregation sponsored my parents to come here, to thrive, to become business people, to send me through college, to stay in Kenosha for over 60 years. The Jewish community became my family that were killed in Germany. So I talked to my Rabbi. I said, Rabbi, how can I help you? He says come to the meeting. I come to the meeting. What are we going to be talking about?

I was in real estate for 15 years. Location, location, location. Can I make money if I buy a piece of property? So I decided to take a ride. I'm on Highway 50 and Highway H. PDQ, State Bank, Brookdale, a man working out of his house doing lawnmowers, a mosque, Business Park of Kenosha, across the street vacant looking for another. Grocery selling honey, the Tender Touch, Rustoleum, the Department of Motor Vehicle, Gateway, Airport, the Detention Center, a house that had five cars and five trucks in their front yard selling firewood, the dump of the City of Kenosha, 99,000 people can use that dump on Highway H. Compost next to it. Two bars.

You're concerned about 12 people coming to my Rabbi's on Saturday? This would make him a happy man. I said that I was in real estate. I know property values. When I sell a piece of property that is near a church or a cemetery property values go up. Who wouldn't want to have God next to you as a neighbor. That's it.

Tom Terwall:

Thank you. Yes, ma'am?

Debbie Tomczyk:

That's a tough act to follow. My name is Debbie Tomczyk. I'm the attorney representing the project, 1000 North Water Street in Milwaukee. First of all thank you, and thanks for everyone who had the comments tonight. They were very thoughtful comments, and we appreciate the feedback. I just wanted to focus back on the land use issues that are actually before you tonight. And I appreciate that comparable up there. As was indicated by the Alderman from Kenosha the 68th Street extension is certainly not a part of this proposal. Not something that's before you tonight.

But if you look at it as a comparison what has been approved just to our north, and what's been approved just to our north there are four existing homes right along H. And then there could be as many as nine additional homes in that roughly five acre piece. So that's already what's been approved. And if you move down to the south of what we're proposing we've got a four acre piece. Roughly half of it would be developed. The gentleman who expressed concerns about wetlands, those wetlands are all being preserved. This proposal allows those wetlands to remain.

So when you look at the four acres that's there, roughly half of it would be available for development. And of that half we're retaining an existing home. One existing home just stays immediately to our neighbor to the south, that continues to be his immediate neighbor. There will be no impact on him other than what the existing condition is.

Down the road, several years down the road we're considering having an additional home, 3,000 square feet, and in essence that's what it is, it's a home for people to stay who are not going to be driving during the Sabbath. And then a 5,200 square foot synagogue with its ancillary and accessory uses. A pretty modest proposal for a four acre piece, something that we think is very consistent with the neighborhood and something that fits there and is consistent with probably less intense than what's looking further to the north.

The concern that the folks expressed about what else could go there, that's a legitimate concern about the institutional use. But this is our long-term plan. We're investing significant dollars into

this. We're making a significant investment into our long-term history. And we've got a pretty good track record already, 113 years. We're here for the long haul. And we hope that this can be our long-term home.

I think it was already addressed about property values. We think we're consistent with what's going on in the neighborhood, and there's been no evidence that we would have an adverse impact on any of the property values. We share the concern people have about traffic. But most of the traffic concerns that I heard today about existing traffic conditions. It sounds like H is already a busy street. I appreciate that the City of Kenosha is looking into trying to rectify and deal with existing traffic concerns. But those are existing concerns. We're not adding significant traffic here. We're probably, if we did a traffic study and look at the traffic generation, we're probably adding less traffic on a peak time than what you'd see at the development to the north of us.

So we look forward to continuing to work with our neighbors, to work with you. You've got terrific staff as you know that we want to continue to work with as well as the City or County to the extent they'd have jurisdiction. But we really hope you can help us be a part of our long-term future and continue our 113 history serving the community, not just our congregants but also the immediate community. And we think this is a great way to do it. Happy to answer any questions that people have. Thank you so much.

Tom Terwall:

Thank you. One last speaker, then we're going to close it. We're now getting repetitious.

Ryan Nichols:

My name is Ryan Nichols, 7025 88th Avenue. My house butts up to about six acres of the apple orchards that would be there. And as the gentleman said there's an elderly lady that in a few years she won't be there. And once she's not there when that land is sold off this six acres that if this gets incorporated and then somebody else wants the lot right across the street to the west of H that could then get incorporated. Then there's six acres right in my literal back yard that would then be incorporated. And people keep echoing that, oh, there may be ten cars, may be ten cars, but clearly they're planning for quite a bit more if they're having a lot that big.

And hearing that people are making such light of something that they claim that they will only be there on Saturdays or very rarely when this is going to affect us every single day. They're going to be there for many years. My family's been there since '94. It's kind of disheartening. And they made it seem as if, oh, it's because it's just a synagogue. If it was a church they'd be fine with it. My grandmother came Rabat, Morocco. A lot of my family came from Israel. So to hear that, to kind of play light at that it kind of shows what they're going to be treating the community that they claim to want to join.

And so I'm skeptical now of this entirely when I came here kind of on the fence. Being that my grandmother, my entire father's side is Jewish, I'm just skeptical. I don't actually think I would be in support of this coming into my neighborhood. My daughters get picked up right at 70th. I see all the time people don't stop for the bus when the stop sign is out, when the yellow bar is out. The little slice of rural heaven you could say is quickly being erased. And any way you go there

is more and more development, more cities, more business which is great for revenue. But we bought that land to have some space, to not be encroached upon. And that's something that we would like to maintain.

So I get this is where they've chosen, but I would like them to consider other places that is less developed. Maybe they can develop that area to their liking. But what we have here it's nice, it's rural, it's a beautiful area. The wetlands are gorgeous. We need to leave it as it is. That's all I've got.

Tom Terwall:

Thank you. I'm going to open up comments and questions from Commissioners and staff. I close the public hearing.

Wayne Koessler:

My concern has always been for traffic in any development. And putting a traffic signal on Highway H is not going to help the traffic. It's only going to make it safer for people crossing that intersection on foot. I have a friend that's in Wood Dale, and it's almost impossible to get out whenever I go visit her because of the traffic. So traffic is not my concern on this project because it's only going to increase every month, every six months in that area. The only thing that's going to solve it is a wider road, and then that increases the speed some more. People usually run the traffic signals anyhow. But to the staff, if the County does not give them access onto Highway H what would happen to the project?

Jean Werbie-Harris:

They would need to get access off of 68th Street. So they'd need to cross through Village property, and then they would have to bridge or culvert over the wetlands right there. And they would have to have access to 68th Street, and then they could come out on 68th to the County highway.

Wayne Koessler:

And then secondly aren't we on the verge of spot zoning on this project?

Jean Werbie-Harris:

Well, as I mentioned earlier in the staff comments, it's not typical to plan for churches or synagogues or any other type of religious facility. We don't typically unless it's a very, very large facility that has been planned for and discussed for a very long time. We typically kind of look at the various land uses surrounding the size of the facility, the type of traffic that's going to be generated, the compatibility with the adjacent land uses, the environment, the access, we look at all of those things. And typically if you look at most churches they are surrounded by residential or some other type of residential multifamily, residential single family, or sometimes they're in commercial areas. But, again, institutional uses can go just about anywhere if it works for the surrounding land uses. So it's not really considered spot zoning for institutional uses.

Tom Terwall:

Jean, how far in the planning process would they proceed before we get approval or disapproval from the County as far as access to H?

Jean Werbie-Harris:

So we did get some information from Kenosha County. We had sent this information to them back in the second week of November, and they responded. And they indicated to us that they would not approve a new driveway access onto 88th Avenue. The only way they would consider it is if would be a cross-access to that existing single family home and then onto 88th Avenue. I contacted Clement again, the new public works director, contacted him again and said, you know, is it a situation where you're going to want an access from 68th as well? And they wanted to look at it a little bit further. They also mentioned to me that they had been working with the City of Kenosha, and obviously Pleasant Prairie's had some involvement with respect to that light on 65th Street. So we don't want to create a further situation or problem. I don't want to move a problem from 65th down to 68th. That's not the intention. But what they really need to look at is the traffic that's being generated and what kind of impact it would have on the County facility.

Michael Serpe:

This project is not massive by any stretch of the imagination. And we're never going to be able to satisfy 100 percent of the people 100 percent of the time. We're going to do our best. To give you a little background, for 28 years I served the City of Kenosha as a police officer. I can tell you the one place I was never sent to for a loud party or a lot of problems was the synagogue on 8th Avenue. That never happened. And I don't anticipate this being a distraction to this neighborhood as well. I don't really see a problem with giving our approval on this. There's a whole lot of things to be done before the final approval comes to us. But to give them the green light for this I don't see a problem with this at all.

Jim Bandura:

Going forward regarding the traffic, Rabbi, if you've got some inroads from up above to change the driving habits of people, please do it. That's my comment.

Tom Terwall:

Mike, I'm inclined to agree with you. First of all this is not a large project. And we're not going to be able to say we don't want any more development in that area because of the traffic. It's going to happen. It's going to get more development. And if it's not this so it's another 20 or 30 houses. It's still going to develop. And unless we want to buy that land we can't stop it. The guy that owns the land has certainly got a right to develop it. Comments?

Deb Skarda:

I guess from my perspective I think what I heard from the residents who spoke from the City is that traffic was an issue before this project every came to light. And I think it sounds like there is a lot of work that is being done to study that. The Alderman confirmed that that there is work



that is being done and discussed and there's a plan in case. I agree with Mike in that there's a lot of work that has to be done before we would give approval for the synagogue to be built. So I'm inclined to support it tonight.

Tom Terwall:

Jean, what action on the part of the Village is required for that stop and go light to go forward?

Tom Shircel:

I can address that, Mr. Chairman. The Alderman is right. And the Village is in discussion with the City and with the County. The Village is not part of the agreement, but there is an agreement in the works to transfer the jurisdiction of County Trunk H from Highway 50 up to Highway 60 from the County to the City. Which to my knowledge would facilitate the installation of an eventual traffic signal at 65th Street and H. So those talks are in progress. Don't know when that final agreement is going to be reached. Probably sometime into early next year.

Tom Terwall:

So that would only affect the road then, is that correct?

Tom Shircel:

There's multiple parts to that agreement. We want to make sure that everything is in place for the Village of Pleasant Prairie. There's drainage issues. There's road widening issues. There's access issues to Highway H. So we as a Village need to make sure that agreement works for the Village as well as for the City and the County.

Bill Stoebig:

I don't see any way you can stop traffic on that road. That is really the only north/south road between Green Bay Road and I-94. That is the one thoroughfare. And that's the only way to get through. So the only real choice is to develop that County Highway H further.

Tom Terwall:

I agree.

Wayne Koessl:

Mr. Chairman, I would move approval for the Resolution 17-29.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE RESOLUTION 17-29 SUBJECT TO THE TERMS AND CONDITIONS OF THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? Motion carries.

Michael Serpe:

Tom, just a word of thanks to everybody who spoke and to the audience. This is big. Sometimes we're not always treated as respectfully as you treated us tonight and we appreciate that. Thank you very much.

Tom Terwall:

And not just to those that spoke. Those that listened, too. So to the whole audience thank you very much.

Michael Serpe:

We have many more agenda items to go through. Thank you.

Tom Terwall:

Ready, Jean? We'll go ahead then with Item B.

**B. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS, DIGITAL SECURITY IMAGING SYSTEM AND RELATED ACCESS EASEMENT for the request of Jason Hill on behalf of Chick-fil-A Inc. for the construction of a 5,000 square foot Chick-fil-A restaurant and associated site improvements that will include an outdoor dining area and a drive-thru within the Prairie Edge development in the Prairie Ridge subdivision generally located south of STH 50 (75th Street) and east of 91st Avenue.**

Jean Werbie-Harris:

I'd ask that both Items B and C be taken up at the same time.

Tom Terwall:

Jean, did you want to combine?

Jean Werbie-Harris:

We will combine Items B and C, make one presentation, and separate action to be taken.

Tom Terwall:

Motion to that effect?

Jim Bandura:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

**MOTION BY JIM BANDURA WITH A SECOND BY WAYNE KOESSL TO TAKE BOTH ITEMS TOGETHER. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**C. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Jason Hill on behalf of Chick-fil-A Inc. to amend the Prairie Edge Planned Unit Development ordinance related to wall sign modifications for the proposed Chick-fil-A restaurant to be located south of STH 50 (75th Street) and east of 91st Avenue.**

Jean Werbie-Harris:

Item B is the consideration of a Conditional Use permit including site and operational plans, digital security imaging system and related access easement for the request of Jason Hill on behalf of Chick-fil-A, Inc. for the construction of a 5,000 square foot Chick-fil-A restaurant and associated site improvements that will include an outdoor dining area and a drive-through within the Prairie Edge development in the Prairie Ridge subdivision. This is generally located south of Highway 50 and west of 91st Avenue. It should say west of 91st Avenue.

And Item C, public hearing and consideration of the Zoning Text Amendment for the request of Jason Hill on behalf of Chick-fil-A, Inc. to amend the Prairie Edge Planned Unit Development ordinance related to wall sign modifications for the proposed Chick-fil-A restaurant to be located south of Highway 50 or 75th Street and west of 91st Avenue.

As I mentioned, these items are related and will be discussed at the same time, however separate action is required.

Under public hearing comments, as part of the public hearing record the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request and are presenting them this evening as part of the findings of fact.

#### Findings of Fact

1. Earlier this year, the Plan Commission conditionally approved Site and Operational Plans for the multi-tenant building on Lot 1 just to the west of this and grading on Lot 2 in order to create a pad ready site for the proposed Chick-fil-A restaurant. Lots 1 and 2 are known as Prairie Edge. Permits have been issued, and the 7,228 square foot multi-tenant building, again to the west, is nearly completed on Lot 1.
2. At this time the petitioner is requesting several approvals of the development of the vacant property located at the southwest corner of Highway 50 and 91st Avenue in the Prairie Ridge development Lot 2 for a 5,000 square foot Chick-fil-A restaurant with a drive-through and outdoor dining. The approvals being considered by the Plan Commission at this meeting include a Conditional Use Permit for a drive-through restaurant, Site and Operational Plans, the Digital Security Imaging System Agreement and DSIS Access Easement, and a Zoning Text Amendment for an amendment to the Prairie Edge Planned Unit Development (PUD) Overlay. This is all provided as Exhibits 1 and 2 as part of the applications and plans for the project.
3. The property is known as Lot 2 of CSM 2838 located in a part of the U.S. Public Land Survey Section 8, Township 1 North, Range 22 East, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin. The property is further identified as Tax Parcel Number 91-4-122-081-0204.
4. Pursuant to the application, the Chick-fil-A story actually began 94 years ago when a man named Truett Cathy was born in 1921 in the small town of Eatonton, Georgia, about 80 miles from Atlanta where he grew up. Truett's mom ran a boarding house, which meant she had to cook a lot of meals. But Truett helped and he paid close attention, and picked up cooking and serving tips that would come in quite handy later. Along the way, he also learned to be quite the entrepreneur. He sold magazines door to door, delivered newspapers all over the neighborhood, and sold Coca-Colas from a stand in his front yard, and all the while he was learning the importance of good customer service.

After serving his country in World War II, in 1946 Truett used the business experience he gained growing up and opened his first restaurant with his brother, Ben, calling it the Dwarf Grill later renamed the Dwarf House. Hamburgers were on the menu but, ironically, no chicken because he said it took too long to cook. Truett worked hard with

that first venture, but considered Sunday to be a day of rest for himself and his employees, and that's a practice that Chick-fil-A honors to this day.

The early 1960s would be a pivotal time in Truett's life. That's when he first took a boneless breast of chicken and spent the next few years experimenting until he found the perfect mix of seasonings, he breaded and cooked the filet so that it stayed juicy, put it between two buttered buns and added two pickles for extra measure, and in 1963 unveiled what we now know as the Chick-fil-A Sandwich. As far as the name, Truett says it just came to him. He had it registered that year in 1963 and created a logo that has been updated but is still very similar to the original designed 50 years ago.

The Chick-fil-A sandwich was a huge hit, and in 1967 he opened his first Chick-fil-A restaurant in an enclosed shopping mall where up to that point food normally wasn't sold. Frankly, the developer of the Greenbriar Shopping Center in Atlanta, Georgia wasn't too keen on serving food inside his mall. But we know that turned out to be a very smart decision on his part and especially Truett's. Today, Truett is recognized as the pioneer in quick-service mall food. It wasn't until 1986 that Chick-fil-A opened its first freestanding restaurant on North Druid Hills Road in Atlanta. Today there are close to 2,100 restaurant locations in 43 states, and it's become so popular that people literally camp out in the parking lot the night before a grand opening of a new restaurant; they're hoping to be one of the first 100 people in line because they are then awarded a free Chick-fil-A for a year, which gives new meaning to the phrase happy campers.

Chick-fil-A is now the largest quick-service chicken restaurant and one of the largest privately held. Two generations of Cathy family members are involved in the business, including Truett's sons Dan who is the President and CEO and Bubba the Senior VP and also his grandchildren.

The Original Chick-fil-A Chicken Sandwich was a significant product innovation, and it remains their best selling item on the menu. The innovations didn't stop with the chicken sandwich. In 1982, they were the first restaurant to sell chicken nuggets nationally and three years later added their trademark Waffle Potato Fries to the menu. And they still use 100 percent fully refined peanut oil which is cholesterol and trans fat free. In 2010, they introduced the Chick-fil-A Spicy Chicken Sandwich with its special blend of peppers and other seasonings. It became such a hot selling item that they soon after introduced the Spicy Chicken Biscuit. More recently and within the last couple years they introduced a newly grilled chicken sandwich and grilled chicken nuggets. People also like the fact that they offer a variety of menu options for those wanting foods that are lower in calories, carbs and fats, such as the Chick-fil-A Chargrilled Chicken Sandwich, entrée salads and fruit cups. Men's Health Magazine named Chick-fil-A America's Healthiest Chain Restaurant for Kids.

The service is an important part of their story because it goes back to Truett's experience as a young businessman and to the values he instilled in Chick-fil-A. They call it Second Mile Service, and it's based on the belief that if someone asks you to carry something for one mile you do one better and carry it for them two. It's doing those unexpected things that make people feel special. Their drive-through has been voted America's #1 drive-through for six years in a row. They do their best to ensure a quick and pleasurable

experience. But no matter if you're being served in the restaurants or in the drive-through or outside delivery you can always count on their team members responding to your words of thanks with two special words of their own, my pleasure.

The company's philosophy is that their restaurants become integral parts of the communities in which they are located. Toward that end, Chick-fil-A makes scholarships available to store employees and sponsors the Winshape Foundation which supports a family of programs designed to encourage outstanding young people nationwide. The Foundation has a college program and operates a series of camps, homes and retreats. On the local level, individual restaurant operators typically engage in community support activities such as sponsoring youth sports teams, sponsoring educational activities and leadership initiatives.

Finally, and in accordance with company policy, the operators and employees in each Chick-fil-A Restaurant strive for a level of customer service unequalled in the quick-service food industry. It is quite common to go to Chick-fil-A and have your tray carried to your table, have people clear your table and ask if they can come and refresh your beverage.

Beyond the above, Chick-fil-A's operator's model is very unique in the fast food industry. In their situation, the operator is part owner with Chick-fil-A. It's similar to a franchise except they usually have one location. Sometimes they have two, but for the most part they have one location, and what that provides is a situation where they have very competent partners with great character in the restaurants and they are involved in the community and are part of the community, and they spend a lot of time in the community.

What Chick-fil-A likes to say is that their operators are in business for themselves, not by themselves. It is very unusual for an operator to shut down, and the retention rate for operators is about 98 percent. A typical Chick-fil-A store will employ approximately 45 permanent jobs with approximately 120 jobs created for temporary construction employment. A typical store will operate between the hours of 6:00 am to 10:30 pm; Monday thru Saturday, they're closed on Sundays. Specifics of the restaurant are also noted before as part of the facts of finding.

5. Chick-fil-A Pleasant Prairie is proposed to be 5,000 square feet with an outdoor seating area and a drive-through. The restaurant is proposed to be open Monday thru Saturday from 6:00 a.m. to 10:30 p.m. and closed on Sundays. The restaurant will employ a total of 75 employees which are 30 to 40 being part time. It is anticipated that the largest number of employees on site at any one time would be 15. Construction is proposed to commence in August of 2018 or maybe sooner with completion anticipated in January of 2019. Again, what they're waiting for also on this site specifically is to have the building next door all completed and their site pad ready and ready for them to go.
6. Conditional Use Permit. Just to clarify some things because I have had some questions from some of you. Drive-through facility allows for approximately 19 cars to be served. During non-peak hours customers would place their order at one of the order points as team members are only stationed out there during peak periods. During the peak periods,

typically during lunch and dinner hours, the order points are shut down and team members take over the order taking process outside in person through the use of iPads. Two to three team members per drive thru lane would be stationed to manually take order to increase efficiency. Chick-fil-a strives to keep the drive thru traffic moving through as quickly as possible and tries to target around 120 seconds from order to pickup of food.

As team members are stationed in the drive lanes there is also a team member stationed at the pickup window to hand out orders in conjunction with the team member inside the building to allow for two to three cars to leave the drive thru lane at a time. Payment for the order is taken at the point of order so there is no need to have to go through the payment transaction at the pickup point. Team members are equipped to take payment via credit card on the iPad or cash. And there will be a mobile kiosk that is wheeled out when the team members are taking orders. And this is on the west side of the drive-through. The drive-through is open the same time as the store.

7. **Site Access:** This site has limited access as you know with no direct access to Highway 50 or 91st Avenue. There's one shared cross-access 76th Street with the adjacent Lot 1 Prairie Edge multi-use building to the west. In addition, there is cross-access from additional sites to the west through their parking lots on the north side or through their building sides, Corners at Prairie Ridge and the Bulls Eye developments. A cross-access for vehicular and pedestrian purposes agreement, including cross-access parking, which provides for parking and pedestrian ingress and egress, cross-access, site, signage and landscaping maintenance and land uses has been provided at the time that the Prairie Edge multi-use building was approved earlier this year.
8. **Site Parking:** The plans indicate that this property would provide 66 parking spaces which will include three handicapped accessible parking spaces. The 5,000 square foot restaurant requires a minimum of 50 parking spaces plus one space for every two employees which would mean that the maximum number of employees on the largest shift could not exceed 26 persons and 15 are proposed. Therefore, the site meets the minimum parking requirements; however if on-site parking becomes an issue, then other arrangements will be required for off-site parking, and that would probably be for the employees.

In addition, there's also a total of 19 cars identified for the drive-through lanes that keep people moving through. Parking is not allowed on the adjacent 91st Avenue or 76th Street or 75th Street. Parking within the adjacent Bulls Eye and The Corners developments has not been an issue. A mid-block crossing on 76th Street for pedestrians that are walking over from Costco after shopping to the developments between 91st and 94th Avenues has been constructed and is being used. And there is also a public sidewalk along 76th Street as well as 91st Avenue.

9. **Digital Security Imaging System Agreement and Access Easement:** Pursuant to Chapter 410 of the Village Municipal Ordinance the development is required to comply with the Village Security Ordinance. The DSIS will afford the opportunity for the public safety departments to visually examine commercial establishments such as building and site entrances, exits, parking lots and drive-through areas and their sites, and will provide emergency response personnel with a visual assessment of an emergency situation in

advance of arrival without placing an undue burden on the taxpayers. The DSIS Agreement and the DSIS Access Easement for Chick-fil-A shall be finalized, and approved by the Village and executed by the owner. As many of you know, we did finalize all of that this afternoon. The system shall be installed by the owner, inspected and fully operational with a live connection to the Village Police Department prior to occupancy. Following the owner's installation of the DSIS, the Village will inspect the system and verify accessibility. The DSIS will be owned and operated by Chick-fil-A, Inc. The DSIS Agreement and Access Easement will need to be executed and recorded at the Kenosha Register of Deeds office prior to obtaining building permits for the project.

10. Zoning Text Amendment: The property is currently zoned B-2 (PUD), Community Business, with a Planned Unit Development Overlay. There are currently two PUD Ordinances associated with this property including a signage PUD on the property related to the Prairie Ridge commercial development regarding entry monument signage. There's also a PUD for Prairie Edge development which includes this lot and the adjacent lots to the west which is currently under construction.

The Zoning Text Amendment being considered this evening amends the Prairie Edge PUD ordinance. The PUD will allow for some dimensional variations for this development provided there is a community benefit. The community benefits already noted in the PUD includes that both buildings, Chick-fil-A and the multi-tenant building, shall comply with Section 180 Fire and Rescue Protection Ordinance, the Fire & Rescue Department comments and the installation of fire sprinklers; will include the requirement that the sites comply with Section 410, the DSIS Village Municipal Code requirements for the security camera system; the recorded separate Declaration of Easements and Restriction document covering cross-access, cross-parking, site and building maintenance and land uses for the properties. And this building had enhanced architecture, we worked for several months to work on that architecture. They have some unique design features, increased amounts of landscaping. And we have worked through all of those details with them on this site.

The attached PUD which is Exhibit 5 includes modifications related to sign allowances for Chick-fil-A. Based on the dimensions and the locations we did allow for a little bit more increased so they could be seen from a little bit further distance. The wall sign requirements for Lot 1 multi-tenant building are not changing but the ordinance, but we're redoing some renumbering. However, the wall sign requirements for Lot 2 Chick-fil-A are being changed or added. The sign size allows for 60 square feet maximum on the north, south and east building facades, and 35 square feet maximum on the west building facade in compliance with the requirements of 420-6 DD entitled wall sign is required.

And then one other thing I just wanted to comment on is on the drive-through it's kind of a new concept for them is that they are installing these canopies. And so we need to verify, and I'd like to make sure that it's incorporated into the PUD. These canopies are actually free standing. They're not actually connected to the building. So I want to make sure that these canopies which will not only allow for the driver to have their window down as they're moving through here, but it's also a safe shelter for the workers that are out there taking orders, taking money and moving people through the drive-through. So I do want to make sure, and we'll take some measurements.



I know that I did get some measurements from Joe this afternoon. I want to make sure that those drive-through canopies are incorporated to be allowed as part of this development.

With that Joe is here with HR Green who has been working tirelessly with us for about a year, a little over a year or so on this project. This has got to be one of the most comprehensive set of Site and Operational Plans that I have ever seen with respect to the details and everything being addressed before everything even comes to the Plan Commission. So it's quite an impressive set of plans. And maybe you went through 100 or so pages that were on your computers there. But Joe is here if you have any questions with respect to the restaurant.

Tom Terwall:

We'll open the public hearing. Is there anything you wanted to add?

Justin Clark:

Justin Clark. I'm a development consultant that works along side Jason Hill. He's the applicant. And as Jean mentioned Joe is with us here today as well. So I'll be really brief. Not much to add. I think maybe I should take Jean with me to the next Planning Commission meeting [inaudible], a fantastic job in kind of telling the Chick-fil-A story better than I could. Jean, I think you mentioned amending the PUD to make sure that the canopy is in there. And then I think the only other thing that we wanted to do was talk about potentially amending the PUD to expressly allow for a parking of a catering or a delivery vehicle on the back side of our lot. We feel that catering or delivery is in the future for Chick-fil-A and a benefit to the community. So we would like that as a condition as well. And that's all we wanted to add. I'm here for questions.

Tom Terwall:

Thank you. This is a public hearing. Anybody else wishing to speak? Anybody else? Hearing none I'll close the public hearing and open it to comments and questions from Commissioners and staff. Mike?

Michael Serpe:

My son-in-law and daughter live in Atlanta. And my son-in-law spends more time at Chick-fil-A than he does at home which probably doesn't say much for my daughter's cooking. But how can you say no to something like this? It's a popular restaurant, very well run. I would move approval of the Conditional Use.

Jim Bandura:

Second.

Tom Terwall:

There being no further comments it's been moved and seconded that we approve the Site and Operational Plan including a DSIS and Access Easement subject to the terms and conditions outlined in the staff memorandum. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? Go ahead, Jean.

Jean Werbie-Harris:

And as amended to include to include the setback for the canopy for the drive-through on the east side and the south side.

Michael Serpe:

Yes.

Jean Werbie-Harris:

It will be in both then.

Tom Terwall:

Yes. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item C then I need a motion to send a favorable recommendation to the Village Board to approve the Zoning Text Amendment subject to the terms and conditions outlined.

Jim Bandura:

So moved.

Brock Williamson:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY BROCK WILLIAMSON TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENT. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Welcome.

**D. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND TEXT AMENDMENTS to consider the request of Jack Williams on behalf of Central Storage Warehouse Corporation to rezone the property located at 7800 95th Street in LakeView Corporate Park from the M-2, General Manufacturing District to the M-2 (PUD), General Manufacturing District with a Planned Unit Development Overlay and to create the specific PUD ordinance to allow for a reduction of the required open space requirements for a proposed 18,000 square foot addition to their facility.**

Jean Werbie-Harris:

Mr. Chairman, I would ask that Items D and E could be taken up at the same time.

Michael Serpe:

So moved.

Tom Terwall:

Pardon me?

Jean Werbie-Harris:

Could we take up Items D and E at the same time. I'll be making one presentation.

Tom Terwall:

Is there a second to the motion?

Wayne Koessl:

So moved.

Tom Terwall:

I've got a motion. I need a second.

Wayne Koessl:

Second.

Tom Terwall:

**MOTION BY MICHAEL SERPE WITH A SECOND BY WAYNE KOESSL. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? Go ahead, Jean.

**E. Consider the request of Jack Williams on behalf of Central Storage Warehouse Corporation for approval of Site and Operational Plans for the construction of 18,000 square foot addition to their facility located at 7800 95th Street in LakeView Corporate Park.**

Jean Werbie-Harris:

Item D is a consideration of a Zoning Map and Text Amendments to consider the request of Jack Williams on behalf of Central Storage Warehouse Corporation to rezone the property located at 7800 95th Street in LakeView Corporate Park from the M-2, General Manufacturing District, to the M-2 (PUD), General Manufacturing District with a Planned Unit Development Overlay, and to create the specific PUD ordinance to allow for a reduction of the required open space requirements for a proposed 18,000 square foot addition to their facility.

And then the next item, Item E, consider the request of Jack Williams on behalf of Central Storage Warehouse Corporation for approval of Site and Operational Plans for the construction of an 18,000 square foot addition to their facility located at 7800 95th Street in LakeView Corporate Park.

As indicated, these items are related, will be discussed at one time, however separate action is required.

The petitioner is requesting approval of Site and Operational Plans to construct an 18,000 square foot addition to the existing Central Storage & Warehouse Company, CSW, located at 7800 95th Street in the LakeView Corporate Park. In addition, the petitioner is requesting approval of a Zoning Map and Text Amendments to rezone the property into the M-2 (PUD), General Manufacturing District with a Planned Unit Development Overlay, and to create the specific PUD ordinance to allow for a reduction of the required open space requirements for the site.

Central Storage and Warehouse Company is a public refrigerated warehousing company headquartered in Madison, Wisconsin. The existing facility at 7800 95th Street in Pleasant Prairie is in Lakeview Corporate Park, and it is a food storage and distribution freezer warehouse. It currently exists as a 176,138 square foot building. The building varies in height from 20 feet at the loading dock to 40 feet at the high point of the freezer.

CSW is proposing to add 18,000 square feet to the west side of the building consisting of 15,425 square feet of freezer space and the remainder dock space, with four new loading dock doors facing the south. In addition, nine parking spaces will be added on the east side of the building. This will be the last addition that could be constructed on this site. Frankly, they are out of space.

Currently CSW has 32 full-time employees at this location. CSW anticipates that upon completion of the addition they will employ 36 full-time and 2 part-time persons during three shifts. Shift one will employ 18 persons, shift two will employ 14 persons, and shift three will employ six persons. The maximum number of employees on site at any given time will be 26. After the expansion they will have 30 on-site parking spaces including 2 handicapped accessible spaces. Pursuant to the Zoning Ordinance the following minimum parking spaces are required: Warehouse and distribution facilities require one space for every two employees during any 12-hour period plus the required handicapped accessible parking spaces. Therefore a total of 30 parking spaces meets and exceeds the minimum parking requirements. All required parking for the facility shall be accommodated on the site since there is no parking allowed on 95th Street.

Shipping and receiving hours for CSW will not change from their current schedule, mainly 6:00 a.m. to midnight. It is anticipated that approximately 80 semi-trucks per day, maximum of 120, will be serviced from the 26 available after expansion loading dock doors. All of the loading and unloading equipment, forklifts and transporters utilize the enclosed loading dock area and are not visible from outside the building.

The property is currently zoned M-2, General Manufacturing District, and pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code this use is classified as Storage Group S-2 Low Hazard. Therefore the use is a permitted use in the M-2 District.

The M-2 District requires that the building addition be setback a minimum of 65 feet from the property line adjacent to 95th Street, which is an arterial street, and a minimum of 45 feet from side and rear property lines provided the addition is not located within any easements. The location of the parking lots, maneuvering lanes and the fire access lanes, including the curb and gutter shall not be located within any easements on the property and shall be setback a minimum 20 feet to the property lines and a zero lot setback to the north property line adjacent to the railroad tracks. Again, that's pursuant to our ordinance. There is an exception for the shared

cross-access fire lane along the east property line. In addition, the site is required to have a minimum of 25 percent open space.

The plans meet all of the requirements except for the minimum open space. The site provides 20.32 percent whereas a minimum of 25 percent is required. Therefore, the petitioner is requesting to rezone the property to allow for that PUD with the flexibility to reduce the required open space requirements. The land to the north and west are owned by We Energies with a rail spur to the north. Land to the east is owned by Fair Oaks Farm. CSW, if you will recall a number of years ago, and Fair Oaks Farm worked out an agreement, and CSW did a lot line adjustment with Fair Oaks Farms and in order to share a common fire lane between the two uses between their buildings.

So unfortunately this project I think in '93-'94 is when this project started. And with respect to that open space requirement as we continue to move through all these expansions that they have had over the years I'm not sure that anyone is really keeping track of the percentage of open space. And so when they came back to their final expansion which was shown on their original plans that were presented to the Village back in the 1990s, they came up short with respect to the open space.

So the staff is recommending and supporting this modification for the reduction in open space for this particular use to finish off the original site plan that was originally proposed to us. There's no objection from the adjacent neighbors on either side. And we also do have support by CenterPoint who is the responsible party for implementing and reviewing these projects as part of the LakeView Commercial Owners Association. So the first item was a public hearing so I'd like to continue the public hearing for this project.

Tom Terwall:

Anybody wishing to speak on this matter? Yes, sir?

Jack Williams:

Hi, Jack Williams. I just wanted to thank the Village staff for the work on this. It's been kind of an interesting --

Jean Werbie-Harris:

Jack, they need to know who you are.

Tom Terwall:

We need your name and address for the record.

Jack Williams:

My actual physical address, 480 North [inaudible] Street, Madison, Wisconsin. But, anyway, I'm the VP of Operations for Central Storage. It's just been interesting trying to move through this. We did kind of shoot ourselves in the foot a little bit when we transferred some land to Fair Oaks

to facilitate their expansion. But they have told us they're still going to do that at some point. We don't know when. But at any rate I just wanted to thank the staff for working on this.

Tom Terwall:

Thank you. Anybody else? Seeing none I'll close the public hearing and open it up to comments and questions.

Jim Bandura:

Just a quick question to staff. How is the circulation around the site going to come about? I mean I've gone down there a number of times. And it seems like some of the truckers aren't quite sure which way to go.

Jean Werbie-Harris:

I think I'm going to have Jack come back up, and maybe they need to get some additional signage on the property so that the truckers know exactly what direction to circulate around the building.

Jack Williams:

That is an ongoing issue. And we've actually started modifying our receiving by telling truckers -- having them call 20 minutes prior to their appointment and having them stay at the truck stop prior to getting to us so that they're not stacking up in our lot. A lot of the over the road drivers seem to have problems with accepting directions. But it's something we acknowledge, and we're actively working on that trying to reduce congestion.

[Inaudible]

Tom Terwall:

Anybody else? What's your pleasure?

Jim Bandura:

Move for approval.

Deb Skarda:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY DEB SKARDA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENT SUBJECT TO THE TERMS OUTLINED. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of Site and Operational Plans.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO APPROVE THE SITE AND OPERATIONAL PLANS SUBJECT TO THE TERMS OUTLINED. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**F. Consider the request of Vic Luburich, on behalf of Muskie Enterprises Inc., owner of the property located at 10700 88th Avenue for approval of Final Site and Operational Plans for two additions totaling 126,000 square feet to be added to the Olds Products Co. facility in the LakeView Corporate Park.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item F is to consider the request of Vic Luburich on behalf of Muskie Enterprises, Inc., owner of the property located at 10700 88th Avenue for approval of Final Site and Operational Plans for two additions totaling 126,000 square feet to be added to the Olds Products Company facility in the LakeView Corporate Park..

In 1995, Olds Products Company constructed a 48,392 square foot facility, and it was located at 10700 88th Avenue in the LakeView Corporate Park. And at that time they relocated all their manufacturing and administrative operations to Pleasant Prairie. In 2013, a 48,562 square foot building addition with 12 additional silos, a fire lane with a second access to 88th Avenue and ten truck/ trailer parking spaces were added.



Olds Products was founded in Chicago in 1912. It's the largest private label mustard manufacturer in the country. Their products are featured nationwide and worldwide by customers in the retail, food service, distribution and ingredient markets. Olds manufactures their traditional yellow salad mustard and a complete range of specialty flavored mustards. In total, they currently offer 21 house mustards and dozens of made to order blends for their customers.

Their current packaging options provide a wide variety of formats available for all the mustard flavors and includes: Four and a half gallon plastic wide mouth; three gallon bag in box, five gallon bain box, 55 gallon fiber drums with liners, 250 gallon totes and bulker tanker trucks. The expertise Olds has acquired through its four generations of experience, coupled with continuous implementation of the most modern manufacturing practices allows Olds to provide their customers with high-quality mustard products at competitive prices, proudly manufactured in the Pleasant Prairie facility

On October 23, 2017, the Plan Commission conditionally approved Preliminary Site and Operational Plans for them to begin the mass grading, underground utilities and early footing and foundation for their additions to the Olds Products Company facility. At this time the petitioner is requesting approval of the Final Site and Operational Plans for the 26,000 square foot addition to the east side of the facility, and a 100,000 square foot addition to the south side of the facility with 22 additional truck dock positions facing west. In addition, 12 additional parking spaces on the west side of the building will be added. These additions are proposed to create additional warehousing and flexible space to support the mustard and vinegar production being done at the site.

The project broke ground a few weeks ago, and upon completion of the additions in summer of 2018, the proposed number of full time employees will be 100 persons working three shifts, 53 on first shift, 24 on second shift and 23 on third shift with the largest number of persons on site at any one time of 77 persons due to an overlapping shift change. Currently, Olds Products employs about 75 persons on three shifts, so they're proposing to add about 25 employees.

Upon full build-out of the building site there will be 85 parking spaces including 4 handicapped accessory spaces and 34 dock doors. It is anticipated that the average daily automobile trips to and from the site will be 172 with a maximum of 344 trips. The anticipated average daily truck trips will be 30 with a maximum of 60 trips. On-site parking provided meets the minimum requirements of the Ordinance. If employment increases beyond the estimate there is some additional room for additional parking to be added at the southwest corner of the site. There shall be no parking in driveways, fire lanes, on the grass or in 88th Avenue.

The property is zoned M-2, General Manufacturing District, and the proposed use is allowed as a permitted use in the M-2 District. The location of the 100-year floodplain has been verified, and no work will be done within the 100-year floodplain. There are wetlands along the south line that have been delineated by Chad Fradette, a Wisconsin DNR Professional Assured Wetland Delineator on August 30, 2017, which are proposed to remain and be protected during construction. There is a small wetland adjacent to 88th Avenue in front of the building that has been determined to be artificial by the Wisconsin DNR pursuant to their October 17, 2017 letter. The wetlands along the south property line are proposed to be rezoned into the C-1, Lowland Resource Conservancy District, and the 2035 Land Use Plan Map is proposed to be corrected as well to reflect the delineation.

The required public hearing to consider these amendments has been set for January 8, 2018. Upon completion of the additions, 32.7 percent of the site will remain as open space when the project additions are complete. The M-2 District does require 25 percent open space. The staff recommends approval. If there are any questions the representative would be happy to answer them for you. But the staff does recommend approval subject to the comments and conditions as outlined.

Tom Terwall:

What's your pleasure?

Michael Serpe:

I have a question, Tom. To Matt or John, Jr., is there any issues with the sewer discharge with the company. I know that's pretty potent stuff that they deal with.

John Steinbrink, Jr.:

John Steinbrink, 8600 Green Bay Road, Public Works Director. Right now all the waste that comes from the facility is contained and privately hauled off site.

Michael Serpe:

Thank you.

Tom Terwall:

Any other questions? If not, I'll entertain a motion to approve.

Wayne Koessler:

So moved, Chairman.

Tom Terwall:

Is there a second?

Bill Stoebig:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY BILL STOEBIG TO APPROVE THE FINAL SITE AND OPERATIONAL PLANS. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. We need to adopt Resolution 17-30, correct, Jean?

Jean Werbie-Harris:

It's the next item on the agenda with a full presentation by staff. That's correct.

**G. Consider Plan Commission Resolution #17-30 designating proposed boundaries for Tax Incremental District (TID) #6, which shall include the property generally located at the northeast corner of STH 165 and Green Bay Road (STH 31) and the establishment of a public hearing date with respect to TID #6 Project Plan.**

Jean Werbie-Harris:

This item is to consider Plan Commission Resolution 17-30 designating the proposed boundaries for a Tax Incremental District TID #6, which shall include the property generally located at the northeast corner of State Highway 165 and Green Bay Road which is State Highway 31, and the establishment of a public hearing date with respect to TID #6 Project Plan. So what I'd like to do is I'd like to introduce Kathy Goessl, and she's our Finance Director. And she's going to come up and explain some of the detail as it pertains to TID #6 from a financial perspective. And then I will conclude with that presentation. The TID project plan is included in all the information that you have before you.

As you know, under the provisions of 66.1105 of the Statute the Village has the power to create a tax incremental district. And in this case we are requesting to do this to assist in the financing of a mixed use development in the Village, again, at that northeast corner of Highway 31 and 165. The Village staff has put together a proposed project plan for this Tax Increment District #6. It is proposing commercial/potential industrial development at this location. Pursuant to 66.1105 (4)(e) of the statutes in order for the Planning Commission to create a new tax incremental district, the Plan Commission must provide for a public hearing at which all interested parties are afforded reasonable opportunity to express their views on the proposed creation of the TID District, the proposed boundary of the TID District as well as the project plan.

So the purpose this evening is not a public hearing, but it is to review the project plan with you in draft form and to determine those boundaries, and then to set the public hearing date. And that date should we come to it today will be set for Monday, January 8th. So I'd like to introduce Kathy, our Finance Director, and have her go through some of the financial aspects. And then I will continue with some of the information as it pertains to land use and so on.

Tom Terwall:

The floor is yours, Kathy.

Kathy Goessl:

Okay. On the screen right now is the creation time line. We hired a consultant. His name is Jim Towne. He works for his own company Alpine Valley out of Minnesota. And he has worked together with us to help us put the time line together and help us evaluate the plan to make sure that it makes financial sense and help us to stay on target in terms of getting this district created in a timely fashion. So this is the time line that was put together for TID 6. Tonight is your first introduction to it, and we're setting the boundaries and a public hearing date. On the schedule the Joint Review Board will meet on December 19th for the first time to see the plan. The plan has been sent out to them already I believe. And then it will come back to you for a public hearing on January 8th. And then the Village Board and a second Joint Review to create this TID District #6.

The proposed cost for this TID District #6 it's actually in two phases with some administrative cost. The costs are still -- well, the first Phase 1 is going to be covered by a GO debit issue by the Village, a tax exempt issue. Currently under contract is a clinic to be built on this site which will generate enough increment to pay off without risk Phase 1 improvements. You can see Phase 1 listed on the slide. There's some Highway 165 intersection improvements, some modifications to Old Green Bay Road and 102nd Street east extension. We're still waiting I believe on the traffic study to see what exactly we have to do and what they approve at each of these areas.

As well, the second phase is going to be covered by a developer revenue bond. This bond will be taken out by our developer to cover the next phase which is almost \$5 million of additional cost for this project. Phase 1 is being done in '18 with the future phase done shortly after that all dependent on development happening in this area. And hopefully we're looking at quick development to be able to do this in '19 or '20. And then we have some administrative costs, too, for a total project cost of \$7.2 million.

SR has put together the buildings on the site and what he expects -- when he expects them to come in, construction start date, construction finish, and then the first year it will be on our increment to help us pay. First of all and foremost is our GO debt. And if there's money left over which there will be each year, if there is, we will then forward that money on to Bear Development to finish -- starting to pay off their revenue bonds.

So we have the clinic right away that's pretty certain. So that's what we're basing out GO debt off of. Then we have building A, B, C which are like grocery stores, restaurants, commercial, pharmacy, gas station. So for a total build out of by 2023 with increments in full coming in at 2024 on the projection. But the Village is not at risk at all. The developer is taking all the risk for the future developments that will pay off his bond, his development revenue bond.

This was put together by our consultant, Jim Towne. It shows in the far left hand column increments that we are expecting and which years we are looking at collecting that increment and what our tax rate is and how much money we're expecting to collect. The first column in red is our public debt that we paid off first. And the second column in red is development revenue bond and our anticipation on payments on that note.

So as increments come in they pay off our debt. The first couple years it's all our debt. And then by 2022 we start forwarding money to the developer to pay the development revenue bond. Right

now we are looking at a 20 year TID. It depends how fast or what the value is. All of the development to see if we can finish earlier, or as we approach the end whether we want to extend it for a couple more years or not. There's a three year extension we can do. Right now this cash flow shows 20 years.

Jean Werbie-Harris:

What I'd like to do is I'd like to just go through the various maps that are in the TID project plan. The first is Map 1, and Map 1 identifies the exterior boundaries of the proposed TID #6 along with the two different tax parcel numbers that are comprised of the properties, Tax Parcel Number 92-4-122-223-0110, and a second Tax Parcel to the south 92-4-122-223-0202. In addition, on this map also shows two wetlands that have been field delineated on the property which are proposed to be filled. And Dan Szczap with Bear Development is working through that process with the DNR in order for those to be filled.

Map #2 shows us the existing conditions on the property. And basically the property is currently being farmed, and it's identified for agricultural purposes. Map #3, again, are the Tax Increment District boundaries and the wetlands. It's just a separate map that just shows that information. As you can see we have approximately identified the TID boundaries as running down the centerline of Green Bay Road, Highway 165, Old Green Bay Road and then running an extension of 99th Street.

Tax Increment District #6 proposed improvements as Kathy had mentioned is part of the costs. There are proposed roadway modifications that are identified on Old Green Bay Road, Highway 165 and where Main Street would be cutting through the property. Identified where the public sewer main would be is existing, where a proposed public water main would be extended. And then a possible proposed acquisition of property for future right of way expansion or widening of Highway 165 between Old and New Green Bay roads.

The next map, Map #5, is a Tax Increment District #6 existing zoning for the property. The property is currently zoned B-2 which is our Community Business District. It also currently has an Ag overlay or General Agricultural District Overlay because it is still currently being farmed. The Map #6 identifies the proposed zoning under the TID project plan. The basic underlying zoning would remain as B-2, Community Business District. But both the hospital clinic project or the clinic project as well as the other land uses that have been presented to you previously as part of the Comprehensive Plan and Neighborhood Plan would require some planned unit development overlay which would provide for some flexibility with respect to some of the dimensional requirements on the site.

Map #7 is the TID #6 existing land use plan map. And as you can see it's identified as Community Retail and Service Center. There's actually also a cross-hatched area. It's a little bit hard to see. It's the Urban Reserve Area Overlay. Again, this is an area that would need to be removed prior to development. And the next Map 8 identifies that proposed land use plan map, again, still remaining as Community Retail and Service Center as part of the land use plan map and the urban reserve area removed.

So that is our presentation for the TID project plan. There's a representative here, S.R. Mills from Bear Development here in the audience and to make any additional further presentation or to answer any other questions that you may have.

Michael Serpe:

Not that I want the details, but have you been having successful meetings with the property owners on 165 between Old Green Bay Road and Green Bay Road on the south side of the street?

S.R. Mills:

We have not yet. And so there's a thought behind that. Part of it is the traffic impact analysis in trying to figure out exactly what we do or don't need. We've had lots of meetings obviously with Jim Towne as was mentioned in figuring out the structure. So one of the benefits of the way that we have this structured right now we don't anticipate any of the properties south of 165 they will not create any increment. That will help have this make economic sense. But within those TID boundaries we can't have costs up to a half a mile away. So we know that there's going to be some real improvements on that side of the road that are going to be needed. We've baked those costs into this. But we didn't want to get real specific with any of the exact requests until we knew entirely what we're dealing with with the traffic impact analysis.

Tom Terwall:

Thank you. Anybody else? Anything you wanted to add, S.R.?

S.R. Mills:

Other than certainly this is complicated stuff tonight. What we're looking to do is we've broken this down into subsequent phases where we can set the boundaries tonight. One of the themes that Jim has mentioned is you set it and hopefully the deal gets -- the costs get smaller. But once it's set, the general parameters, it could never go up. So there's a little risk mitigation here as we continue to learn more and go through it. But I think you have a very astute partner in Piper Jaffray and Jim and staff have done a great job. So we're working through it and anticipate hitting all of the deadlines. And I really think we've mitigated all of the risk from the Village standpoint. So I think it makes sense for all parties. I'm happy to answer any intricacies. But certainly there's a lot that we're still working through.

Michael Serpe:

When is this presented to the various school district, the county, and when do we get together on that?

Kathy Goessl:

Our first meeting is December 19th.

Tom Shircel:

To my knowledge that's been changed to December 13th, the first Review Board meeting at 5:30.  
That's next Monday.

Michael Serpe:

Okay.

Tom Terwall:

You want us to approve 17-30 then, Jean? We can do that.

Jean Werbie-Harris:

Staff recommends approval.

Tom Terwall:

A motion to adopt Resolution 17-30?

Jim Bandura:

So moved.

Tom Terwall:

Second?

Wayne Koessl:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY WAYNE KOESSL TO ADOPT  
RESOLUTION 17-39. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**7. ADJOURN.**

Michael Serpe:

So moved.

Jim Bandura:

Second.

Tom Terwall:

Motion to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned.

**Meeting Adjourned: 8:39 p.m.**



**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
January 8, 2018**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on January 8, 2018. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda; Jim Bandura; and Brock Williamson (Alternate #2). Judy Juliana, Bill Stoebig and John Skalbeck (Alternate #1) were excused. Also in attendance were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE DECEMBER 11 AND DECEMBER 18, 2017 PLAN COMMISSION MEETING MINUTES.**

Jim Bandura:

So moved.

Deb Skarda:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY DEB SKARDA TO APPROVE THE MINUTES OF THE DECEMBER 11TH AND DECEMBER 18TH PLAN COMMISSION MEETINGS AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**
- 5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing we would ask that you hold your comments until that public hearing is held so we can incorporate your comments as a part of the official record. However, if you want to raise an issue that is not on the agenda or is not a matter for public hearing now would be your opportunity. We'd ask you to step to the microphone and begin with your name and address. Anybody wishing to speak under citizens' comments?

**6. NEW BUSINESS:**

**A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-01 FOR THE CREATION OF THE VILLAGE'S TAX INCREMENTAL DISTRICT NO. 6 (TID 6), THE PROJECT PLAN AND BOUNDARIES OF TID 6 for a mixed-use district based on the identification and classification of the property proposed to be included within the District generally located at the northeast corner of the intersection of STH 165 and Green Bay Road (STH 31).**

Jean Werbie-Harris:

Mr. President and members of the Plan Commission and the audience, Item A is a public hearing and consideration of Plan Commission Resolution 18-01 for the creation of the Village's Tax Incremental District No. 6 known as TID 6, the project plan and the boundaries of TID 6. This would be for a mixed use district based on identification and classification of the property proposed to be included within the district generally located at the northeast corner of the intersection of Highway 165 and Green Bay Road or Highway 31. With that I'd like to introduce Kathy Goessl, our Finance Director and have her begin with the presentation.

Tom Terwall:

Kathy, it's all yours.

Kathy Goessl:

On the first slide that we're going to have up here is the creation time line. We're currently at the Plan Commission public hearing. The Joint Review Board approved on December 18th. So after this it will go to the Board on February 5th, the second Joint Review Board on February 15th, and then we'll submit our document once all the approvals are done to the Department of Revenue on February 22nd.

So these are the proposed project costs. They're done in two phases. The first phase is road modifications. Our transportation study has not been completed yet due to delays at the State level. But we have Highway 165 intersection modifications, modifications to Old Green Bay Road and 102nd Street east extension and traffic signals. You can see those highlighted on the map. That first phase will be borrowed by the Village through general obligation bonds. The developer does have a clinic that they're negotiating final building plans which is on the agenda

coming up. That will pay this increment -- the increment will pay the phase 1 cost. So we are not taking any risk, the Village isn't taking any risk.

Additional phase estimated costs are more road improvements, a little bit of water there with Old Green Bay Road, the Main Street intersection, Highway 31 and Main Street intersection improvements, land right of way acquisition. We're looking at that little hatched parcel south of 165 to acquire that property. And then also traffic signals for a total of \$4.9 million for phase 2. That would be developer revenue bond expenditures. And we'll be reimbursed after the Village's debt is paid and administrative costs.

This is the feasibility study that was done in terms of what type of increments that we're expecting and what years. You can see the clinic is our first 50 square foot building on 3.35 acres, looking at construction started in '18, completed in '18 with the first full assessment in '19. At full value it's valued at \$11 million. Then we have additional buildings being projected for 2020, 2021 up through 2023 and their estimated values giving us our values for our cash flows that were put together. In the audience I have Jim Towne from Alpine Valley and also Gene Schulz from Piper Jaffray that helped put together this project plan. So if you have any questions for them they are here tonight.

So this is a cash flow for 20 years the TID. The far left hand side are the increments based on those buildings that were being built on the previous slide and the collection year, our estimated tax rate. We're looking at the tax rate dropping after your TID 2 closes. That's why you're seeing the tax rate go from 18.47 down to 16. And then the tax incremental collections that we're looking at. You can see '16 stayed the same so we're not looking at any inflation. So inflation will help this cash flow.

And then as you can see in the first red column we're paying off the estimated public debt which is a Village debt first. And then we're paying off whatever we have remaining in the increment to the developer to help pay off the revenue bonds that he will have to take out. Right now this is not totally cash flowing. But as I said there's no inflation involved in here. And if things bump up some so all the risk is on the developer in this TID. So I think this goes over to Jean now to talk about the different maps that we have.

Jean Werbie-Harris:

So as part of the project plan we put together a series of maps, and we'll just go through these rather quickly. We did talk about them back in December. The first map is the overall TID Increment #6 project map that identifies that the property is identified as two different tax parcel numbers at this time. Obviously it's intended that there will be future land divisions through certified survey map once the protected uses start to advance through this project.

The second map is an existing uses and conditions map. That map is the one that identifies that this property is currently being farmed, and it's in agricultural status right now. The next map is the wetland boundary map. There are two small wetlands on this property that have been granted by the DNR to be -- that they are artificial wetlands that could be filled and developed. Obviously if there's any waterway issues to take care of it will be part of the stormwater management plan on the property. But these would not encumber the site from a development standpoint.

The next map to the right is the map that identifies, again, the tax increment district area. It identifies land for future roadway acquisition. It also identifies the existing water main as well as sanitary sewer in and adjacent to this area as well as the proposed roadways that would be developed as part of this process. Again, on the south side Highway 165 does need to be widened and improved along with an intersection at Old Green Bay Road and Highway 165. Old Green Bay Road does need to be widened and improved as well. And then that east/west road that lines up with Jelly Belly would be our Main Street that connects to Jelly Belly Lane.

The next maps are the existing and the proposed zoning maps for TID #6. So the existing zoning on the property is B-2, and that's our Community Business District. It currently has an AGO or an ag overlay because it is currently being farmed. The next map is the proposed zoning. It would go to B-2 (PUD). Again, it stays with the Community Business District. But the PUD is that overlay that provides some flexibility with respect to some of the dimensional requirements of the Village zoning ordinance. And we know, for example, which is the Froedtert Clinic, we'll be looking at some minor adjustments and flexibility.

Again, because this is a unified business development we are not expecting to have 45 foot setbacks or 20 foot setbacks for pavement from one lot line to the next because it will be part of a unified development. So as such we want to make sure that any modifications that we do need are placed on a case-by-case basis as each of the new uses go in. And then that PUD overlay will be identified for that property.

The next two maps are the land use plan maps. Again, we have an existing land use plan as well as the proposed land use plan map. Primarily both of these designations were the community retail and service center locations. The only difference is that currently there is an urban reserve area overlay that we would remove from the entire triangle of property or the TID 6. And that commercial area will be then designated for the proposed land use plan map.

So those are the different maps as part of the TID project plan. Again, I'm not sure if you had any other specific questions. Again, there are some very significant reasons why we are requesting this TID project plan. The provision of funds to enable public improvements is a primary reason. The provisions of funds to complete infrastructure improvements consisting of roadway extensions, intersections, signal modifications, lane modifications, water main extension as well as other utilities and land acquisition for the improvements of those public improvements.

The improvements associated with TID 6 will be accompanied by a development agreement that we will be putting together with the developer. And that document will need to come back before the Plan Commission and the Village Board for approval. And then finally the creation of TID 6 is necessary to accommodate the proposed development of the district consisting of all those improvements that are eligible project costs under the State statutes.

So as Kathy had mentioned we've been working with our consultants in putting this project plan together. We've been working with the developer. And actually one of the items that's on the agenda tonight is a conceptual plan for the Froedtert Clinic. And so they are aggressively moving forward as well. And they would be the first use on this property. So with that this is a public hearing. If you have any questions we'd be happy to entertain those questions at this time.

Tom Terwall:

I'll open the public hearing. Is there anybody wishing to speak on this matter? Anybody wishing to speak?

S.R. Mills:

S.R. Mills, Bear Development here to answer questions that you might have. We're very appreciative of Jim from Alpine and Gene from Piper Jaffray both being here and the whole staff. So it's a process here, but we are making process and appreciative of all the efforts. Thank you.

Tom Terwall:

Thank you. Anybody else? Anybody else? Comments or questions from Commissioners?

Michael Serpe:

Jean, when we do the traffic study could we ask for an alternate bid that might include south of 165 and Old Green Bay Road, maybe alignment of that road with the north side? Is that possible?

Jean Werbie-Harris:

So as part of the TIA the DOT is evaluating all the different alternatives for identifying the best intersection at that location. I was just mentioning to the staff that we are even looking at the original 2005-2006 corridor study plan that was put together by the DOT that examined Green Bay Road and Highway 165. So at this point I think that there are some options that are still open for us to look at how is the best way to align that intersection. Again, I think we're still looking at a signalized intersection. But the entire alignment and how that fits and works for not only this development but for the Village has a whole in moving traffic in this area I think that that is still an option that we still have to investigate further.

Michael Serpe:

Okay.

Wayne Koessl:

Through the Chair to staff, outside of the clinic the developer would be responsible for all the tenants?

Jean Werbie-Harris:

Yes, correct. I don't know if S.R. would like to address any of that. I know that they have begun their marketing efforts. Staff has given them a list of about 20 different uses that we think could work in this area. So I mean I know that it's part of their marketing plan to start aggressively marketing this site and the types of uses. Do you have anything else to add?

S.R. Mills:

Yeah, to echo Jean's sentiments we try to not get too far out in front of it. To the same point we have aggressively been marketing the project, part of the joint study done with the Village and other Kenosha County municipalities with JLL, that was very helpful. We actually met with JLL today as an aside, and so we're going to try to do our part to ensure that this site amongst others in Kenosha County but really this site is in front of all of the right people. We have had a very good response. And are cautiously optimistic that here in the next few months we're going to start moving through the process to bring other users and to see if they're a good fit.

But as mentioned earlier there are still some roadway things that we have to work out. Part of that is hearing back from the State with their traffic counts. We expect that to happen probably next week. Once we get that then we can really firm up many of the exterior improvements with a pretty high level of confidence. It will give us -- we'll know then to higher degree of confidence on how we can orchestrate all of the specifics on the interior. But marketing has been good, and we're excited where we are at currently.

Tom Terwall:

Is the Froedtert development on schedule?

S.R. Mills:

Yes.

Tom Terwall:

Anything further?

Jean Werbie-Harris:

I just wanted to mention that the staff recommends approval of Resolution 18-01 designating the boundaries and adopting the project plan for Tax Incremental District #6 for Pleasant Prairie. Because we've determined that it's necessary, desirable and in the best interests of Pleasant Prairie to provide for the promotion and attraction of a mixed use development on the vacant land at that northeast corner of Highway 31 and Highway 165. That under the provisions of Section 66.1105 of the statutes the Village has the power to create a TID district to assist in promoting mixed use development within the Village. That the Village desires to exercise its powers under the State statutes to create a district for the purpose of promoting this development.

The Plan Commission has prepared a project plan including a proposed boundary plan for the tax incremental district. The project plan will promote mixed use development within the meaning of 66.1105. That this evening the Plan Commission held a public hearing on the proposed project plan for TID 6, and has considered the input and will continue to consider as you deliberate following the hearing. And then as part of this resolution the Plan Commission will do two things, set the boundaries of the district and adopt the project plan and submit the project plan to the Village Board for consideration at one of their upcoming meetings.

Wayne Koessl:

If there are no further questions, Mr. Chairman, I would move that the Plan Commission approve Resolution 18-02 and send a favorable recommendation to the Village Board to approve the TID creation of TID 6, the project plan and the boundaries for TID 6 as presented at the January 8, 2018 meeting.

Michael Serpe:

That's 18-01, Wayne.

Jean Werbie-Harris:

It's 18-01.

Jim Bandura:

There's a typo.

Wayne Koessl:

Okay, 18-01.

Michael Serpe:

I'll second that.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO APPROVE RESOLUTION 18-01 AND SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**B. PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN for the request of Peter Molter, agent for Froedtert South for the proposed 50,000 square foot Froedtert South Pleasant Prairie Medical Office Building to be constructed within the Main Street Market development to be located at the northeast corner of STH 31 (Green Bay Road) and STH 165 (104th Street).**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a public hearing and consideration of a Master Conceptual Plan at the request of Peter Molter, agent for Froedtert South, for the proposed 50,000 square foot Froedtert South Pleasant Prairie Medical Office Building to be constructed within the Main Street Market development to be located at the northeast corner of Highway 31 and Highway 165. Again, this is within the proposed TID #6.

On December 4, 2017, the Board conditionally approved a Master Conceptual Plan for the development of the vacant land at the at the northeast corner of Highway 31 and 165 for commercial development. This development is proposed to be known as Main Street Market. The Main Street Market Master Conceptual Plan provided a refinement to the Neighborhood Plan that had been conditionally approved by the Board on October 2, 2017 through Ordinance 17-48. And that development proposed a number of other commercial buildings including a grocery store, retail building, multi-tenant building, another retail building, a commercial building, a medical office building, another commercial building, gasoline station and C-store and another retail building.

As shown in the Neighborhood Plan and the Master Conceptual Plan, Main Street is intended to connect to Highway 31 as I had mentioned previously, continue east through the entire Highpoint Neighborhood and then connect to Main Street in the Village Green Heights Subdivision that will ultimately connect to Springbrook Road which is into the Village Green Center. Access to Main Street between 31 and Old Green Bay Road is proposed to be a boulevard with access to the north and south as right-in/right out only possibly. But it looks like that likely will not get approved by the DOT. But we're waiting for the TIA.

United Hospital recently merged with Froedtert Hospital and the Medical College of Wisconsin to be known as Froedtert South, is requesting approval of their Master Conceptual Plan this evening for the first commercial building within Main Street Market, a four-story medical office building and medical clinic.

The building is proposed to consist of four floors at 12,500 square feet each totaling approximately 50,000 square feet of buildable space. The building will have multiple entrances at two different levels. On the west side of building facing 31 it will be a four-story and an entry with the topography rising to the east. The building will have a three-story face and entry facing Old Green Bay Road. The building's exterior materials will consist of unit masonry or brick in an architectural prairie style to match the existing St. Catherine's Medical Center Campus in the Prairie Ridge Development.

The lowest level and entry point is intended to support comprehensive rehabilitation therapy including general physical therapy, aquatic therapy, manual therapy, orthopedic and musculoskeletal rehabilitation, sports medicine, post-operative therapy, spine therapy, vestibular and balance therapy, occupational therapy, lymphedema therapy, cancer rehab therapy, hand therapy and direct access for patient self-referral. Entry into this lower level would include an at-grade covered pick-up and drop-off door to protect patients from the weather. The floor would have individual private treatment areas for patients as well as a centralized gym area for those patients and related support areas.



The second level will also include an at-grade covered pick-up and drop-off door to protect patients from the weather. The second through fourth floors will be used for physician offices that provide primary and specialty care. Those practices include but are not limited to family practice, internal medicine, cardiology, neurology, orthopedics, gastroenterology and others. At full build out, each floor will house approximately five to eight providers and support staff. Supporting these services will be a clinical laboratory services, radiology and imaging services and other diagnostic services. In addition, the clinic site will offer walk-in services without an appointment during routine business hours. And up on the screen is some good shots of the elevations that they have presented and provided to us.

The hours of operation for the various services will be Monday through Friday from approximately 6:00 am to 8:00 pm and Saturdays from 7:00 am to 5:00 pm. Sunday operations may occur based on patient demand, but it would be for limited hours.

It is intended that the first two floors will be built initially, and the remaining two floors of the building will be shelled in. At full build out it is anticipated that there would be 80 full-time equivalent jobs created.

Parking and sidewalk/pedestrian interconnections will be shared throughout the development and cross-access easements will need to be provided. There are 247 parking spaces including 12 handicapped accessible spaces within 400 feet the building. What's unique to this site is there's actually parking on 360, all four sides to the building with multiple entrances,.

As discussed with the Master Conceptual Plan for the entire Main Street Market development, the developer of Main Street Market development is preparing an update to the initial TIA or traffic impact analysis that was originally prepared in 2007 to evaluate all required Old Green Bay Road, Highway 165 and Highway 31 roadway and intersection improvements required as a result of this development as well as the timing for the construction of the transportation improvements. The TIA will be prepared for the Village and the WI DOT reviews and approvals.

In 2007 the previous developer was exploring roundabouts at several intersection locations; however as we discussed previously due to costs and land availability, the current developer is exploring the more typical four-way intersection with signalization. Ultimately the TIA will determine the intersection type, the location of driveway access locations, restricted access points and the timing or phasing of the roadway and intersection improvements. I'd just like to note that the DOT had a staffing change in the last 30 days, and to keep things moving forward the Village Interim Administrator sent a letter to the DOT requesting that if they could continue to move things along and we could get some response because we have a lot of projects including the hospital's clinic project and other things that we're trying to do with respect to infrastructure, kind of waiting on their analysis in order for us to do our analysis to determine the improvements that need to be made.

Old Green Bay Road will be required to be re-constructed with an urban cross-section with curb and gutter and public sidewalks. Section requirements have been defined by our engineering staff and will include some bicycle and pedestrian accommodations. Public water main along Old Green Bay Road will need to be extended to the north line of this project. Retention basins are not allowed to be located over any existing sewer or water mains, and all utilities need to be accessible within the paved surface. All plans for the private and public improvements shall

comply with the Village's design and construction standards. The goal is for the medical office building to be completed and operational next winter in 2018-2019.

The next steps as we mentioned previously, and we have been working on things, again, with respect to the TIA, and the developer's engineer and our engineer have been working on this as well.

1. First is that TIA. The DOT has approved the scope of work for the TIA, but once the TIA is completed the Village and the DOT need to review it and approve it. As noted above the Wisconsin's DOT's review of the TIA, which is anticipated nor probably within the next four weeks, will determine and confirm intersection type, the location of the driveway access locations, restricted access points and timing or phasing of the roadway and intersection improvements. Again, it still has to come back to go to Patty which is our transportation consultant for some work. So it's not just a one stop process for that TIA. But everybody's pretty anxious waiting for the parameters from the DOT.
2. Number two of the next step is the CSM along with the Development Agreement, and this is related to the required public improvements and the plans and exhibits. The TIA needs to be approved by DOT. Also, as I mentioned, multiple CSMs are likely going to be required. The first one obviously is to create the clinic site, but there's multiple sites. And if Mills Development chooses not to hold onto all the land then we're going to be creating multiple CSMs in order to subdivide the property.
3. The third step is Comprehensive Land Use Map Amendment to remove the Urban Reserve land use designation and correctly show the location of the wetlands. Again, we intend to continue to move forward to start making those modifications right away with respect to the Comprehensive Plan.
4. The Zoning Map and Text Amendments, again, until we get the detailed plans from the hospital to know specifically what they're needing as part of the PUD, as soon as we know that which will be soon I would think, in the next 30 days. we'll bring forth the PUD text modification for the clinic as well as their preliminary site and operational plans. And we will have some more information at that time.
5. And then finally the Site and Operational Plans. Again, for each new use out at Main Street Market there will need to be a series of Site and Operational Plans. Specifically due to the timing and how the hospital would like to move this project forward, it's likely that we're going to have a preliminary and then a final Site and Operational Plan in order to keep them moving forward. I'm sure that when the detailed engineering plans are completed I'm sure that they may even want to move some of that grading and site work to start before that. But, again, it's a process and so we need to get more refined engineering plans from their team as a whole and then from the hospital team as well for their clinic.

So this is a matter for public hearing as it's a Conceptual Plan. There is a representative here from Froedtert, Peter Molter, if you'd like to come up and add any additional information. I know that he's probably been here twice already, but each time we know a little bit more information, and we are moving through that planning and development process.

Tom Terwall:

We'll open up the public hearing. Peter you're first.

Peter Molter:

Peter Molter, 5212 86th Place in Pleasant Prairie. There's not too much more I can add to what Jean went through in her presentation. We understand all the different steps that have to go in, and we understand we're going through a lot of stuff simultaneously. And a lot of the things we can't get started until all the pieces are in a row and that process is completed. And we fully understand that so that works out very well for us from that perspective.

We're looking to hopefully get started sometimes this spring. We're finalizing our development in terms of our building, internal layouts, our specific engineering and specific plans. So we may actually kind of accelerate and maybe bypass the preliminary if we have the plans in sufficient form and possibly go right to final site and operational plans. We're working with Mark Molinaro from Partners In Design and his team to get that complete. So those things are moving along very rapidly and have been right on track as far as that goes. And Mark is here if you have any architectural questions as well.

Tom Terwall:

At what point, Peter, do you begin to market to the doctors?

Peter Molter:

We already have one doctor lined up. We have the physical therapy, of course, and the first level all set. And we're working on the details of the imaging section on the ground floor in terms of what equipment we're going to put in initially and what ones are going to actually be for the future as we get through those things. And then the second floor we have one physician which I can't name right at the moment, but we have one physician already on board to go into that clinic that will also support the urgent care and the walk in process.

Tom Terwall:

Do you foresee recruiting most of these guys locally, or are you looking outside of Kenosha County?

Peter Molter:

We're looking pretty much wherever we can go. With our ties now with Froedtert and the Medical College we have a much greater access to the primary care physicians and specialists and subspecialists that would support this clinic. So we're getting a whole lot more support from that organization as well.

Tom Terwall:

Anybody else wishing to speak on this matter? Anybody else? Yes, Jean?

Jean Werbie-Harris:

I just wanted to reach out to S.R. and Dan from Bear Development. We should be meeting very soon in order to get through some of these higher level planned unit developments, unified business development related issues. So if I could have you call my office tomorrow so that we could sit down and possibly Peter or his architect, too, just so that we're thinking along the same lines. Because we really need to make sure that this is pretty seamless as part of the entire project.

[Inaudible]

Jean Werbie-Harris:

Okay, good, thank you.

Tom Terwall:

Anybody else wishing to speak? I'll open it up to Commissioners.

Wayne Koessl:

I have no comments.

Tom Terwall:

What's your pleasure?

Jim Bandura:

I move for approval of the Master Conceptual Plan.

Brock Williamson:

I'll second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY BROCK WILLIAMSON TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE MASTER CONCEPTUAL PLAN. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**C. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-02 TO AMEND THE VILLAGE COMPREHENSIVE PLAN for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property, related to the completed wetland delineation on the property located at 10700 88th Avenue. The amendments include: 1) to amend and correct the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to show the current location of the wetlands within the Park, Recreation and Other Open Space Lands with a field verified wetland land use designation and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.**

Jean Werbie-Harris:

I would ask that Item C and D be taken up at the same time. I'll make one presentation.

Tom Terwall:

Motion to that effect?

Jim Bandura:

So moved.

Wayne Koessler:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY WAYNE KOESSL TO COMBINE ITEMS C AND D FOR PRESENTATION PURPOSES WITH SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**D. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property located at 10700 88th**

**Avenue to rezone the delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, there are two items, C and D. Item C is consideration of Plan Commission Resolution 18-02 to amend the Village Comprehensive Plan for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property, related to the completed wetland delineation on the property located at 10700 88th Avenue. The amendments include: 1) to amend and correct the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to show the current location of the wetlands within the Park, Recreation and Other Open Space Lands with a field verified wetland land use designation; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

And then the next item, Item D, consideration of a Zoning Map Amendment for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property located at 10700 88th Avenue to rezone the delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.

As mentioned these items are related and will be discussed at the same, however separate actions would be requested.

The petitioner is constructing two additions to the Olds Products facility located at 10700 88th Avenue in the LakeView Corporate Park as conditionally approved by the Plan Commission on December 11, 2017. Pursuant to the Plan Commission conditional approval, the field delineated wetlands to remain shall be shown correctly on the land use plan map and placed in the appropriate zoning classification.

The wetlands on the property were delineated by Chad Fradette of Wisconsin DNR, Professional Assured Wetland Delineator, on August 30, 2017. The wetlands along the south property line will remain and will be protected during construction. There is a small wetland adjacent to 88th Avenue in front of the building that has been determined to be an artificial wetland by the Wisconsin DNR. And this is reflected in their letter dated October 17, 2017.

The wetlands along the south property line are proposed to be rezoned into the C-1, Lowland Resource Conservancy District and the 2035 Land Use Plan Map is proposed to be corrected to reflect the delineation. And the 2035 Land Use Plan Map 9.9 is proposed to be corrected to reflect the delineation. In accordance with the Village of Pleasant prairie 2035 Comprehensive the Land Use Plan Map 9.9 is proposed to be placed within the Park, Recreation and Other Open Space Lands with a field verified wetland land use designation. In addition, Appendix 10-3 of the Village's Comprehensive Plan will be updated.

Furthermore, in accordance with the Village Zoning Ordinance, upon completion of the staking the Zoning Map shall be corrected to reflect the results of that staking. Therefore the field delineated wetlands along the south side of the property are proposed to be rezoned into the C-1, Lowland Resource Conservancy District. The remainder of the property will remain in that M-2, General Manufacturing District. With that I'd like to continue the public hearing.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak?  
Comments from staff?

Michael Serpe:

Move approval of 18-02.

Tom Terwall:

Is there a second?

Deb Skarda:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY DEB SKARDA TO APPROVE  
RESOLUTION 18-02. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the Zoning Map Amendment.

Wayne Koessl:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO  
APPROVE THE ZONING MAP AMENDMENT SUBJECT TO THE TERMS AND  
CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR  
SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**E. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to amend Section 420-29 A related to Business License Fees.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item E is consideration of a Zoning Text Amendment, and this is to amend Section 420-29 A, and this is related to business license fees. On December 4, 2017, the Board adopted a Resolution 17-44 to initiate and petition the Village to re-evaluate the business license application and renewal fees for non-profit businesses in the Village.

Since January 1, 2017, all commercial, industrial, institutional and governmental businesses including churches, schools, community residential facilities, home based businesses and ag related businesses are required to obtain and maintain an annual business license in the Village pursuant to the requirements of this Article of the Ordinance.

Information gathered is essential from this license to performing the community's public safety and public works services. Business contact information is being used to notify and provide efficient public safety services. Information obtained is also important to overall economic development, business attraction and to maintain an accurate listing of all active businesses, relevant contact information, employment counts and anticipated employment growth projections completed annually.

Section 420-29 A related to business license fees is proposed to be amended to change the business license fees for non-profit businesses from \$25 to \$10. This fee change applies to the initial application, a renewal application and notice of change for non-profit business. The ordinance also states that the Village may require additional information to verify non-profit status. Currently there are 28 non-profit businesses in the Village including churches, schools, municipal buildings and various other office or medical uses.

2018 renewals for non-profit businesses have not yet been sent out but are intended to be sent out with the new renewal fee pending Village Board's approval of the fee. The renewal and the fee will be due for these non-profit businesses by March 1, 2018. This is a matter for public hearing. The staff would like to continue the hearing at this time.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? I'll open it up to comments. Mike?



Michael Serpe:

Jean, is this list available to the police and fire departments at all times?

Jean Werbie-Harris:

Is the information?

Michael Serpe:

Yes, the business information is that available to the police and fire departments?

Jean Werbie-Harris:

It is. However, what I would like to be able to do is sit down with the Police and the Fire Chief to understand exactly what type of information specifically that they are looking for. At this time we have written specific programs for specific types of information that they have needed in the past that, for example, the Police Chief needed last fall. And a program is written so that it specifically addressed a targeted area, for example, in the LakeView Corporate Park when they needed to get immediate notification out to the general managers out there regarding an incident that occurred. So specifically what I'd like to do is I'd like to be able to sit down with the department heads, if there's some type of specific need that they will have or types of information that they're looking for we would like to be able to sit down and do that. So they just can't go in and get it. They have to work through someone from the IT department to get that information currently.

Michael Serpe:

I was getting to contact information in the event that there's a disaster that takes place at one of the businesses, a burglary at three o'clock in the morning. Could they have access and who to call.

Jean Werbie-Harris:

We have access -- I would have to confirm that it's been set up so they have that access immediately to get into the system to be able to retrieve this information. My staff can do that, IT department can do that. But we probably need to set up to make sure that they clearly know how to do it as well or have a program available so that they know how to do it.

Michael Serpe:

This information would be valuable to both departments, so I would recommend it.

Tom Terwall:

Anything further?

Deb Skarda:

Jean, just a question why it would drop so much.

Jean Werbie-Harris:

We had some requests that had been made by the non-profits in the community as to why they were paying the same fee as a number of the other businesses, the for-profit businesses in the community. And so the ones that I had spoken with wanted to pay nothing. And so we felt that now that the system is up and operating and we have the online's portal system put together, our work effort is less than it was before. It's still substantial, but in just getting corrected information put together and following up with businesses who don't necessarily comply the first or second or third notice. So what we're trying to do is we were trying to be respectful of the non-profit status.

And ironically I think most of them responded very quickly the last time. But they had some concerns with respect to the fee. And so we just felt to drop it would not hurt us financially, and we are trying to set up the system so that we're doing more and more work online, and not all of them can do it online. But we just decided to bring it to \$10. Enough so that it's not ignored. We don't want anyone to ignore the fee. We're really looking for that information. We want to be able to cover our costs.

Deb Skarda:

Okay, thank you.

Tom Terwall:

Anything further? If not I'll entertain a motion to send a favorable recommendation to the Village Board to approve the Zoning Text Amendment.

Jim Bandura:

So moved.

Tom Terwall:

Is there a second?

Brock Williamson:

Second.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY BROCK WILLIAMSON TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE AMENDMENTS TO SECTION 420-29 A. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Then we need a motion to approve Resolution 18-03.

**F. Consideration of Plan Commission Resolution #18-03 to initiate amendments to the M-5 District, zoning ordinance definitions.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, the Plan Commission has the ability to initiate amendments to the Zoning Ordinance. The purpose of this request as Resolution 18-03 is to request the Plan Commission to initiate a petition to amendment to the Zoning Ordinance as it relates to the zoning district M-5, Production Manufacturing District as it relates to permitted, conditional and auxiliary uses along with the definition section. The purpose of this resolution initiates the process and petitions to re-evaluate these used within the district. The proposed changes are hereby being referred to the Village staff for further study and recommendation.

The Plan Commission is not by this resolution making any determination regarding the merits of the proposed changes in the zoning text but is only initiating the process by which the proposed changes of the text can be promptly evaluated, public hearing set and consideration for recommendation be made by the Plan Commission and then action taken by the Board. The staff recommends approval of Resolution 18-03.

Michael Serpe:

Move approval of 18-03 and set it for public hearing.

Wayne Koessler:

Second, Chairman.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE PLAN COMMISSION RESOLUTION 18-03. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**7. ADJOURN.**

Jim Bandura:

So moved.

Brock Williamson:

Second.

Tom Terwall:

Moved and seconded to adjourn. All in favor say aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. We stand adjourned.

**Meeting Adjourned: 6:45 p.m.**

Appendix J

**VILLAGE OF PLEASANT PRAIRIE**  
**Meeting of**  
**Tax Increment District #6**  
**Joint Review Board**  
**December 18, 2017**  
**5:30 p.m.**

Pleasant Prairie Village Hall Auditorium  
9915 39th Avenue  
Pleasant Prairie, WI 53158

The Joint Review Board for Tax Incremental Districts No. 6 was held on Monday, December 18, 2017. Meeting called to order by Tom Shircel, Joint Review Board Chairperson, at 5:30 p.m. Present were Joint Review Board Members Tom Shircel, Village of Pleasant Prairie; Patrick Finnemore, Kenosha Unified School District; Dave Geersten, Kenosha County; William Whyte, Gateway Technical College; and Randy Ekern, Member at Large. Also present were Kathy Goessl, Finance Director/Treasurer; and Jane Snell, Deputy Clerk.

1. **Call to Order.**
2. **Discuss the proposed Project Plan for Tax Increment District #6.**

Tom Shircel:

Background. On Monday, December 11, 2017 the Pleasant Prairie Plan Commission considered and approved a resolution to establish the boundaries for Tax Increment District #6 in the Village of Pleasant Prairie. The Main Street Development LLC is the firm that will be developing this TID and it is located at the northwest corner of STH 165 and Old Green Bay Road. The Master Conceptual Plan for Main Street Market, which is a mixed use development, was approved at the December 4, 2017 Village Board Meeting. The project will develop approximately 21-22 acres and could include a grocery store, restaurants, pharmacy, gas station and convenience store. Also Froedtert South plans to build a three-four story medical office building at this location. And that concept plan will go before the Plan Commission on January 8, 2018. TID #6 will be established with the purpose of incremental taxes to pay the public debt and developer revenue bond for the public infrastructure costs. If approved by the Village Board and Joint Review Board, TID #6 will be funded using public debt for the infrastructure improvements of STH 165, 102<sup>nd</sup> Street, Old Green Bay Road in the amount of \$2,133,600.00. Also developer revenue bonds will be funded at a cost of \$4,964,750.00. You have the project plan in front you and I will briefly go through that. Like I said the two parcels involved are identified as Parcel No. 92-4-122-223-0202 that is 19.1 acres Parcel No. 92-4-122-223-0110 that is 2.75 acres – that is the triangle land at STH 31 and 165 intersection. The Road improvements will be developed in two phases, which includes phase one STH 165 intersection east and west and south extension of that road and modifications to Old Green Bay Road, extension to 102nd Street and also traffic signals. Additional phase will include modifications to Old Green Bay Road, Main Street and Highway 31 intersection and land acquisition cost of the Southwest corner of STH165 and Old Green Bay Road

and also traffic signs. Again the estimated costs of public funding \$2,133,600.00 and developer funding is \$4,964,750.00. I can go through the maps of the project plan -- starting on page 16. Map #1 shows the parcel numbers involved. Map #2 shows the existing use and conditions which is agriculture. Map #3 shows the boundary and wetlands, there is a small pocket wetland along Old Green Bay Road on the south that is proposed to be filled. Map #4 shows proposed public improvements -- red lines depict roadway improvements to STH 165 and 31 through the parcel and to STH 31 on the west -- Jelly Belly Drive. Map #5 shows a B-2 with an ago overlay currently. Map #6 [inaudible]. Map #7 shows an existing land use plan and that would not change. With that I can take any questions. We have Kathy Goessl our Finance Director and Jean Schultz our consultant. They are the financial gurus.

William Whyte:

No questions. Set dates for approval.

Tom Shircel:

Tonight is obviously the first JRB. The Plan Commission's Public hearing is scheduled to take place on January 8, 2018, the Village Board will consider the plan at its meeting on February 5, 2018 and the Joint Review Board is scheduled to meet on February 15, 2018 at 5:00 p.m., to consider the final adoption of the plan. Would everyone be available on February 15, 2018 at 5:00 p.m. work with everyone's calendar?

William Whyte:

The date and time works with my calendar.

Dave Geersten:

I think I am out of town, but if there is a quorum -- it will be okay.

Tom Shircel:

Okay, let me know.

Patrick Finnemore:

The date and time works with my calendar.

Randy Ekern:

The date and time works with my calendar.

Joint Review Board  
December 18, 2017

Tom Shircel:

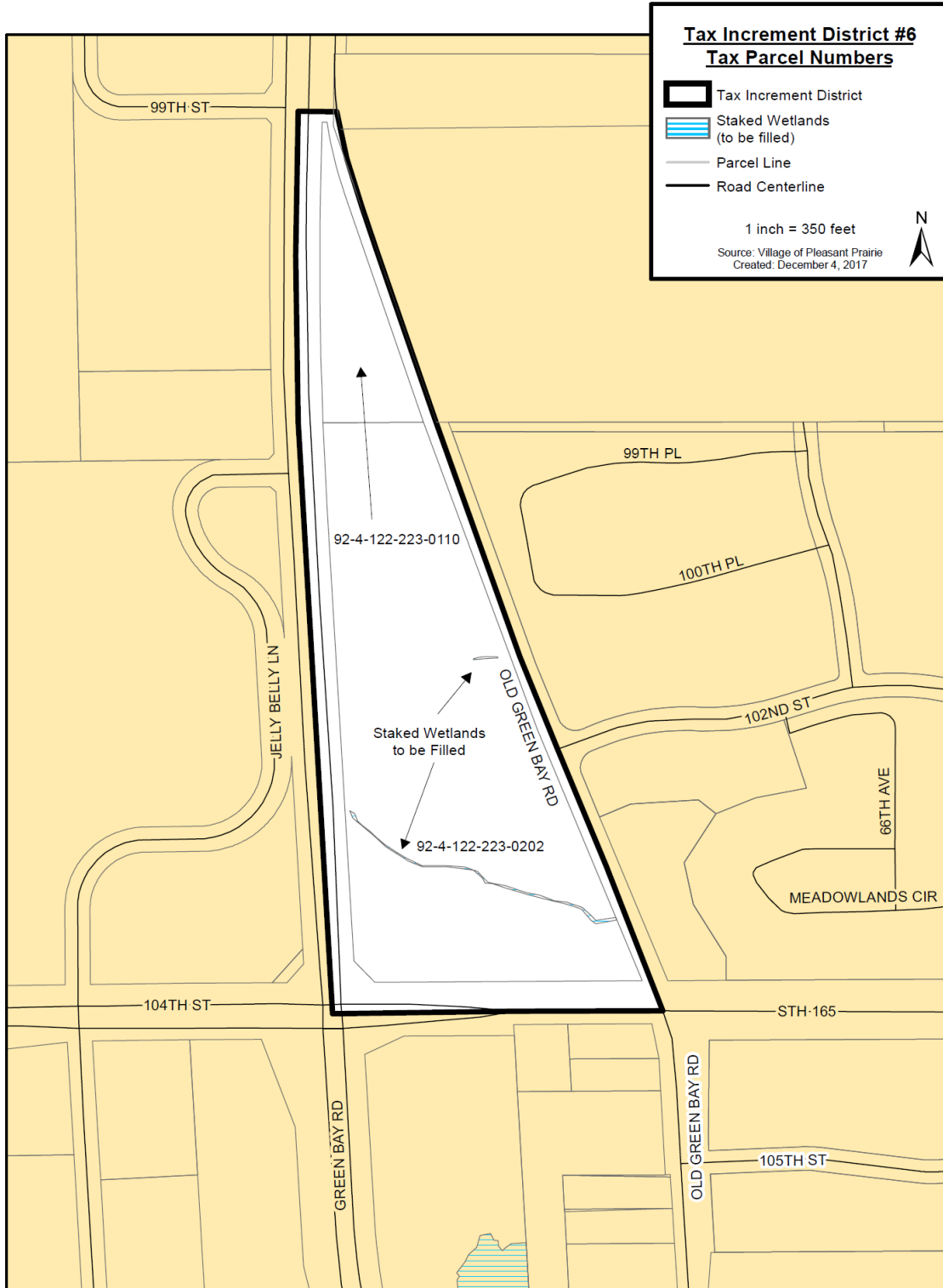
Okay. The next Joint Review Board Meeting will be on February 15, 2018 at 5:00 p.m.  
Joint Review Board second meeting.

**3. Adjournment.**

**GEERSTEN MOVED TO ADJOURN THE MEETING; SECONDED BY WHYTE;  
MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 5:50 P.M.**

EXHIBIT B

MAP 1





## EXHIBIT C

### LEGAL DESCRIPTION

#### PARCEL 1:

That part of the North 61.50 acres of the Southwest 1/4 of Section 22, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying between the East line of relocated Highway "31" and the West line of Old Highway "31". Except the North 190 feet; and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

#### PARCEL 2:

The South 98.50 acres of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, except that part of the said South 98.50 acres which lies East of Old State Trunk Highway 31; Also excepting that parcel described as: Commencing at a point in the center of Highway 31, 570 feet North of a point 1119.5 feet East of the Southwest corner of said 1/4 Section; thence East 140.9 feet, North 182 feet, West 189.1 feet to the center line of highway, Southeasterly along the center line of said highway 142.5 feet to place of beginning; said land lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Excepting therefrom: All that part of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 22, thence North 02°41'03" West and along the West line of said Section 22, 87.07 feet to a point in the new North line of State Trunk Highway 165 and the point of beginning of the following description: Thence continuing North 02°41'03" West and along the West line of said Section 22, 1563.08 feet, more or less, to the North line of the Donald Kleinschmidt property and the North line of the South 98.5 acres of the Southwest 1/4 of said Section 22, as indicated on the Wisconsin Department of Transportation right of way plat dated March 1, 1990 and revised October 30, 1990; thence North 89°53'33" East along said North line, 312.54 feet, more or less, to a point in the West line of the relocated State Trunk Highway 31 and a point in a curve, as indicated on said right of way plat, said point indicated as Station 155+66.57; thence Southerly 245.11 feet along the West line of said relocated highway and the arc of said curve to the left, whose radius is 11,529.16 feet and whose chord bears South 02°46'11" East, 245.11 feet, more or less, to a point of tangency; thence South 03°22'44" East and along the West line of said relocated highway, 1265.43 feet, more or less; thence South 42°04'39" West, 70.45 feet, more or less, to a point in the new North line of State Trunk Highway 165, said point lies 87.00 feet North of, as measured normal to, the South line of the Southwest 1/4 of said Section 22; thence South 89°40'10" West and along the new North line of said highway, 278.58 feet, more or less to the place of beginning. Further excepting therefrom: Begin at the Southwest corner of the Southwest 1/4; thence North 2°41'03" West along the West line of the Southwest 1/4 87.07 feet; thence North 89°40'10" East, parallel with the South line of the Southwest 1/4 278.58 feet; thence North 42°04'39" East 70.43 feet; thence North 3°22'44" West 1265.46 feet to a point of curve (from said point the long chord bears North 2°46'12" West 245.10 feet and the radius bears North 86°37'16" East 11,529.16 feet); thence Northerly along the arc of a curve to the right 245.10 feet to the North property line of the owner; thence North 89°53'33" East along said line 140.09 feet to a point of curve (from said point the long chord bears South 2°46'57" East 237.10 feet and the radius bears North 87°48'50" East 1,389.16 feet); thence Southerly along the arc of a curve to the left 237.10 feet; thence South 03°22'44" East 1265.46 feet; thence South 44°28'33" East 82.85 feet; thence North 89°40'10" East 776.14 feet to the centerline of the existing S.T.H. 31; thence South 22°36'06" East along said line 94.01 feet to the South line of the Southwest 1/4; thence South 89°40'10" West along said line 1331.77 feet to the point of beginning.

**1<sup>st</sup> AMENDMENT TO THE DEVELOPMENT AGREEMENT**  
**BETWEEN THE VILLAGE OF PLEASANT PRAIRIE**  
**AND**  
**THE COTTAGES AT VILLAGE GREEN, LLC REGARDING THE**  
**REQUIRED PUBLIC AND PRIVATE IMPROVEMENT OBLIGATIONS FOR THE**  
**THE COTTAGES AT VILLAGE GREEN**

**1<sup>st</sup> AMENDMENT TO THE DEVELOPMENT AGREEMENT  
BETWEEN THE VILLAGE OF PLEASANT PRAIRIE  
AND  
THE COTTAGES AT VILLAGE GREEN, LLC REGARDING THE  
REQUIRED PUBLIC AND PRIVATE IMPROVEMENT OBLIGATIONS FOR  
THE COTTAGES AT VILLAGE GREEN CONDOMINIUM DEVELOPMENT**

This is an amendment to the Development Agreement (hereinafter referred to as the "Agreement") for the Required On-Site Private Improvement and Public Improvement obligations within N. Cottage Lane, S. Cottage Lane, 46<sup>th</sup> Court and 98<sup>th</sup> Street (expansion phase) for The Cottages at Village Green Condominium Development, which was entered into by and between The Cottages at Village Green, LLC, Douglas K. Stanich, Managing Member with a business office address located at P.O. Box 580412, Pleasant Prairie, WI 53158 (hereinafter referred to as the "Developer") and the Village of Pleasant Prairie, a Wisconsin Municipal Corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the "Village") on September 15 2017. This Amendment to the Development Agreement (hereinafter referred to as the "1<sup>st</sup> Amendment") sets forth amended obligations regarding the public and private infrastructure and site related improvements located within and serving The Cottages Condominium Development (hereinafter referred to as the "Development").

**Property described as follows:**

Units 1-31 of The Cottages at Village Green Condominium Development as recorded at the Kenosha County Register of Deeds Office and further identified as part of the Southwest One-Quarter of U.S. Public Land Survey Section 23, Township 1 North, Range 22 East of the Fourth Principal Meridian in the Village Of Pleasant Prairie, Kenosha County, WI and further identified as Tax Parcels 92-4-122-233-2001 thru 92-4-122-233-02031.

Witnesseth:

**WHEREAS**, the Developer has requested to amend the Agreement to obtain full construction building permits and begin construction on the condominium units in Phase 1 (Units 1-31); and to obtain occupancy permits for model units 4 and 5 for public viewing and marketing purposes only (See **Exhibit 1**); and

**WHEREAS**, all construction on the site outside of the actual pavement, including the grading, public utility work, specifically the water, storm and sanitary sewer system, along with the retention basin improvements, proof roll of subgrade within the public rights-of-way, and installed the base course for the roadway to a level that has been approved by the Village Public Works Department. In addition, an additional 4" of base course to the roadway to facilitate and provide full access to all Phase 1 of the Development with the capability to support o a 70,000 pound fire vehicle apparatus; and

**NOW, THEREFORE,** in consideration of the mutual provisions of this 1<sup>st</sup> Amendment, the Developer and the Village hereby agree as follows:

1. The Developer is proceeding at their own risk without the Village acceptance of the public improvements;
2. The Developer is responsible for any damage to any of the public improvements installed prior to Village acceptance;
3. The Developer is responsible for plowing snow and to ensure the roads areas are capable of supporting a 70,000 pound fire vehicle apparatus;
4. The Developer is responsible to clean the stone base in preparation for paving, the will be requires to proof roll and re-inspected by the Village to ensure it is suitable for road construction; and
5. All required public and private improvements are required to be installed pursuant to the Agreement with the following exceptions noted below:

**Exception #1: Section 1 a (2) (f) of the Agreement is amended to read:**

- (f) Under the following proposed Condominium construction sub-phasing schedule proposed by the Developer, the Village has agreed to the issuance of building permits in Phase 1 (Units #1-#31) in the platted condominium subsequent to the Village's inspection and acceptance of the on-site grading being completed. This Village conditional approval to issue permits for the Condominium building unit sites is further subject to the Developer maintaining an unobstructed, snow-free gravel access from Main Street to the units within the dedicated road rights-of-way while the units are under construction and the requirement that the Developer shall provide reliable, unobstructed and snow-free gravel access from the municipal water system hydrant improvements to the building unit sites. The compacted gravel access shall also provide for a truck turnaround area capable of supporting 70,000 pound fire vehicle apparatus to the condominium building sites.

Furthermore, if it is determined by the Village's Fire & Rescue Chief and Building Inspection Superintendent that the Developer has not provided and maintained a suitable, snow-free, gravel access to the building sites during the construction on the units, all building activity shall be stopped until the road access is acceptable. Units 4 and 5 may obtain a verbal to occupy as model units for public viewing only. There shall be no other building verbal occupancy or no written occupancy issued for any of the condominium units (including Units 4 and 5) until all of the Required Public Improvements are



**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN**

By: \_\_\_\_\_  
Name: John P. Steinbrink  
Title: Village President

ATTEST:

\_\_\_\_\_  
Name: Jane C. Snell  
Title: Village Clerk

STATE OF WISCONSIN     )  
  ) SS:  
KENOSHA COUNTY     )

This Agreement was acknowledged before me in Pleasant Prairie, WI on February 5, 2018 by John P. Steinbrink and Jane C. Snell, as duly authorized Village President and Village Clerk, respectfully, of the Village of Pleasant Prairie, a Wisconsin Municipal Corporation.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Typed or Printed Name of Notary Public

Notary Public: Kenosha County, State of Wisconsin  
My Commission expires: \_\_\_\_\_

This document drafted by:  
Jean Werbie-Harris  
Community Development Director  
Village of Pleasant Prairie  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

1st amendment  
PP1710-001

December 21, 2017

Jean Werbie-Harris  
Community Development Director  
Village of Pleasant Prairie  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI.53158-6504

Dear Jean,

As discussed on the telephone, we would like to petition the Village Board to amend our Development Agreement for The Cottages at Village Green. The proposed amendment would permit us to do the following activities, prior to the installation of the pavement on the roadways:

1. Obtain full construction building permits and begin construction on the condominium units in all of Phase 1, Units 1-31, and
2. The ability to obtain occupancy permits operate our models, Unit 4 and Unit 5, for public viewing and marketing purposes only.

The reason for our petition is to have the ability to move forward constructing the vertical units in Phase 1 that are currently not approved for construction under the terms of the Development Agreement (Units 6-28), owing to the public response to the development as evidenced by many sales and reservations over the past couple of months as well as our desire to begin properly marketing the project in our models in Spring, 2018.

We have completed all construction on the site outside of the actual pavement, including the grading, public utility work, specifically the water, storm and sanitary sewer systems, along with the retention basin improvements, proof roll of sub-grade on public right of way (46<sup>th</sup> Ct, South Cottage Lane, and North Cottage Lane), and installed the base course for the roadway to a level that has been approved by the Village Public Works Department. We also added an additional 4" of base course to the roadway (2 inches on bottom and 2 inches on top) to facilitate and provide full access to all of Phase 1 to Village Fire & Rescue, including the capability to support a 70,000-pound fire vehicle apparatus.

As developer of the site and general contractor for the vertical construction of the units through our sister company, Douglas Kent Development, Inc.; we are in complete control of all development and construction activity on the site, giving the Village the assurance that all terms and conditions of the Development Agreement and the proposed amendment will be adhered to.

If granted the amendment, we are fully aware and understand that the Village will not be issuing full occupancy permits or verbal occupancy permits on any of the units until the pavement on the roadway is installed, which is slated for Spring, 2018, other than models for marketing purposes only.

I have attached a map of the property entitled Exhibit "A", for reference.

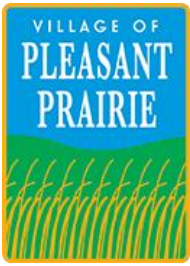
Thank you for your consideration.

Sincerely,

Todd Stanich  
The Cottages at Village Green, LLC







Office of the Director of Public Works  
John Steinbrink Jr., P.E.

**To:** Thomas Shircel, Interim Village Administrator and Members of the Village Board  
**From:** John Steinbrink Jr., Director of Public Works  
**Subject:** Letter of Credit Reduction Request No. 3 The Cottages at Village Green, LLC  
**Date:** February 5, 2018

The Village has conducted a review of the Letter of Credit Reduction for Public Improvements at the Cottages at Village Green and recommends approval of reduction in the subdivision letter of credit based on review of project progress and the following considerations:

- Current posted security
- Work Completed to date and conformance to plans and specifications
- Field visits by Village of Pleasant Prairie Staff, Inspection reports/Engineer's report, if applicable
- Estimated costs of work remaining
- Payments made to subcontractors for work performed (Lien Waivers Provided)

Enclosed please find recommended Letter of Credit reduction request No. 3 for the Cottages at Village Green, residential development at Main Street and 47<sup>th</sup> Avenue. Village Construction Inspection staff have reviewed the request and based on inspection of the site and the construction observation reports, I am recommending reduction as follows to the letter of credit:

*The Cottages at Village Green*

Item	2/5/2018 Developer's Reduction Request#3		\$ (96,292.00) Requested Reduction**		
	Original Cost Estimate	Reductions Previously Authorized	This Reduction Authorization	TOTAL LOC Reductions to-date	Letter of Credit Balance
Sanitary Sewer	\$ 223,492.50	\$ (194,741.00)	\$ (10,191.00)	\$ (204,932.00)	\$ 18,560.50
Watermain	\$ 199,334.50	\$ (174,062.50)	\$ (1,975.00)	\$ (176,037.50)	\$ 23,297.00
Storm Sewer	\$ 233,346.00	\$ (206,015.75)	\$ (3,364.80)	\$ (209,380.55)	\$ 23,965.45
Roadway*	\$ 249,100.00	\$ 39,516.00	\$ -	\$ 39,516.00	\$ 288,616.00
Grading	\$ 207,132.75	\$ (116,157.35)	\$ (63,878.00)	\$ (180,035.35)	\$ 27,097.40
Village of Pleasant Prairie - Sewer clean and TV	\$ 3,921.75	\$ -		\$ -	\$ 3,921.75
Village of Pleasant Prairie - Catch Basin clean and TV	\$ 8,777.25	\$ -		\$ -	\$ 8,777.25
Village of Pleasant Prairie - Street signage	\$ 4,000.00	\$ -		\$ -	\$ 4,000.00
Village inspection and Construction Services	\$ 155,000.00	\$ (4,466.25)		\$ (4,466.25)	\$ 150,533.75
Engineering Consultant	\$ 41,000.00	\$ (21,690.00)	\$ (7,457.00)	\$ (29,147.00)	\$ 11,853.00
Public Street Lighting	\$ 14,150.05	\$ -		\$ -	\$ 14,150.05
Public Street Trees/Landscaping	\$ 32,758.50	\$ -		\$ -	\$ 32,758.50
<b>Total Public Improvements</b>	<b>\$ 1,372,013.30</b>	<b>\$ (677,616.85)</b>	<b>\$ (86,865.80)</b>	<b>\$ (764,482.65)</b>	<b>\$ 607,530.65</b>
<b>Contingency 15%</b>	<b>\$ 205,802.00</b>	<b>\$ 38,227.77</b>	<b>\$ (4,822.50)</b>	<b>\$ 33,405.27</b>	<b>\$ 239,207.27</b>
<b>Total Letter of Credit</b>	<b>\$ 1,577,815.30</b>	<b>\$ (639,389.08)</b>	<b>\$ (91,688.30)</b>	<b>\$ (731,077.38)</b>	<b>\$ 846,737.92</b>

\*Original cost of Roadway Improvements corrected (increased)

\*\*Contractor's pay item line 47 reduced (billing error)

Please find the attached exhibits supporting the reduction request No. 3.

- Exhibit A - Site Completion Exhibit, Underground Work
- Exhibit B - Grading/Roadway Completion Exhibit
- Exhibit C - Spreadsheet itemizing work completed, estimated work remaining and applicable retainage
- Exhibit D - Invoices and Lien Waivers for subject work

Based on the review of the criteria, the proposed improvements meet the requirements of the Village and a letter of credit reduction request is warranted and recommended.





# EXHIBIT C

**The Cottages at Village Green**

Item	Original Cost Estimate	Reductions Previously Authorized	This Reduction Authorization	TOTAL LOC Reductions to-date	Letter of Credit Balance
<b>2/5/2018 Developer's Reduction Request#3      \$ (96,292.00) Requested Reduction**</b>					
Sanitary Sewer	\$ 223,492.50	\$ (194,741.00)	\$ (10,191.00)	\$ (204,932.00)	\$ 18,560.50
Watermain	\$ 199,334.50	\$ (174,062.50)	\$ (1,975.00)	\$ (176,037.50)	\$ 23,297.00
Storm Sewer	\$ 233,346.00	\$ (206,015.75)	\$ (3,364.80)	\$ (209,380.55)	\$ 23,965.45
Roadway*	\$ 249,100.00	\$ 39,516.00	\$ -	\$ 39,516.00	\$ 288,616.00
Grading	\$ 207,132.75	\$ (116,157.35)	\$ (63,878.00)	\$ (180,035.35)	\$ 27,097.40
Village of Pleasant Prairie - Sewer clean and TV	\$ 3,921.75	\$ -		\$ -	\$ 3,921.75
Village of Pleasant Prairie - Catch Basin clean and TV	\$ 8,777.25	\$ -		\$ -	\$ 8,777.25
Village of Pleasant Prairie - Street signage	\$ 4,000.00	\$ -		\$ -	\$ 4,000.00
Village inspection and Construction Services	\$ 155,000.00	\$ (4,466.25)		\$ (4,466.25)	\$ 150,533.75
Engineering Consultant	\$ 41,000.00	\$ (21,690.00)	\$ (7,457.00)	\$ (29,147.00)	\$ 11,853.00
Public Street Lighting	\$ 14,150.05	\$ -		\$ -	\$ 14,150.05
Public Street Trees/Landscaping	\$ 32,758.50	\$ -		\$ -	\$ 32,758.50
<b>Total Public Improvements</b>	<b>\$ 1,372,013.30</b>	<b>\$ (677,616.85)</b>	<b>\$ (86,865.80)</b>	<b>\$ (764,482.65)</b>	<b>\$ 607,530.65</b>
<b>Contingency 15%</b>	<b>\$ 205,802.00</b>	<b>\$ 38,227.77</b>	<b>\$ (4,822.50)</b>	<b>\$ 33,405.27</b>	<b>\$ 239,207.27</b>
<b>Total Letter of Credit</b>	<b>\$ 1,577,815.30</b>	<b>\$ (639,389.08)</b>	<b>\$ (91,688.30)</b>	<b>\$ (731,077.38)</b>	<b>\$ 846,737.92</b>

\*Original cost of Roadway Improvements corrected (increased)

\*\*Contractor's pay item line 47 reduced (billing error)



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

**EXHIBIT D**

December 28, 2017

Mr. Douglas Stanich  
The Cottages at Village Green  
Managing Member  
P.O. Box 580412  
Pleasant Prairie, WI 53158

RE: Reesman's Excavating & Grading - Pay Request No. 5  
The Cottages at Village Green – Phase I  
File No. 2012.0111.06

Dear Doug:

Enclosed please find Pay Request No. 5 from Reesman's Excavating & Grading, Inc. for the above-referenced project. Based on our recent inspection of the site and review of the attached Application for Payment, I am recommending payment as follows:

Original Contract Amount:	\$1,273,390.25
Change Order #1:	<u>\$52,959.15</u>
Current Contract Amount:	\$1,326,349.40
Work Completed to Date:	\$977,615.25
Less Retainage :	-\$33,158.74
Less Previous Payments:	<u>\$855,621.52</u>
<b>Recommended Payment:</b>	<b>\$88,835.00</b>

An original lien waiver in the amount of \$88,835.00 shall be furnished by the contractor in exchange for payment.

Please review at your earliest convenience and contact our office with any questions you may have.

  
Mark D. Eberle, P.E.

cc: Eric Reesman – Reesman's Excavating & Grading  
File G:\2012 Docs\2012.0111.06 \ Pay Requests\ Pay Request No. 5



# EXHIBIT D

<b>TO OWNER:</b> Cottages At Village Green LLC	<b>PROJECT:</b> Cottages At Village Green PH I	<b>APPLICATION NO.:</b> 5
		<b>INVOICE NO:</b> 20170385 <b>INVOICE DATE:</b> 12/21/2017 <b>PERIOD:</b> 12/6/2017 <b>TO:</b> 12/21/2017
<b>FROM CONTRACTOR:</b> Reesman's Excavating & Grading, Inc. 28815 Bushnell Road Burlington, WI 53105	<b>ENGINEER:</b> Nielsen Madsen & Barber	<b>DISTRIBUTION TO:</b> / X / OWNER / X / ENGINEER/ARCHITECT / X / CONTRACTOR
<b>CONTRACT FOR:</b> Cottages At Village Green Ph I	<b>CONTRACT DATE:</b> 22-Aug-17	


## CONTRACTOR'S APPLICATION FOR PAYMENT

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THIS APPLICATION FOR PAYMENT HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACTOR FOR WORK FOR WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND PAYMENTS RECEIVED FROM THE OWNER, AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOW DUE.

APPLICATION IS MADE FOR PAYMENT, AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT. A CONTINUATION SHEET IS ATTACHED.

1. ORIGINAL CONTRACT AMOUNT .....		\$1,273,390.25
2. NET CHANGE BY CHANGE ORDERS .....		\$52,959.15
3. CONTRACT SUM TO DATE .....		\$1,326,349.40
4. TOTAL COMPLETED & STORED TO DATE .....		\$977,615.25
5. RETAINAGE		
A. % OF CONTRACT SUM TO DATE .....	5%	
B. ON STORED MATERIAL \$0.00 .....		
**TOTAL .....		\$33,158.74
6. TOTAL EARNED LESS RETAINAGE .....		\$944,456.52
7. LESS PREVIOUS PAYMENTS REQUESTED .....		\$855,621.52
8. CURRENT PAYMENT DUE .....		\$88,835.00
9. BALANCE TO FINISH, PLUS RETAINAGE .....		\$381,892.89

**CONTRACTOR:** REESMAN'S EXCAVATING & GRADING, INC.

BY:  DATE: 12-22-17

STATE OF: WISCONSIN COUNTY OF: RACINE

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## ARCHITECT/ENGINEER'S CERTIFICATE OF PAYMENT

IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BASED ON ON-SITE OBSERVATIONS AND THE DATA COMPRISING THE ABOVE APPLICATION, THE ARCHITECT/ENGINEER CERTIFIES TO THE OWNER THAT TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK HAS PROGRESSES AS INDICATED, THE QUALITY OF THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS ENTITLED TO PAYMENT OF THE AMOUNT CERTIFIED.

AMOUNT CERTIFIED .....

\*\*ATTACH EXPLANATION IF AMOUNT CERTIFIED DIFFERS FROM THE AMOUNT APPLIED FOR\*\*

ARCHITECT/ENGINEER:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS CERTIFICATE IS NOT NEGOTIABLE. THE AMOUNT CERTIFIED IS PAYABLE ONLY TO THE CONTRACTOR NAMED HEREIN. ISSUANCE, PAYMENT AND ACCEPTANCE OF PAYMENT ARE WITHOUT PREJUDICE TO ANY RIGHTS OF THE OWNER OR CONTRACTOR UNDER THIS CONTRACT.

**CONTINUATION SHEET**

**Schedule of Prices**

AIA Document G702, Application And Certificate For Payment, containing Contractor's signed Certification is attached.

Application no.: 5  
 Invoice No.: 20170385  
 Invoice Date: 12/21/2017

**Cottages At Village Green LLC PH I**

From: 12/6/2017

Thru: 12/21/2017

A	B		C	D	E	F	G	H	I	J	K	
ITEM NO.	DESCRIPTION OF WORK	UNIT	BID QTY.	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED FROM PREV. PERIODS	QTY. THIS PERIOD	QTY COMPLETE [E + F]	AMOUNT THIS PERIOD [F x C]	TOTAL AMOUNT COMPLETE [G x C]	BALANCE TO FINISH [D - I]	% COMP-LETE
1	Mobilization & Traffic Control	LS	1	\$6,400.00	\$6,400.00	1.00	0.00	1.00	\$0.00	\$6,400.00	\$0.00	100%
2	Clearing & Grubbing	LS	1	\$6,250.00	\$6,250.00	1.00	0.00	1.00	\$0.00	\$6,250.00	\$0.00	100%
3	Common Excavation / Site Grading	LS	1	\$159,247.00	\$159,247.00	1.00	0.00	1.00	\$0.00	\$159,247.00	\$0.00	100%
4	Retention Basin Dredging	LS	1	\$25,142.00	\$25,142.00	0.00	1.00	1.00	\$25,142.00	\$25,142.00	\$0.00	100%
5	Silt Fence (Delivered, Installed & Maintained)	LF	3,970	\$1.75	\$6,947.50	3,970.00	2,470.00	6440.00	\$4,322.50	\$11,270.00	-\$4,322.50	162%
6	Backfill Curbs & Install Silt Fence	LF	2,470	\$3.70	\$9,139.00	0.00	0.00	0.00	\$0.00	\$0.00	\$9,139.00	0%
7	Temporary Seeding (2LBS/1000 SF	LS	1	\$18,000.00	\$18,000.00	0.00	0.00	0.00	\$0.00	\$0.00	\$18,000.00	0%
8	Inlet Protection (Delivered, Installed & Maintained)	EA	34	\$114.00	\$3,876.00	34.00	0.00	34.00	\$0.00	\$3,876.00	\$0.00	100%
9	Salvaged Topsoil (6") Seed, Fertilize & Erosion Mat	SY	9,320	\$2.80	\$26,096.00	3,900.00	5,420.00	9320.00	\$15,176.00	\$26,096.00	\$0.00	100%
10	Light Rip Rap	SY	620	\$38.00	\$23,560.00	0.00	620.00	620.00	\$23,560.00	\$23,560.00	\$0.00	100%
11	Medium Rip Rap	SY	15	\$58.60	\$879.00	15.00	0.00	15.00	\$0.00	\$879.00	\$0.00	100%
12	Excavation Below Subgrade	CY	200	\$10.70	\$2,140.00	200.00	0.00	200.00	\$0.00	\$2,140.00	\$0.00	100%
13	Granular Backfill For EBS	CY	200	\$42.00	\$8,400.00	200.00	0.00	200.00	\$0.00	\$8,400.00	\$0.00	100%
14	Geotextile Fabric Type SAS for EBS	SY	65	\$3.15	\$204.75	0.00	0.00	0.00	\$0.00	\$0.00	\$204.75	0%
15	Base Aggregate Dense	Ton	2,420	\$16.00	\$38,720.00	2,420.00	0.00	2420.00	\$0.00	\$38,720.00	\$0.00	100%
16	1 3/4" Asphalt Concrete Pavement	Ton	485	\$86.00	\$41,710.00	0.00	0.00	0.00	\$0.00	\$0.00	\$41,710.00	0%
17	7" Concrete Pavement	SY	4,380	\$29.25	\$128,115.00	0.00	0.00	0.00	\$0.00	\$0.00	\$128,115.00	0%
18	30" Mountable Curb & Gutter	LF	2,530	\$13.50	\$34,155.00	0.00	0.00	0.00	\$0.00	\$0.00	\$34,155.00	0%
19	Base Aggregate Dense	Ton	460	\$18.00	\$8,280.00	0.00	0.00	0.00	\$0.00	\$0.00	\$8,280.00	0%
20	5" Concrete Sidewalk	SY	1,400	\$37.40	\$52,360.00	0.00	0.00	0.00	\$0.00	\$0.00	\$52,360.00	0%
21	6" Concrete Driveway	SY	400	\$39.55	\$15,820.00	0.00	0.00	0.00	\$0.00	\$0.00	\$15,820.00	0%
22	Detectable Warning Field	SF	48	\$37.00	\$1,776.00	0.00	0.00	0.00	\$0.00	\$0.00	\$1,776.00	0%



**CONTINUATION SHEET**

**Schedule of Prices**

AIA Document G702, Application And Certificate For Payment, containing Contractor's signed Certification is attached.

Application no.: 5  
 Invoice No.: 20170385  
 Invoice Date: 12/21/2017

**Cottages At Village Green LLC PH I**

From: 12/6/2017

Thru: 12/21/2017

A	B		C	D	E	F	G	H	I	J	K	
ITEM NO.	DESCRIPTION OF WORK	UNIT	BID QTY.	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED FROM PREV. PERIODS	QTY. THIS PERIOD	QTY COMPLETE [E + F]	AMOUNT THIS PERIOD [F x C]	TOTAL AMOUNT COMPLETE [G x C]	BALANCE TO FINISH [D - I]	% COMPLETE
23	48" Diameter Manholes	VF	151	\$332.00	\$50,132.00	151.00	0.00	151.00	\$0.00	\$50,132.00	\$0.00	100%
24	8" Sanitary Sewer w/Granular Backfill	LF	945	\$96.00	\$90,720.00	945.00	0.00	945.00	\$0.00	\$90,720.00	\$0.00	100%
25	4" PVC Sanitary Lateral w/Granular Backfill (8 EA)	LF	275	\$79.00	\$21,725.00	275.00	0.00	275.00	\$0.00	\$21,725.00	\$0.00	100%
26	4" PVC Sanitary Lateral w/ Spoil Backfill (9 EA)	LF	200	\$43.50	\$8,700.00	200.00	-200.00	0.00	-\$8,700.00	\$0.00	\$8,700.00	0%
27	6" PVC Sanitary Lateral w/Granular Backfill (10 EA)	LF	365	\$79.00	\$28,835.00	236.00	129.00	365.00	\$10,191.00	\$28,835.00	\$0.00	100%
28	6" PVC Sanitary Lateral w/Spoil Backfill (10 EA)	LF	205	\$48.10	\$9,860.50	0.00	0.00	0.00	\$0.00	\$0.00	\$9,860.50	0%
29	Sanitary Riser to be Removed	EA	2	\$1,561.00	\$3,122.00	2.00	0.00	2.00	\$0.00	\$3,122.00	\$0.00	100%
30	Sanitary Riser to be Adjusted	EA	2	\$1,576.00	\$3,152.00	2.00	0.00	2.00	\$0.00	\$3,152.00	\$0.00	100%
31	Sanitary Manhole to be Reconstructed	EA	2	\$3,185.00	\$6,370.00	2.00	0.00	2.00	\$0.00	\$6,370.00	\$0.00	100%
32	Sanitary Manhole to be Adjusted	EA	1	\$876.00	\$876.00	1.00	0.00	1.00	\$0.00	\$876.00	\$0.00	100%
33	8" Water Main w/Granular Backfill	LF	1,345	\$63.70	\$85,676.50	1,345.00	0.00	1345.00	\$0.00	\$85,676.50	\$0.00	100%
34	8" Gate Valve	EA	5	\$1,775.00	\$8,875.00	5.00	0.00	5.00	\$0.00	\$8,875.00	\$0.00	100%
35	Hydrants	EA	3	\$4,448.00	\$13,344.00	3.00	0.00	3.00	\$0.00	\$13,344.00	\$0.00	100%
36	6" Hydrant Lead w/ Granular Backfill	LF	41	\$79.00	\$3,239.00	41.00	0.00	41.00	\$0.00	\$3,239.00	\$0.00	100%
37	6" Gate Valve	EA	3	\$1,246.00	\$3,738.00	3.00	0.00	3.00	\$0.00	\$3,738.00	\$0.00	100%
38	1 1/2" Water Laterals Single (9 EA)	LF	325	\$66.00	\$21,450.00	325.00	0.00	325.00	\$0.00	\$21,450.00	\$0.00	100%
39	1 1/2" Water Laterals Double (11 EA)	LF	415	\$79.00	\$32,785.00	415.00	25.00	440.00	\$1,975.00	\$34,760.00	-\$1,975.00	106%
40	1 1/2" Water Lateral Building Extensions (31 EA)	LF	720	\$35.10	\$25,272.00	0.00	0.00	0.00	\$0.00	\$0.00	\$25,272.00	0%
41	Temporary Air Release	EA	1	\$4,955.00	\$4,955.00	1.00	0.00	1.00	\$0.00	\$4,955.00	\$0.00	100%
42	60" Storm Manholes	EA	6	\$3,625.00	\$21,750.00	6.00	0.00	6.00	\$0.00	\$21,750.00	\$0.00	100%
43	48" Storm Manholes	EA	8	\$2,470.00	\$19,760.00	8.00	0.00	8.00	\$0.00	\$19,760.00	\$0.00	100%
44	24" x 30" Rectangular Catch Basin	EA	10	\$2,135.00	\$21,350.00	10.00	0.00	10.00	\$0.00	\$21,350.00	\$0.00	100%

**CONTINUATION SHEET**

**Schedule of Prices**

AIA Document G702, Application And Certificate For Payment, containing Contractor's signed Certification is attached.

Application no.: 5  
 Invoice No.: 20170385  
 Invoice Date: 12/21/2017

**Cottages At Village Green LLC PH I**

From: 12/6/2017

Thru: 12/21/2017

A	B	C	D	E	F	G	H	I	J	K		
ITEM NO.	DESCRIPTION OF WORK	UNIT	BID QTY.	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED FROM PREV. PERIODS	QTY. THIS PERIOD	QTY COMPLETE [E + F]	AMOUNT THIS PERIOD [F x C]	TOTAL AMOUNT COMPLETE [G x C]	BALANCE TO FINISH [D - I]	% COMPLETE
45	Standard Beehive Catch Basins	EA	7	\$2,376.00	\$16,632.00	7.00	0.00	7.00	\$0.00	\$16,632.00	\$0.00	100%
46	30" RCP w/Granular Backfill	LF	455	\$91.05	\$41,427.75	455.00	0.00	455.00	\$0.00	\$41,427.75	\$0.00	100%
47	15" RCP w/Granular Backfill	LF	660	\$51.10	\$33,726.00	660.00	120.00	780.00	\$6,132.00	\$39,858.00	-\$6,132.00	118%
48	12" RCP w/Granular Backfill	LF	155	\$50.00	\$7,750.00	155.00	0.00	155.00	\$0.00	\$7,750.00	\$0.00	100%
49	15" HDPE w/Spoil Backfill	LF	635	\$38.00	\$24,130.00	524.00	24.00	548.00	\$912.00	\$20,824.00	\$3,306.00	86%
50	12" HDPE w/Spoil Backfill	LF	210	\$36.55	\$7,675.50	210.00	0.00	210.00	\$0.00	\$7,675.50	\$0.00	100%
51	30" RCP Endwall Outlet w/ Grate	EA	1	\$1,700.00	\$1,700.00	1.00	0.00	1.00	\$0.00	\$1,700.00	\$0.00	100%
52	4" Sump Pump Lateral (31 EA)	LF	725	\$31.85	\$23,091.25	450.00	0.00	450.00	\$0.00	\$14,332.50	\$8,758.75	62%
53	4" Sump Pump Lateral Building EXT (13 EA)	LF	470	\$28.00	\$13,160.00	0.00	0.00	0.00	\$0.00	\$0.00	\$13,160.00	0%
54	4" Perforated HDPE / Wrapped Drain Tile	LF	110	\$10.85	\$1,193.50	0.00	0.00	0.00	\$0.00	\$0.00	\$1,193.50	0%
<b>BASE CONTRACT TOTALS</b>					\$1,273,390.25				\$78,710.50	\$906,009.25	\$367,381.00	71%
<i>Change Orders</i>												
Change Order #1												
	Additional Grading - Eastern Property	LS	1	\$7,426.00	\$7,426.00	1.00	0.00	1.00	\$0.00	\$7,426.00	\$0.00	100%
	Cut Swale at Lot 33/345	LS	1	\$1,200.00	\$1,200.00	1.00	0.00	1.00	\$0.00	\$1,200.00	\$0.00	100%
	6" Topsoil, Sed Fertilize & Erosion Matt	SY	6,253	\$2.80	\$17,508.40	0.00	0.00	0.00	\$0.00	\$0.00	\$17,508.40	0%
	Silt Fence	LS	1	\$700.00	\$700.00	1.00	0.00	1.00	\$0.00	\$700.00	\$0.00	100%
	24" x30" Rectangular Catch Basin	EA	2	\$2,135.00	\$4,270.00	2.00	0.00	2.00	\$0.00	\$4,270.00	\$0.00	100%
	12" RCP - Add CB 31/32	LF	23	\$50.00	\$1,150.00	23.00	0.00	23.00	\$0.00	\$1,150.00	\$0.00	100%
	15" RCP w/Granular Backfill	LF	120	\$51.10	\$6,132.00	120.00	0.00	120.00	\$0.00	\$6,132.00	\$0.00	100%
	Bid Bond	EA	1	\$10,600.00	\$10,600.00	1.00	0.00	1.00	\$0.00	\$10,600.00	\$0.00	100%
	Reconstruct Sanitary Manholes	EA	3	\$3,185.00	\$9,555.00	3.00	0.00	3.00	\$0.00	\$9,555.00	\$0.00	100%
	4" Additional Basecourse On Road	Ton	1,278	\$16.00	\$20,448.00	1,278.00	0.00	1278.00	\$0.00	\$20,448.00	\$0.00	100%
	Concrete Road, Curb & Asphalt Spring of 2018	LS	1	\$22,000.00	\$22,000.00	0.00	0.00	0.00	\$0.00	\$0.00	\$22,000.00	0%
	Additional Pond Dredging	CY	1	\$20.25	\$20.25	0.00	500.00	500.00	\$10,125.00	\$10,125.00	-\$10,104.75	50000%
	Combined Quantity Deducts	LS	-1	\$48,050.50	-\$48,050.50							
<b>CHANGE ORDER TOTALS</b>					\$52,959.15				\$10,125.00	\$71,606.00	\$29,403.65	
<b>TOTAL CONTRACT TO DATE</b>					\$1,326,349.40				\$88,835.50	\$977,615.25	\$396,784.65	74%





Nielsen Madsen & Barber S.C.  
Civil Engineers and Land Surveyors

# INVOICE

Now Accepting:



## EXHIBIT D

Doug Stanich  
The Cottages at Village Green, LLC.  
P.O. Box 580412  
Pleasant Prairie, WI 53158

Project Manager Mark Eberle

December 28, 2017

Invoice No: 30915

Project 2012.0111.06 Public Improvement CRS - Cottages at Village Green Heights

**Professional Services thru December 27, 2017**

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
CADD Operator	1.00	90.00	90.00	
Civil Engineer I	7.25	102.00	739.50	
Civil Eningeer III	5.25	82.00	430.50	
Project Assistant	2.75	54.00	148.50	
Project Manager	7.50	135.00	1,012.50	
Professional Land Surveyor II	2.00	100.00	200.00	
Survey Assistant	31.00	64.00	1,984.00	
Survey Crew Chief	31.00	92.00	2,852.00	
Totals	87.75		7,457.00	
<b>Total Labor</b>				<b>7,457.00</b>
		<b>Total this Invoice</b>		<b>\$7,457.00</b>



## EXHIBIT D

### WAIVER OF LIEN

December 28, 2017

FOR VALUE RECEIVED, We hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, The Cottages at Village Green, LLC., Developer, by Nielsen Madsen & Barber, for engineering /surveying services, same being situated in the Village of Pleasant Prairie, Kenosha County, State of Wisconsin, described as Outlet 9, Village Green Heights Addition #1, for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances through December 27, 2017 in the amount of \$7,457.00.



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Mark D. Eberle, P.E.

Vice-President

Nielsen Madsen & Barber, S.C.