

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
March 5, 2018
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, March 5, 2018. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Kris Keckler was excused. Also present were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Craig Roepke, Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Dan Honore', IT Director; Mary Jo Jiter, Communication Director; and Craig Anderson, Recreation Director; and Deputy Clerk Vesna Savic. Eight citizens attended the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATION

A. Wisconsin Law Enforcement Accreditation Group presentation to the Village of Pleasant Prairie Police Department.

Russ Jack:

Russell Jack Chief of Police, Waukesha Police Department. Congratulations to your chief and the staff for the accomplishment. This is quite a process to go through and an excellent job by the accreditation manager, Deputy Chief Dan Riley who I found out tonight this is last time. Heather will be taking over shortly. She's happy about that honor, smiling back there. I do personally know how difficult it is to get accredited. My agency is accredited also, and we've been through it three times. So it's a lot of work for agency, but it's a lot of benefits for your Village and for my city and the rest of the agencies that are accredited.

They gave a long report. I won't share the whole report for you, but I'd like to give just a couple of the summary comments that they gave, that the assessment team. They come through and go through every single policy. And not only do you have to have a policy to cover every standard that there is, you have to have proof. You have to be able to prove you're doing it, not just say you're doing it. It's a very rigorous process, a three day onsite assessment.

And during that assessment the assessors drew several favorable conclusions about the Pleasant Prairie Police Department. First and foremost they said the police department is fortunate to have a highly dedicated proud and professional staff. Another one towards the conclusion said they were professional and presented a positive attitude. They extended excellent cooperation. And

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there was many more comments on there. I won't spend your whole meeting reading those. I probably could and praise the police department. I think you know how great a police department you have, and this is a sign of how great a police department you have lead by your Chief.

I would like to read the plaque here and then I'll present it to your Chief. The Pleasant Prairie Police Department has fully demonstrated its voluntary commitment to law enforcement excellence by its compliance to a body of standards deemed essential to protection of life, safety and rights of citizens it serves and has exemplified the best professional practices in the conduct of its responsibilities. And, therefore, it is hereby upon the recommendation of the members of the Governing Board of the Wisconsin Law Enforcement Accreditation Group award Certificate of Accreditation effective December 11, 2017 as recognized as a Wisconsin accredited law enforcement agency for a period of three years from that date. Congratulations to the department.

Chief Smetana:

Thank you to Chief Russ Jack who came all the way from Waukesha to present this tonight on behalf of WLEAG. This really just gives me an opportunity to highlight the outstanding work of two individuals on my department, Deputy Chief Dan Riley and Heather Rivera. When Dan came back from the National Academy one of the benefits of that type of training is sitting down and preparing and setting some goals and where you want to see your department head. And when Dan came back from that training this was his project. He set that goal, he set all the organization up to accomplish that goal, and that's exactly what they did. I was lucky enough that I got to watch most of it happen. So this is really a great credit to Dan, his loyalty to the department and to Heather for her professionalism in getting this done.

This project does not end here. As Chief Jack mentioned this is a reaccreditation process in three years. So every three years we'll be going through this again. So this is really the first step in moving towards that additional professionalism that every agency should look for. So thank you very much to Dan and Heather. They deserve the vast majority of the praise for this.

Michael Serpe:

Dave, believe me, this Board and the citizens of this Village know what you guys are doing and they definitely appreciate it and so do we. It's noticed. I mean you say the support you get from the Village people and from this Board, and definitely well deserved. Congratulations. Dan and Heather nice going.

Chief Smetana:

Thank you all very much.

Michael Serpe:

Thank you.

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John Steinbrink:

Okay, that concludes Item 4.

5. Minutes of Meetings - Special Meeting Minutes of February 17, 2018 and February 22, 2018.

Dave Klimisch:

Move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KLIMISCH MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD SPECIAL MEETINGS OF THE FEBRUARY 17, 2018 AND FEBRUARY 22, 2018 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

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6. CITIZEN COMMENTS

Vesna Savic:

No signups.

John Steinbrink:

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

7. ADMINISTRATOR'S REPORT

Tom Shircel:

No report.

8. NEW BUSINESS

John Steinbrink:

Jean, do you want to take A, B and C together?

Jean Werbie-Harris:

Yes, please.

John Steinbrink:

Motion to take A, B and C together.

Dave Klimisch:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

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Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

KLIMISCH MOVED TO CONSIDER NEW BUSINESS ITEMS A-C AT THIS TIME; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

- A. Receive Plan Commission recommendation and consider Ordinance #18-08 for Comprehensive Plan Amendment as it relates to property generally located 10901 75th Street and vacant property to the west of said address for proposed expansion.**
- B. Receive Plan Commission recommendation and consider Ordinance #18-09 and #18-10 for a Zoning Map Amendment as it relates to property generally located 10901 75th Street and vacant property to the west of said address for proposed expansion.**
- C. Receive Plan Commission recommendation and consider a Certified Survey Map to it relates to property generally located 10901 75th Street and vacant property to the west of said address for proposed expansion.**

Jean Werbie-Harris:

Mr. President and members of the Board we have three requests this evening from Tim Lynch, PE of Lynch and Associates. And this is for the Lynch Chevrolet property in Pleasant Prairie located at 10901 75th Street in Pleasant Prairie. There are three items, the Comprehensive Plan Amendment, Ordinance 18-08, Zoning Map and Text Amendments, Ordinance 18-09 and 18-10, and Certified Survey Map. I'd like separate actions on them, and the Comprehensive Plan Amendment does require a roll call vote.

Specifically, the petitioner is requesting several approval. They recently purchased 1.3 acres of land to the west of their existing car facility. They are looking to expand their outdoor car display area for an additional 136 cars for the dealership. In addition, they're looking to expand an onsite stormwater retention basin in order to handle additional runoff from the entire site based on this new development. And then they're also looking to do some additional parking to the south of their existing facility. And this is for additional cars as well as for customers or for employees and other parking. And that would be 116 parking spaces to the south. And then immediately to the west of that they would be putting in an additional stormwater management basin at that location as well.

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We've been working with them off and on for it seems like about six months or so working on this project just because, as you know, that this is an area that does not have a lot of defined stormwater management features. And so any and all stormwater on the site needs to be handled, and it can't be released at a faster rate than it's leaving the site currently. So because of the impervious surfaces they are creating they did need to expand their stormwater basins. There were three wetlands on the property that were field delineated by an assured biologist. And one for sure is an artificial wetland that will be exempted. And we are working with the other two wetland areas as well with the Army Corps of Engineers.

As part of their additional project here, they are looking to have a certified survey map approved in order to combine all the properties into one parcel. They would be dedicating some additional stormwater management access drainage maintenance easements over these two additional expansion area basins. And as it came up at the last Plan Commission meeting they would also like to work with the Village to possibly vacate a cross-access easement that is running through the property. Our attorney at this point indicated that we would have to come back with a separate vacation document for that cross-access. As you can see it comes off of -- well, north is to the right, but it would come off of 109th Street, and then it goes through their property towards the north and then to the west. Again, this was put in initially when and before these properties were acquired by Lynch. And we needed to make sure that there would be direct access over to an adjacent public road.

The existing access point that is in front of that vacant property they just acquired is not a commercial access point. And so that access needs to be removed. And so it will be their development that runs through this entire property. So to have a cross-access emergency easement running through their property probably doesn't make sense at this point. But, again, they'll need to submit a vacation document to remove that from the CSM.

With respect to their access on Highway 50, as you know, that's really intended to be a temporary access. At such time that Highway 50 is widened to the six lanes then that access on Highway 50 will need to be removed pursuant to a DOT memorandum of understanding. And then their main access from the property will be from the east or from that 109th Avenue once that access road is constructed. With respect to the wetlands on the property, again, there were a couple of wetland areas, one south along 77th Street that will remain on the site. And then the stormwater basin that is declared as an artificial wetland and will receive an exemption.

With respect to the Comprehensive Plan Amendment, again, whenever we bring in or incorporate new areas into a development we want to amend the land use plan to make sure of a couple of things. First, to remove any urban reserve areas; two, to bring it in as part of this overall development and change the land use to reflect that commercial designation. And, third, to make sure that if there are any wetlands that are to remain that they're reflected on the Comprehensive Plan. And so that's the purpose of the Comprehensive Plan Amendment.

And then finally with respect to the third item that they are requesting, Zoning Map and Text Amendments, again, to incorporate this new land into the property we are looking to create a

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PUD or Planned Unit Development ordinance so that this new land as well is incorporated under the same comments, conditions and site plan approvals as the existing property. And then with respect to the field delineated wetlands they'll be placed into the C-1 PUD. And, again, that's at the southern end of the site. And this property is currently zoned residential area identified in red that will be brought into the B-2 Commercial District. And, again, the PUD will be placed over the property.

The Plan Commission held a public hearing to cover these matters at their last meeting. And the staff recommends approval subject to all the comments and conditions as outlined in the staff memorandum. The one thing that we do need to sit down with them and to work with the Police Chief and the IT Director on is expanding their DSIS system, Digital Security Imaging System, to make sure their camera system is well defined and can address all of these new areas that they're bringing into their site from a security camera perspective, and to make sure that these areas are well lit for that camera system. So with that the staff recommends approval of the three items that have been presented to you this evening. The Comprehensive Land Use Plan Amendments, the Zoning Map and Text Amendments and the Certified Survey Map all as presented subject to the comments and conditions as outlined in the staff memorandum.

Michael Serpe:

Jean, the gentleman that was here that was questioning all kinds of runoff and everything else, is this change going to affect him in any negative way at all?

Jean Werbie-Harris:

So I guess I'm going to turn that over to Matt to address it. But his name is Kyle Kennedy, and he's the one that has the long-term option on all of the land south. And his primary concern is he wants to make sure that there's no greater degree of runoff that's coming from this site that would inadvertently or directly feed the wetland areas on his property. He does not want these wetland areas to continue to grow on his property because obviously he'd like to develop for some purpose.

Michael Serpe:

I couldn't keep up with everything he was asking.

Jean Werbie-Harris:

He has a lot of things going on and a lot of things that he's been trying to work on for the last several years. He hasn't been overly successful with the DNR and the Army Corps of Engineers with respect to being able to get fill permits or the alternatives analysis. He just wants to make sure going forward that there aren't any additional issues or problems or drainage conditions that get created as a result of this development.

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Matt Fineour:

Just to follow up with what Jean said, no, the development doesn't negatively impact Kyle's property more than what is out there kind of today. The area that is draining toward the wetland will continue to drain towards the wetland. It will be detained at the detention pond. But there is a much, much larger area that drains through that are that has to be dealt with the wetlands. So the way this is developed takes the existing drainage into consideration, drainage patterns.

Michael Serpe:

Okay, thanks, Matt. I move approval of Ordinance 18-08.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

Dave Klimisch:

I have a question on the ponds. It said that three foot ponds aren't deep enough, and how are they going to be addressed? They said something about a dry pond or making them deeper.

Matt Fineour:

The existing pond -- or not the existing, the proposed pond that they're developing is kind of crunched there in the corner. So they're basically going to expand that out a little bit to get a deeper water depth. So normally ponds are about five feet deep. Once they get about three foot or a little bit shallower then aquatic vegetation will start growing all through it. So they're going to try to expand that a little bit better, get a little bit bigger water surface so that doesn't occur.

John Steinbrink:

Generally when these are properly engineered we usually benefit the neighbors and they see an improvement to the situation they've encountered. So these are all engineered improvements and they should do the job. Further discussion? Hearing none, those in favor? This was a roll call vote, I'm sorry.

Jean Werbie-Harris:

Roll call.

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SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-08 FOR A COMPREHENSIVE PLAN AMENDMENT ON THE PROPERTY LOCATED AT 10901 75TH STREET AND VACANT PROPERTY TO THE WEST OF SAID ADDRESS FOR PROPOSED EXPANSION; SECONDED BY KUMORKIEWICZ; ROLL CALL VOTE – STEINBRINK – YES; KUMORKIEWICZ – YES; KLIMISCH – YES; SERPE – YES; MOTION CARRIED 4-0.

Michael Serpe:

Move approval of Ordinance 18-09 and 18-10.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion on 18-09 or 18-10? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-09 AND 18-10 FOR A ZONING TEXT AMENDMENT AS IT RELATES TO THE PROPERTY LOCATED 10901 75TH STREET AND VACANT PROPERTY TO THE WEST OF SAID ADDRESS FOR PROPOSED EXPANSION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

Dave Klimisch:

Move approval of the Certified Survey Map.

Michael Serpe:

Second.

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John Steinbrink:

Motion by Dave, second by Mike. Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries. That completes Items A, B and C and congratulations gentlemen. And keep those tires clean now.

KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP FOR THE PROPERTY LOCATED AT 10901 75TH STREET AND VACANT PROPERTY TO THE WEST OF SAID ADDRESS FOR PROPOSED EXPANSION. ; SECONDED BY SERPE; MOTION CARRIED 4-0.

D. Receive Plan Commission recommendation and consider a Certified Survey Map to subdivide property located at 3840 107th Street into three parcels.

Jean Werbie-Harris:

Mr. President and members of the Board, this is the request of David and Elizabeth Janz, and they are requesting a Certified Survey Map to subdivide their property into three parcels. Their primary parcel is located at 3840 107th Street. And their Tax Parcel is 92-4-122-252-0495. The property is currently zoned R-4, Urban Single Family Residential District, and all lots need to have a minimum of 90 feet of frontage at 15,000 square feet in area. Their property is located at that northeast corner of 107th Street and County Trunk Highway EZ or 39th Avenue in the Village.

Lot 1 is proposed to be 72,450 square feet with 229 feet of frontage on 107th Street and 316 feet of frontage on 39th Avenue. Lot 1 has an existing home with direct driveway access to 107th Street. No direct driveway access to the county is allowed. Lots 2 and 3 are proposed to both be 30,086 square feet with over 95 feet of frontage on 107th Street. Municipal sewer and water mains and their laterals are available to service the new lots on 107th Street.

Stormwater grading and drainage plans were reviewed and approved by the Village engineering department to handle the stormwater on these three lots. And dedicated public stormwater drainage, access and maintenance easements have also been dedicated to the Village. The petitioner will be responsible for installing the existing drainage swales along the north property lines in the easement areas. The grading work will be completed and inspected by the Village. The owners of all of the lots respectively will be responsible for maintaining their rear drainage swales, and specifically for the grading when the lots are developed pursuant to this grading plan.

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The proposed land division conforms with the minimum regulations of the R-4 zoning district, and it meets the land division and development control ordinance requirements of the Village. The Plan Commission at their last meeting recommended approval of the Certified Survey Map subject to the comments and conditions as outlined. And the staff also recommends approval as presented subject to those conditions.

Steve Kumorkiewicz:

I move to approve the Certified Survey Map.

Dave Klimisch:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE CERTIFIED SURVEY MAP TO SUBDIVIDE PROPERTY LOCATED AT 3840 107TH STREET INTO THREE PARCELS; SECONDED BY KLIMISCH; MOTION CARRIED 4-0.

E. Consider the Intergovernmental Agreement between the Town of Randall and the Village of Pleasant Prairie relating to the Village of Pleasant Prairie providing real and personal property assessment services for the years 2019 through 2024.

Michael Serpe:

Can we do E, F and J, John?

John Steinbrink:

Well, they're separate agreements. So we can do them all if you'd like, Rocco.

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Rocco Vita:

That would be a good idea.

John Steinbrink:

Same terms.

Rocco Vita:

Slightly different.

John Steinbrink:

Motion to take E, F and G together.

Steve Kumorkiewicz:

So moved.

Dave Klimisch:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

KUMORKIEWICZ MOVED TO CONSIDER NEW BUSINESS ITEMS E - G AT THIS TIME; SECONDED BY KLIMISCH; MOTION CARRIED 4-0.

- F. Consider the Intergovernmental Agreement between the Town of Brighton and the Village of Pleasant Prairie relating to the Village of Pleasant Prairie providing real and personal property assessment services for the years 2019 through 2025.**

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- G. Consider the Intergovernmental Agreement between the Village of Salem Lakes and the Village of Pleasant Prairie relating to the Village of Pleasant Prairie providing real and personal property assessment services for the years 2019 through 2024.**

John Steinbrink:

Different date on one of these, Rocco?

Rocco Vita:

That's correct.

John Steinbrink:

How come that one's different?

Rocco Vita:

For revaluation timing. Good evening, Rocco Vita, Village Assessor. As many of you are aware at one time Kenosha County was assessed using a county assessor office. After 23 years that office was disbanded during 1995. And all the communities had to then find another way to assess property. The City of Kenosha created their own office. Everybody else used contractors. The Village of Pleasant Prairie in a somewhat at the time novel approach worked together with a number of other communities in Kenosha County to put together a cost saving mechanism called the assessment consortium. So a group of communities came together and worked proactively to create a department in the Village of Pleasant Prairie of professional appraisers. And we then performed the assessment services for those communities in Kenosha County.

It's been very successful in reducing the overall cost of the service while still maintaining a very high quality of service. The people we use are from the county. They're knowledgeable of what creates value in the county. And we're able to leverage a group of people to perform the service for a number of communities.

Right now before you are the agreements for the Town of Randall, the Village of Salem Lakes which is a new community, the combination of the Village of Silver Lake and the Town of Salem Lakes which we had done in the past, and the town of Brighton. In the past when we had initially the Town of Wheaton, the Town of Brighton, the Town of Salem and the Town of Randall and the Village of Twin Lakes we looked at the amount of work that we needed to do on an annual basis, and how do we accomplish that considering the scope of what we needed to do and the staff we had. And based on parcel count and the request for revaluations we performed revaluations for Twin Lakes and Pleasant Prairie every two years on the even years. And then for the towns we performed revaluations for Wheaton, Brighton, Salem and Randall every two years on the odd years.

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Over time some communities left and we attained other communities so that prior to the merge of Salem and Silver Lake we were performing work for Brighton, Silver Lake, Salem and the Town of Randall. When it came time to look at the agreements I again decided how best to structure the revaluation process. And so right now we're going to put Salem Lakes reval in one year, Pleasant Prairie in another year. Salem Lakes with the combination of Silver Lake is almost the size of Pleasant Prairie, and then we have Brighton and then we have Randall. So when we put Pleasant Prairie and Brighton together and Randall and Salem Lakes together, we have a very even split of work and two communities every two years.

And in order to accomplish that I had to move Brighton from an agreement that said the revaluations that occur in the odd years to occurring in the even years. Because I don't want to be in a position -- the agreement indicates that the municipalities decide whether they want to continue being in the consortium one year ahead of the fact. So I don't want to be in a position for one of them to opt out of the consortium and then have us do a revaluation for them that final year. So simply said I just moved Brighton to be concurrent with Pleasant Prairie on a revaluation basis and structure at this time a seven year agreement. And the next time they're renewed they would be renewed on a six year agreement.

Under Wisconsin law 66.0301 intergovernmental agreements like this for services can be up to ten years long. Otherwise typically contracts for town are at a maximum of three years but because we're intergovernmental we can go ten years. The town and the municipalities still like our service. They still appreciate what we do. They have a lot of respect for my staff and for the product that we provide for them. Not every community now has opted to have a revaluation every year outside of Salem, Salem Lakes and Pleasant Prairie. The other communities have them on a somewhat less frequent basis, maybe instead of two years maybe every four years or six years depending on their market. That's it if you have any questions.

Dave Klimisch:

In the contract it talked about two hours per week in each of these municipalities. Is that what we're currently doing?

Rocco Vita:

That's correct. We have office hours for two hours each week in each of the municipalities.

Dave Klimisch:

Is that somebody from your staff that goes out there -- are they all on the same day?

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Rocco Vita:

No. For instance on Wednesdays in the afternoon I'm in the Town of Brighton. On Wednesdays Walter is in the Village of Salem Lake, and on Mondays he's in the Town of Randall. And a lot of time is spent here in Pleasant Prairie.

Dave Klimisch:

And do people from out there come here? Because I know we're open for them as well.

Rocco Vita:

They do occasionally. I think it's less frequent. They're meeting us more in the field or in the offices. And they're calling us more than actually coming into the office. With technology they don't have to come and see the record. We can email the record to them. We also provide the information to Kenosha County which publishes on their website that you see on their interactive mapping and their public information site the information that we contain. That gives them the opportunity to provide them the information without them coming here.

Michael Serpe:

Rocco, you and your staff have an excellent reputation as far as serving the people and assessing. And yesterday in the *Kenosha News* I got a little upset with the editorial page from a member of the Wisconsin Manufacturers Association. If you read that thing it put a thought in peoples' minds that maybe our assessors are not really honest people. And I took serious offense to that. And I'm thinking the Wisconsin Manufacturers Association are in the back pockets of the dark store problem feeding the very people that are supposed to represent us and they refuse to do so. So I took offence to that. I just want to let you know we don't look at you and your staff in the same way. And I hope there's an answer to that editorial coming, I really do.

Rocco Vita:

I appreciate your comments about my staff. And I will tell you that Wisconsin Manufacturing Commerce is feeling the pressure from municipalities through the state who want something changed. But like any group, especially the lawyers, they change the argument. The dark store initiative wasn't brought out by any assessor in Wisconsin. It was initiated by municipalities in the Fox Valley who had spent a lot of resources trying to enact economic development, and the property owners came and turned around and then wanted to reduce the assessed value to pay less in property tax after the communities spent a lot of money to get them in there.

They went to the municipalities and ask the municipalities to attempt to do something to address the Walgreens decision and the dark store method of valuing properties. It's difficult for Wisconsin Manufacturing Commerce to lash back at the municipalities because they're providing

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economic development. But it's very easy to lash out at assessors because nobody likes the municipal assessor. They're easy to vilify. And for the most part in Wisconsin you have a state that only has at best three dozen municipal assessors. Out of 1,852 communities almost every assessor is a contract service. And there's a very low level of efficiency -- well, maybe not efficiency but very low level of service in most of these communities.

So a lot of people have negative thoughts regarding their assessor because of regardless of who spends tax money, who collects the tax money. Every time somebody calls everybody in every village office sends them to the assessor. And the assessor is simply an appraiser. So you have an appraiser trying to defend the spending of others. You have the appraiser trying to defend a lot of decisions made by other people. But there is no other mechanism. You cannot call the school district. You cannot call the county. You can't call the vocational about the money they spend. You can go to their meetings but it's not very helpful. But you can call and you can rant at the assessor. Many, many people are always upset with the municipal assessor because that's where they believe the tax issue lies.

John Steinbrink:

Thank you, Rocco. And I think judging from the service the Village has received from you and your people these other communities should be very happy. Contract assessing doesn't give the same quality of service as the consortium gives to the communities. And as we've touched on the dark store and Walgreen issue it's a serious issue which is going to greatly affect a lot of communities. And you've been able to enlighten not only us but state officials and the League of Municipalities and others onto what it is, how to work with it, how it's going to affect us. And fortunately we maybe know too much.

And it's very disheartening when Madison refused to act on behalf of the citizens of the state and relies mostly leaning toward corporate at the expense of the taxpayers. But as a Village resident and I think all of us up here can say we're very pleased with the job you've done and continue to do. And it's going to be our job to inform the public and make sure they understand what's really going on out there. I mean a lot of this cheap talk from outside groups is not really honest. And when higher taxes come out to these folks to the residential and the small businesses we're able to say why. And hopefully get this resolved before that does hit. But with what we've been told lately it's going to be a long road and a long battle. So thank you.

Rocco Vita:

Thank you.

Michael Serpe:

I'd move approval of the agreement between the Village of Salem Lakes and the Village of Pleasant Prairie.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

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

Voices:

Aye.

SERPE MOVED TO APPROVE THE AGREEMENT BETWEEN THE VILLAGE OF SALEM LAKES AND VILLAGE OF PLEASANT PRAIRIE RELATING TO THE VILLAGE OF PLEASANT PRAIRIE PROVIDING REAL AND PERSONAL PROPERTY ASSESSMENT SERVICES FOR THE YEARS 2019 THROUGH 2024; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

Dave Klimisch:

Move approval of the agreement between the Village of Pleasant Prairie and the Town of Randall.

Michael Serpe:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Those opposed? Motion carries.

KLIMISCH MOVED TO APPROVE THE AGREEMENT BETWEEN THE TOWN OF RANDALL WITH THE VILLAGE OF PLEASANT PRAIRIE RELATING TO THE VILLAGE OF PLEASANT PRAIRIE PROVIDING REAL AND PERSONAL PROPERTY ASSESSMENT SERVICES FOR THE YEARS 2019 THROUGH 2024; SECONDED BY SERPE; MOTION CARRIED 4-0.

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Michael Serpe:

Move approval of the agreement between the Town of Brighton and the Village of Pleasant Prairie.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

SERPE MOVED TO APPROVE THE AGREEMENT BETWEEN THE TOWN OF BRIGHTON AND VILLAGE OF PLEASANT PRAIRIE RELATING TO THE VILLAGE OF PLEASANT PRAIRIE PROVIDING REAL AND PERSONAL PROPERTY ASSESSMENT SERVICES FOR THE YEARS 2019 THROUGH 2025; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

H. Consider approval of Project Term Sheet with Riverview Group, LLC for Stateline 94 Corporate Park Project.

Jean Werbie-Harris:

Mr. President and members of the Board, the Village staff and the developer are seeking a term sheet support and approval this evening. And this is specifically a term sheet for the Stateline 94 Corporate Park Development formerly known as the Riverview Corporate Park. The ownership of the land is to be developed under the control of the Riverview Group, LLC, and it is owned by Clayco-Venture One have an ownership interest in and are the managing partners of the Riverview Group, LLC.

The developer will be Clayco-Venture One Development Services, LLC. Venture One Real Estate, LLC, as you know, is a Chicago-based national commercial real estate company that acquires, develops, leases and manages industrial and office properties on its own behalf and on behalf of its investment partners. Venture One also provides real estate advisory services to

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buyers and sellers of investment properties and portfolios on a national market. The principals are utilizing their combined 80 years of real estate experience and personal relationships with owners, contractors and brokers to facilitate a team approach to meet their development and acquisition objectives. Clayco has been involved in the design build development of more than 5,000 acres of land and over 100 million square feet of commercial, industrial, residential, mixed use and hospitality product exceeding \$64 billion in value.

The project approach, Clayco-Venture One Development Services proposing to develop the property in three phases collectively planned at full build out to comprise up to 1,875,950 square feet of industrial facilities. Phase 1 is planned to include a single building on the southernmost parcel along County Highway ML. Phase 2 is currently planned to include two buildings on the middle parcel on the East Frontage Road. And Phase 3 is currently planned to include two buildings on the northernmost parcel off of 116th Avenue.

The sequencing of the phases and the configuration and the exact sizes of buildings could change depending on market conditions as the park continues to develop. For the purposes of our presentation this evening the build out schedule assumes a start of construction for Phase 1 in 2018 with subsequent buildings commencing approximately every 18 months thereafter and resulting in full build out in approximately 2023. The schedule could also shift slightly depending on market conditions. The sites are not currently served by utilities, and the surrounding road work network will need improvements to be able to accommodate the new buildings and to serve the needs of the occupants.

In addition, the land is currently farmland with fairly significant topography and drainage characteristics. So there will be substantial onsite grading and stormwater detention work required to create the buildable pads able to accommodate the individual structures, truck courts and parking lots. Collectively these infrastructure costs are proposed to be financed via a developer sponsored pay as you go or pay go TID whereby tax increments would be reimbursed back to the developer for the infrastructure costs over time.

Just going back briefly to the slide, this is the slide or the map that identifies the boundaries of the proposed TIF that we're looking to create. And this would be identified as TID #7. This is approximately 308 acres in area. So with that I'm going to turn it over to Kathy, and then she will continue with the term sheet details.

Kathy Goessl:

Okay, this project is located generally between 110th and 122nd Street and east of the frontage road in Pleasant Prairie. And as Jean said it is referred to as Stateline 94 Corporate Park. The project has five buildings which is phased in between 2018 and 2023. With the exception of a regional water line adjacent to the west side of Pleasant Prairie Premium Outlets and extending to the southern property line limit, the developer will pay all the improvements within TID District #7 in connection with the project as detailed in the table on page 2.

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So page 2 gives you the costs that we're looking at was submitted by the developer that we are recommending to be put into the TID. You have road improvements of a little over \$4.6 million. You have sanitary sewer of \$4.5 million. You have proposed offsite -- okay so we have special assessments totally \$1.7 million which is proposed improvement, the roundabout and the lift station assessments. We have water improvements of \$1.8 million which shows our contribution to the 16 inch regional line. And then we also have site work, grading and stormwater on the sites that will be built. This is a three phase project with most of the cost happening \$9.9 million in the Phase 1, and for the total project of almost \$20 million.

There's other funding sources which we will work with the developer to obtain these funds, but they're not guaranteed to be received, includes a county contribution for ML and also T grants totaling up to \$3 million depending on what type of industry goes into these buildings. A TID's life is normally 20 years with the extensions of three years, but the developer has agreed not to request an extension. So we're looking at just a 20 year TID. Usually you have 15 years to expend. We are offering and the developer has agreed to a ten year so they have until 2028 to occur the development costs to be reimbursed by the TID. So this is all developer funded.

On page number -- well, one of the exhibits in here shows the actual cash flow of the bonds showing the increments. It's Exhibit Number B. It shows the changes that are taking place, what we're expecting to be developed. And then the value of these and the year that we expect to collect that. So based on being all developer funding whatever comes in will go out for the next 20 years unless it pays off quicker than that. We also have an option in this term sheet that if at a certain point we want to buy them out so we're not paying the higher interest of 7 percent to the developer we can do that.

Based on not receiving any of those alternate revenue sources I talked about, the T grant and the ML contribution, if you look at the bottom of Exhibit B you're looking at revenue bonds still being \$16.9 million. This is very conservative. There's no inflationary into the tax rates that much. And there's also no revenue sources other than just us contributing the water main. So this is all on the developer. If things go well and they get additional revenue sources we might be able to cash out earlier. But right now it looks like 20 years on this project.

So Jean did all the building information, and we had the boundaries. This is step one of the whole TID creation process. We've been working with the developers for three months on this current funding source for them. This is an M-5 location, and they agreed to keep the M-5. And we're recommending approval of this term sheet so we can continue on creating TID #7 so that they can start construction hopefully this summer.

Jean Werbie-Harris:

We do have three representatives here for the developer. And I'm not sure if Jeff Raduechel or Kevin McKenna want to add anything in addition from the developer's perspective, but they're here in the audience as well if you have any additional questions for them as well.

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Michael Serpe:

When can we see grading start?

John Steinbrink:

Just give us your names and addresses for the record there.

Jeff Radeuchel:

Jeff Radeuchel with Venture One heading up development for the company. I actually live at 1316 40th Court, Kenosha.

Kevin McKenna:

I'm Kevin McKenna with Clayco. I'm one of the shareholders and the Executive Vice President. So to answer your question we are being aggressive, and everyone in the Village has been fabulous to work with for the last three months. Because we feel we have three real opportunities in this park. Two of them can start this year, and they are M-5 manufacturing, good businesses to bring here. We can't really say who they are right now because they're under all kinds of different code names. But I will tell you that we feel pretty comfortable with one of them if we get this going. And we'll be grading in the summer.

Michael Serpe:

Looking forward to it.

Kevin McKenna:

Yes, us too. It's been a pleasant four years, but we appreciate all the help.

John Steinbrink:

Any other questions for the gentlemen? If not, thank you.

Kevin McKenna:

Thank you.

Dave Klimisch:

Move approval of the project term sheet with Riverview Group.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KLIMISCH MOVED TO APPROVE THE PROJECT TERM SHEET WITH RIVERVIEW GROUP, LLC FOR STATELINE 94 CORPORATE PARK PROJECT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

I. Consider the Beverly Woods Storm Water Improvements Design Services Agreement.

Matt Fineour:

Mr. President and members of the Board, this is a professional design service agreement with Cedar Corporation out of Cedarburg for looking into the Beverly Woods stormwater improvements area. The service agreement is to provide surveying, drainage analysis and design and preparation of construction documents for any stormwater improvements that are needed in the Beverly Woods Subdivision. As you may recall, there was a petition to repave the roads in Beverly Woods, and this would be kind of one of the first steps that need to occur before the roads are repaved. It's to go through, take a look at the subdivision. We do know that there is one storm sewer line that needs to be built through there. It was actually previously preliminary designed back in the early 2000s. As well we'll go off and take a look at all the other ditches and existing storm sewers that are out there to see if they need to be replaced, if they need new lines to them or if ditches need to be reditched.

This service agreement is for time and materials up to \$40,000. We recommend approval. Once the contract is approved Village staff plans to go out to the subdivision, start looking at it since the snow is melted, get an idea of what areas need to be surveyed and go from there as far as designing the stormwater improvements.

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Michael Serpe:

Matt, is that going to be an assessable project from the entire area?

Matt Fineour:

The assessment of the area I guess I'm going to leave that as to be discussed. There are existing storm sewers out there. So depending on what the improvements end up being we'll dictate I guess what kind of assessments are levied.

Michael Serpe:

Have we got a commitment from the City on water line replacements yet?

Matt Fineour:

I'll leave that to John to answer. He's been coordinating with the City on that.

John Steinbrink, Jr.:

John Steinbrink, Director of Public Works. I talked with Ed St. Peter the Director of Water over at City of Kenosha. And he did give me a commitment to the same year that we pave in the spring or that early winter they will relay the water mains, and we'll come right them and pave. Very similar to what we did in Midwest Highlands this past year and it worked out very well. So we do have a commitment from the City of Kenosha to take care of the water issues the same year we do the paving so the water will happen. And I don't have a year yet when it's going to happen. The water has to get redone. The sewer has to get relined. The storm sewer has to get completed it. So there will be some duration in time before it all gets completed. But it is all on track to be done.

Michael Serpe:

Within five years, John?

John Steinbrink, Jr.:

I would say that that's a safe assumption.

Dave Klimisch:

On the map there's an existing dry detention facility south of 85th. Is that where everything currently drains?

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Matt Fineour:

That's correct. Beverly Woods will be draining to that existing dry detention facility. The storm sewers drain there. And you may recall on the map I mean it's got the individual's name, but the Bucko residents actually live out there. The new storm sewer would be extended out there to fix that issue as well.

Dave Klimisch:

Then when there's a water event how does that dry detention facility drain out? Is there a --

Matt Fineour:

There are storm sewers or call it outlet pipes for the basin. So it's only dry in the sense that when water comes in it will fill up, get wet, but then it dries dry. There is no wet pool, water pool in the bottom of the pond.

Michael Serpe:

I'd move approval of the design services.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

SERPE MOVED TO THE BEVERLY WOODS STORM WATER IMPROVEMENTS DESIGN SERVICES AGREEMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

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9. VILLAGE BOARD COMMENTS

Dave Klimisch:

I want to follow up on the law enforcement accreditation group. I talked to residents and officers in the surrounding communities, and they keep talking about the Pleasant Prairie Police Department. And the standard that we set, the policies that are in place that keep the officers and staff safe, policies that keep the citizens safe are the envy of people I've talked to in neighboring areas. The one thing that keeps coming up is the voluntary neighborhood cameras. People can opt in if they want. Whenever I explain that to people it's such a seemingly simple thing, but it's innovative and it works because of the good nature, the good relationship that the police department has with our community. So I'm not sure if that specific initiative was in the approval or in the [inaudible] that you're in, but that's paying dividends everywhere. And I'm always encouraging other communities to do it. They don't always get it done because they don't have the forward way of thinking that you and your team have put together. So kudos on that.

John Steinbrink:

Further Board comments?

10. ADJOURNMENT

Michael Serpe:

Could we adjourn? Make a motion to adjourn.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

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**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY
KUMORKIEWICZ; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 7:05
P.M.**