

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
May 7, 2018
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, May 7, 2018. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Mike Pollocoff, Dave Klimisch and Mike Serpe. Also present were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Chief of Police; Craig Roepke, Chief of Fire & Rescue; 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, Village Clerk. 4 citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ELECT PRESIDENT PRO TEM**

Mike Pollocoff:

I nominate Mike Serpe.

Kris Keckler:

Second.

John Steinbrink:

Motion is made and a second to elect Mike Serpe. Any discussion? Any other nomination?

**POLLOCOFF MOVED TO NOMINATE MIKE SERPE AS PRESIDENT PRO-TEM;
SECONDED BY KECKLER; MOTION CARRIED 5-0.**

Michael Serpe:

Thank you, John.

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John Steinbrink:

Congratulations, Mike.

5. RECOGNITION

- A. Consider and present Resolution #18-12 in Appreciation and Recognition to Thomas G. Shircel for his Service as Interim Administrator of the Village of Pleasant Prairie.**

John Steinbrink:

Resolution No. 18-12, Resolution of Appreciation and Recognition to Thomas G. Shircel for his Service as Interim Administrator of the Village of Pleasant Prairie. Whereas, Thomas G. Shircel served as the Interim Village Administrator for almost a year, from June 1, 2017 until a new Village Administrator accepted the position; and Whereas, serving as the Assistant Village Administrator since 2010 prepared him well to work in this interim role and keep Village operations running smoothly; and Whereas, Thomas Shircel's background in municipal planning and zoning were valuable during this time of tremendous growth in economic development in the Village; and Whereas, Thomas Shircel worked in partnerships with Village staff and oversaw the fulfillment of the many functions of Village Departments; and Whereas, Thomas Shircel represented the Village with civic organizations and businesses, and carried this out in a diplomatic manner; and Whereas, Thomas Shircel demonstrated devotion to this interim position, and dealt with Village business with patience and professionalism during a time of transition; and Whereas, the Village of Pleasant Prairie would like to acknowledge and sincerely thank Thomas for his outstanding service and recognize him for his continued commitment to the Village. Now, therefore be it resolved, that the Village of Pleasant Prairie does hereby extend to Thomas G. Shircel our sincere respect and appreciation for his dedicated service to the staff, residents, Village Board and the Village as a whole, and look forward to continued collaboration with him as he assumes his previous role as the Assistant Village Administrator. Considered and adopted this 7th day of May, 2018. John P. Steinbrink, Village President, Jane C. Snell, Village Clerk and attested to by the entire Board. Tom, you want to come up? You want to vote on this first before we give it to him?

Dave Klimisch:

Move approval of Resolution 18-12.

Michael Serpe:

I'll second that.

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John Steinbrink:

Motion and a second. Any discussion? He's here now so we can talk about him. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries. We have our official photographer here. Everybody come in and get in here. Picture day at the Village. Congratulations, Tom.

KLIMISCH MOVED TO ADOPT RESOLUTION #18-12 IN APPRECIATION AND RECOGNITION TO THOMAS G. SHIRCEL FOR HIS SERVICE AS INTERIM ADMINISTRATOR OF THE VILLAGE OF PLEASANT PRAIRIE; SECONDED BY SERPE; MOTION CARRIED 5-0.

Tom Shircel:

I'd like to say a few words. I want to thank the Board for this recognition. It's something that I'm humbled by. I didn't expect by any means. I appreciate the opportunity. And I thank Mike as well when he was not a Board member giving me guidance over the last year. And also, as I said, many times I'd like to thank all the Village department heads. They've been invaluable to me during these 11 months, almost a year. And I really appreciate all the help. Usually these things are given when someone's leaving. Is there something I don't know? But I plan to stick around a while yet if you want me here. But thank you so much, and I look forward to working with Nathan. I think it will be a great fit. And thus far for the six days he's been here he's done a great job so far. So thank you so much. I appreciate it.

Michael Serpe:

Thank you, Tom.

John Steinbrink:

Thank you, Tom. Any parting comments for Tom?

Michael Serpe:

He's still here, he's not leaving.

John Steinbrink:

That's what he said. It kind of makes him nervous. And don't forget, Tom, we have this valuable wrapper it came in. It's complementary.

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6. MINUTES OF MEETINGS - APRIL 16, 2018 AND SPECIAL MEETING APRIL 16, 2018

Dave Klimisch:

Move approval.

Michael Serpe:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KLIMISCH MOVED TO APPROVED THE MINUTES OF THE VILLAGE BOARD REGULAR MEETING OF APRIL 16, 2018 AND SPECIAL MEETING APRIL 16, 2018 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY SERPE; MOTION CARRIED 5-0.

7. CITIZEN COMMENTS

John Steinbrink:

Please be advised per State Statute Section 19.842 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 citizens' comments. Did we have a signup?

Jane Snell:

Mr. President, we do. We have four signups this evening. The first one looks like a couple, Asthma Kadri and Chris Keeler. And then we have Michael Heaven.

John Steinbrink:

Just one at a time. We ask that you give us your name and address for the record.

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Chris Keeler:

Hello, and thank you for hearing us. My name is Chris Keeler.

Asthma Kadri:

Hi, Asthma Kadri.

Chris Keeler:

And we live at 10004 55th Avenue. We're here because we'd like to talk about the implementation and enforcement of one of the Village ordinance, specifically the requirement of clearing sidewalks after snowstorms. We think it's a great ordinance. It's good to have sidewalks that are clear. However, our issue has to do with the specific implementation of the ordinance. We received a citation this winter for not clearing off our sidewalk. We were away when it happened and didn't have the chance to clear it off. Moreover, our family has lived at that same house for about ten years now, and not once has it been a problem. We've never been cited or warned or anything about clearing off the sidewalk.

Asthma Kadri:

Specifically because our sidewalk doesn't go anywhere.

Chris Keeler:

A little bit of clarification. We live in the subdivision that's one day perhaps going to expand. And so they built a sidewalk along that goes directly into a field. We understand that part of the ordinance is for public safety. However, nobody uses that sidewalk. And so when we went ten years without any issue we didn't really think about it twice about going on vacation in the winter.

Also would like to talk about the implementation and enforcement of that ordinance in relation to others in the neighborhood. Our neighbors are here, too, to discuss the same issue. But other neighbors did not receive a citation for the same lack of a better word event, that same snowstorm. Days later there is still snow on the other folks' sidewalks. And we talked to them and they were not given a citation. So in addition to sort of ten years of inconsistency, there's also inconsistency in the implementation on any single specific day.

The last thing I'd like to talk to about that is the billing process for this. Our sidewalk is relatively short as it doesn't go anywhere. But we were billed \$137.50. This seems to us to be high for the length of the sidewalk. I spoke with someone at the public works department. He explained the process and how you hire somebody else to come in and clear the sidewalk, and all that makes sense. However, the rates at which they're charging seem to be disproportionate to the work that's done. If our small sidewalk is charged \$137.50 to clear, I can't imagine what a regular sidewalk would cost where it would really be about \$20 to have the neighbor's kid shovel it.

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We were told that we could come here and explain our concerns and might get some clarification on how to appeal this. So far speaking with members of the public works we haven't been able to get an idea of what the process is for appealing this. I know there's no discussion or resolutions, but perhaps somebody would be able to give me an idea of how to appeal.

Mike Pollocoff:

I'd recommend that you submit basically the information you gave us tonight, and address it to the Village Clerk, Jane Snell. And request that the Board consider your appeal from the implementation of the ordinance. I don't think this is anything they'll go to the Board of Appeals. It's really not a zoning issue. So that would be the thing you need to do then. The Board could through the staff respond in writing as to the specific issues that you brought up today.

Chris Keeler:

Sure, that sounds good. Thank you for your time.

John Steinbrink:

Thank you.

Jane Snell:

Next signup is Michael, is it Heaven.

Michael Heaven:

I'm also here about the -- again, Michael Heaven. I live at 9966 55th Place in Village Green Heights. My next door neighbor is here also. The issue that I'm here, of course, is about the snow removal and hoping to pass this information along to whoever needs to have it to see about trying to resolve this issue. First off for some reason the Village waited to one of the first snowstorms of this winter to decide to all of a sudden to apply this ordinance. For the last four years I've lived in this home and never have had any issues. As my neighbor said the length of my sidewalk is the same as theirs. Nobody walks down that sidewalk in the wintertime so there's really no reason to clear it for that matter.

The bill I received was for \$217 which was significantly higher than my neighbors. Again, it seems kind of odd that mine was so much higher. The only thoughts that I had in that matter is that the snowplow being that that's a corner that they've been pushing the snow into the sidewalk entryways to clear the intersection. I know that the ordinance allows for placement of snow in certain areas, but I feel that it's kind of vague in the way that it's stated because it really would

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allow anyone to come along from the city and dump snow into those locations, whether it be a dump truck or plowing.

Also, several days after receiving the bill I talked with neighbors around the corner and, again, one neighbor right across from me had received a notice but didn't receive any billing. Whereas both my neighbor to my other corner and myself had received a bill. So it seems like the billing was done somewhat differently for that matter. No proof of any snow removal was given to me. I also was out of town.

And during that time period when they did state that they did clear the snow on the 14th of February temperatures were above 45 degrees. The following day the temperatures were above 45 degrees. And then the following day the temperatures were at least above freezing. So snow was melting all during that time. So by the time I returned home all the snow had been melted away. So there's no signs of any snow being removed from my properties so that I could say, yeah, it looked like they did the work. Again, that's really all I had to present here, and thank you for taking time to listen to what I had to say.

John Steinbrink:

Thank you.

Jane Snell:

Next signup is Steve Kumorkiewicz.

Michael Serpe:

This is a switch.

Steve Kumorkiewicz:

Steve Kumorkiewicz, 12432 39th Avenue, Pleasant Prairie. First to Nathan Thiel congratulations and welcome to the Village.

Nathan Thiel:

Thank you.

Steve Kumorkiewicz:

Thirty two years [inaudible] Mr. Pollocoff [inaudible]. I'm big in favor after that. Anyway, Mr. Pollocoff and I we got one thing in common, we both remember that they say you can take the kid out of the Village, but you cannot take the Village out of the kid, and that goes for Mr. Pollocoff and myself. I feel that. Now to what I want to talk about. I make a point to keep track of what's going on in Madison. [Inaudible] in Madison in my opinion we have a [inaudible] Walker and [inaudible] because everybody signed when the situation [inaudible], Senator

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Wanggaard, oh yes, I sign. And then when it's time to go everybody chicken out. So that means in my opinion also we've got the best [inaudible] that money can buy. Looking what happened with the property assessment, right now they decide to make a study. We've been fighting that for three or four years and they need to make a study. Why?

They passed Foxconn in three months [inaudible]. That affects all the municipalities in Wisconsin. Now think [inaudible] everybody chicken out and that's what they did. [Inaudible] I go along with and suddenly nothing happen. How come? No question about it. Wisconsin [inaudible] manufacturers got more power than the municipalities and the people who vote them. The [inaudible] property assessment they need to make a study. And I can [inaudible] with the study. They want to spend three months studying. And after they do that they are going to have informational meeting and who is going to [inaudible] Wisconsin manufacturers and commerce because they've got to protect their turf. We are the ones who are being hurt, the taxpayers. We're going to face 18 percent increase in our taxes due to the inaction of a bunch of people that we've got in Madison that for three years have been kicking that ball around doing nothing. And [inaudible] didn't even talk about.

[Inaudible] I use for the police which is ridiculous, but they've got to do that. Now, [inaudible] according to the Wisconsin League of Municipalities, and I've got here the latest bulletin March 26, 2018, and they passed bills that they are really no concern to the Village or no effect so much. I look at what effects us in the pocket. And AB-85 [inaudible] election board, blah, blah, blah. Nothing that say that we can do something about it. Everything is trivial. Nothing that benefits the municipalities. For the last two, three years every bill they pass benefits landlords, realtors and developers. And, of course, we Wisconsin manufacturers and commerce.

Now, we've got an election coming. Before we vote we've got to look at a very conservative and clarify [inaudible] think about who I want to vote. I want people who work for us. We pay their salary. They get a campaign contribution from them but not from us. We [inaudible] our taxes. And I'm going to keep working, try to keep working with the League of Municipalities because I didn't quit. Nobody kicked me out. Nobody beat me in election. I put in for retirement, so I consider myself a retired Village Trustee. Consequently I'm going to use as much I can in the power I have to be in permanent touch with the League of Municipalities. I want to keep receiving the bulletin that we get all the time.

Because the only way that we can keep track of what's going on over there is from the League. The newspaper doesn't write anything. We don't know what's going on in the newspaper. It's about the newspaper take a hard road in the community informing the people what's going on. If I have to do that in my poor English I will do it. Thank you for listening to me.

John Steinbrink:

Thank you, Steve.

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Jane Snell:

Next signup is Fran Brzezinski.

Fran Brzezinski:

Hello, I'm Fran Brzezinski, 23217 Stone Ridge Drive in Waukesha. And I apologize for wasting your time right now. I'm actually on the agenda for Items D and E. I just wanted to make sure that I get a chance to chat at that time.

Jane Snell:

No further signups.

John Steinbrink:

Anyone else wishing to speak under citizens' comments? We had a couple people come in late. Anyone wishing to speak under citizens' comments? All right, I'll close citizens' comments.

8. ADMINISTRATOR'S REPORT

Nathan Thiel:

I don't have anything to report at this time. Just glad to be here.

9. NEW BUSINESS

John Steinbrink:

You want to take A, B and C together, Jean?

Jean Werbie-Harris:

Yes, please.

John Steinbrink:

Motion to bring up A, B and C together?

Kris Keckler:

So moved.

Dave Klimisch:

Second.

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John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KECKLER MOVED TO CONSIDER NEW BUSINESS ITEMS A, B, AND C TOGETHER; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

- A. Receive Plan Commission recommendation and consider Ordinance #18-15 for Comprehensive Plan Amendments as it relates to property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road).**
- B. Receive Plan Commission recommendation and consider Master Conceptual Plan for the development of a 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road).**
- C. Receive Plan Commission recommendation and consider Ordinance #18-16 and #18-17 for a Zoning Map and Text Amendments as it relates to property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C (Wilmot Road).**

Jean Werbie-Harris:

Mr. President and members of the Board, there are three requests before you this evening. And this is for the Haribo of America Manufacturing, LLC proposal. It's for the development of 136.8 acres of land that's at the southwest corner of 120th Avenue which is the West Frontage Road and County Trunk Highway C which is Wilmot Road. The three requests are the Comprehensive Plan, the Mater Conceptual Plan and the Zoning Map and Text Amendments that relate also to a PUD for the particular development.

Specifically the corporate campus of the facility will include the following: Food processing as well as manufacturing of candy and confectionary products, specifically gummy bears and their related Haribo products, a warehouse distribution facility that include a high bay warehouse to house their finished goods, research and development and central offices, retail store including promotional-related services for their employees as well as promoting the Haribo products, as well as other types of ancillary-related uses that will benefit their employees and their company

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and the general public as they visit the site including a fitness center, museum, heliport, daycare and then controlled gate houses for parking on the particular site.

The site plan which we will come back to that's shown on the screen identifies that it's a multi-phase development. And Phase 1 is the initial phase that they'd like to get under construction initially with the mass grading that the Village will be undertaking later this summer into next year. And then their construction would start to take place in 2019.

Specifically the corporate campus is proposed to be then developed as I indicated into multiple phases, four phases, and the following uses would be identified on the campus. And there's corresponding numbers on the slide that identify the specific areas. The production area which is Phase 1 which is 217,368 square feet at full build out would be 689,648 square feet; the buffer warehouse at Phase 1, 262,500 square feet, full build out at 584,800 square feet; the gate two building for phase 1, 3,240 square feet; the shop building at Phase 1, and part of that is 7,399 square feet; fitness building in Phase 1, 14,234 square feet total; daycare as part of Phase 1 part of that 7,399 square feet.

And then number seven on the slide, the gate one building at just over 1,775 square feet; specifically a sprinkler building for Phase 1, 10,032 square feet; a utilities building which is more in the center part of the site for Phase 1, 1,513 square feet; central administration buildings as part of Phase 1, 31,959 square feet; a museum building 7,399 square feet part of Phase 1; and a potential multi-story parking structure as part of Phase 1 which would be on the west side of the site at 79,608 square feet total. And then finally there is a heliport pad that's at the very southwest corner of the site at the intersection of Goldbear Drive and 128th Avenue, and that will be when the President of the company flies in to a local airport and then comes by helicopter to this particular site.

At the Plan Commission meeting we watched a specific video which I would like to show you that kind of describes how the site will develop and morph over the years. These are two slides that show how the Master Conceptual Plan will look for the site. And this is basically looking north/northwest. And that Master Conceptual Plan at full build out it shows all four phases. It almost appears like the letter H is being created as part of the multiple buildings on the site.

The eastern elevation of the property on the building they have requested and as part of their discussion this evening as part of the PUD they are looking for modification as part of the PUD to increase the signage square footage so that they can identify the words Haribo on the east side along with the Haribo Goldbear. So this will be an identification marker for them, their signage as well as it's going to be a tourist information-type site for us as there will be opportunities to attend their museum, go to the retail store. And so they felt that it was very important as does the staff that the site is clearly visible with its name from the interstate. And then there's another elevation of the site on the western side.

The Village has undertaken a traffic impact analysis. We're working with our traffic consultants as well as our engineering consultants to put together a traffic impact analysis. At this point we're through about step three of that process. It's been an ongoing process. The first TIA, the traffic impact analysis, was done by Uline, and then there was another one that was done by

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Abbott. And now this is an updated one. Still analyzing each of those intersections in proximity to their development and in proximity to the Prairie Highlands Corporate Park. But identifying now what the proposed uses are and the traffic and proposed truck traffic based on our projections for the development. So we're going through that process at this time.

It's important to note that the traffic impact analysis is a multi-step process. Again, the initial development review had been prepared, and that initial review process was submitted to the DOT. Approval of that initial development review and the traffic engineer work has been completed. And it's been incorporated into the traffic evaluation model. Our consultant TADI has received that future traffic data from Wis DOT, and they're working through that analysis of all the roadways and all the intersections. Again, any potential large development at this location including this Corporate Park does need to be analyzed by them. And, again, a lot of these improvements were done or completed with the reconstruction of I-94 with respect to the interchanges. But now we're looking at, again, those specific intersections internal or just immediately adjacent to the Prairie Highlands.

And then after the TIA has been completed then it be submitted back to the DOT for their final review and approval. And then that will take probably another four to eight weeks. So sometime this summer that entire process will be completed, and a TIA letter will be generated that will identify what, if any, additional improvements need to be made to handle the additional traffic not only for the Haribo project but for any other users out in the Prairie Highlands Corporate Park.

So this slide identifies the required public infrastructure that we're putting in not only for Haribo but to service the Prairie Highlands Corporate Park. What it does show you is that the existing roadways at the north, Highway C and the West Frontage Road, 120th Avenue, are currently existing. And the two roads, an infrastructure that the Village is putting in, are the east/west road. It's called Goldbear Drive, and that's east/west from the Frontage Road. And then the main north/south roadway is 128th Avenue. And at the north end of 128th Avenue there's going to be water tower that's also going to be constructed by the Village. The other things that you'll note is that there's a series of stormwater retention facilities that will be installed by the Village. As a result they will serve as regional basins for the development of Prairie Highlands.

There were some questions that had come up prior to the Plan Commission meeting with respect to 128th Avenue south of Country Trunk Highway C. At this time 128th Avenue from C south to the corporate limit lines is actually split between the Village and the Village of Bristol, the Village of Pleasant Prairie and the Village of Bristol. So at this point that road is not intended to be used as a construction haul road or as an access in or out of Prairie Highlands. Because of the residential and in respect for the residential that's on that road it's just going to be what it is today which is a very rural cross-section roadway but just benefitting those four residents.

Site access, Haribo is proposing that there will be multiple access points to their development. As I indicated there will be no north/south direct access from 128th north to C. But they will have access points directly to 128th Avenue, and then that traffic will be routed to the south to

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Goldbear Drive and then east to the frontage road or directly south on 128th Avenue down to County Trunk Highway Q.

Within the Corporate Park the access for them on the very north end off of 120th Avenue will be more of a truck entrance on the north side as well as any workers that are on that north end of the site. And then on the south end they'll have access off of Goldbear Drive, again, for the general public, for their employees, for those wishing to come to their museum or their other offices and facilities that are going to be constructed on the south side.

With respect to the site it will be adequately parked to address their needs for both Phase 1 as well as the ultimate build out of the development. Phase 1 will have 463 parking spaces, at full build out 580 parking space. Phase 1 would have truck parking for 12. Phase 1 would have 20 dock doors, full build out 40 dock doors. Phase 1 420 average daily automobile trips. And at full build out 1,750 are projected average daily automobile trips. Phase 1 40 average daily truck trips with 160 average daily truck trips. Again, all of this has been taken into account not only with their site planning but the TIA that has been completed and is being completed for this project.

With respect to the Corporate Park as well as Haribo, there are wetlands that have been identified on their site as well as in the Corporate Park. A few of these wetlands have identified to be filled and developed. Specifically Haribo has requested the DNR and the Corps of Engineers to fill just over one half of an acre of wetland for the development of the site. The wetlands that are on the periphery or on the north end adjacent to C those are not intended to be touched and would be protected during grading operations. So as you can see that the wetlands that encumber the land areas that are adjacent to the buildings and the parking lot for the trucks and the truck docs those are the areas that would be filled under their request to the DNR and to the Corps.

The wetland impacts that the Village has with respect to this particular property is actually adjacent to their site is for the development of Goldbear Drive and the West Frontage Road. And those areas have been highlighted in the reddish block areas, those small areas. And, again, it's .85 acres so under an acre of wetlands in order to address the need for this corporate/industrial road that comes in to service Haribo as well as the rest of the Corporate Park.

With respect to stormwater facilities, the Village is designing stormwater facilities to manage the development for the Corporate Park as well as Haribo. Several stormwater retention ponds are being designed primarily along the east side of Haribo in separate outlots, as well as in an outlot area just south of Haribo and to the southwest of Haribo. The stormwater rates that we are using to design these basins are those that are recommended in the Des Plaines River Regional Stormwater Management Plan as prepared by SEWRPC. And those are very restrictive, and those are the guidelines that need to be used in order to develop these stormwater basins.

With respect to a drain tile study there have been a number of questions that had been raised by nearby residents as well as investigative work that the engineering staff has done, that an extensive drain tile study was done for this entire Prairie Corporate Park in order to identify where these drain tiles are and where they're draining offsite areas. It's very important that they be identified and connected to the new storm sewer system in order to address any potential offsite impacts. All of the offsite impacts which naturally drain through or to the Corporate Park

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have been identified. And the site is being engineered so that the land grading does not block the natural drainage patterns and incorporates these areas into the offsite as well.

In addition, the stormwater facilities here are analyzing, again, an unnamed tributary that runs east/west through the site. And, again, we need to address that as well as any bridge or any other structures that need to be constructed in order to convey that stormwater.

Attached is a copy of the 2035 Comprehensive Land Use Plan for the Village. As you can see the west end of the Village, the area that's identified in gray west of the interstate, is part of the area that's production manufacturing where Haribo is going to be located. So the very north end of the site is identified in red. Because at one point it was thought that it might be a commercial area. And that is one of their requests this evening is to modify the Comprehensive Plan of the Village in order to change the Freeway Oriented Business Center Commercial land use designation on the north end to that Manufacturing Production Industrial classification.

So the Comprehensive Plan Amendment will address then bringing it from that red designation or commercial to all of that production manufacturing. And as part of that and so that our Comprehensive Plan matches to our Zoning Map, they are requesting that all of those lands be placed into the M-5 which is the Production Manufacturing District. And, again, as part of their request this evening they are requesting a PUD or a Planned Unit Development Overlay that provides some flexibility with respect to the dimensional modifications or dimensional areas and heights and things of the Village Zoning Ordinance, and I'll get into those details as well. The areas that have been designated as wetland that are not intended to be filled or developed, those areas will remain as wetland and conservancy areas on the comp plan, and they'll be placed into the C-1 designation as part of the zoning map.

Some questions had come up at the Plan Commission as to what the land use designations were in nearby areas adjacent to the Prairie Highlands Corporate Park and nearby to the Haribo site. And so this is a copy of the land use plan map. And this is pursuant to the Kenosha County interactive map. And this is for the Village of Bristol. So the Village of Bristol shows lands that are in proximity to the Corporate Park as either being in some type of commercial designation or some type of office/professional commercial designation. And the Village of Bristol Zoning Map in this area currently their Comprehensive Plan and their Zoning Maps are not the same. Their Zoning Maps reflect actual use. And so it's primarily ag and residential to the north and to the west of the Corporate Park.

So Haribo is requesting a PUD from the Village of Pleasant Prairie that will provide for structures, improvements and uses in a campus-style setting that are specifically allowed in the underlying M-5 District which is Production and Manufacturing District. These uses include but are not limited to food processing, manufacturing of candy and confectionaries, warehouse distribution, research and development and office, retail and promotions and related uses promoting the owner's products and other ancillary-related uses.

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Their campus conforms to the adopted Village Comprehensive Plan, especially with the modifications this evening, and with the basic underlying M-5 District. And it is with the goal that their uses will not be contrary to the Villages general health, safety, economic prosperity, welfare of the Village. And they will properly maintain all of their uses and buildings and sites pursuant to our ordinance. And specifically this development achieves a very diverse and economically stable campus that will operate in a uniform industrial and commercial development within the Prairie Highlands Corporate Park as well as avoiding any unreasonable adverse effects to the adjacent landowners.

So as part of their request this evening I'm going to go through their PUD modifications. This is the last part of that request of the zoning. First to allow for up to 45 percent of the distribution and warehouse items stored on the campus to be Haribo products that are not produced on the site. Currently the ordinance says 30 percent and they're requesting 45. Clarification was added that 25 percent of the building's exterior walls are allowed for dock doors, and that the measurement reflecting not more than 25 percent of the linear footage of the building's perimeter.

PD modifications, we've gone through each of their buildings, and they have identified maximum heights for each of these buildings. And there's only a few of them that are different from what the ordinance states currently. But we thought that it would be best to reflect all of these as part of an exhibit in the ordinance as well as actually part of our agreements with them. So building A, gate house 30 feet in height; building B, warehouse high bay buildings 150 feet; building C, utility buildings 20 feet; building D production manufacturing buildings including the technical/mechanical story 120 feet; museum, daycare, retail shops, fitness buildings as part of building E at 50 feet; building F, the gate house at 30 feet; building G central administrative offices 85 feet; building H, the parking structure 66 feet.

Any buildings higher than 60 will need to increase the required setback an additional 1.5 foot of height for each foot over the 60 foot height in that district. And to allow for the separation spacing between the buildings to be based on the universal commercial code that Wisconsin has adopted rather than the 45 foot separation which is identified in the zoning ordinance.

To amend the following design standards: Fences are allowed pursuant to the ordinance, however if the fence is chainlink then the fence shall be vinyl coded and the color shall be black, earth tones or complementary in color to the building. To allow for brick pavers on walkways and pedestrian ways. However, parking lots, maneuvering lanes, fire lanes, truck dock areas and other service areas where vehicles will travel will need to comply with the ordinance. To allow for dock doors to face the public street if there's a minimum of 200 feet from the facing public street. And they need to be landscaped and screened.

To require the office area of the building to be at least two stories, not just having an appearance of two stories. To not require any glazing on the manufacturing and production facilities or buildings. To require a minimum of 25 percent glazed area of any office buildings or other buildings not excluding the production manufacturing building. To require that the parking structure garages have entry and exit stairwells and/or lobbies that are visible from the exterior, and shall have a minimum glazed area of 25 percent adjacent to a public street. That will

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probably be right on the ends where the stairways go up and down for that. The glazed areas may be tinted or clear glass. Mirror glass is prohibited.

Anodized or power coated aluminum curtain wall systems, storefront systems and accents are allowed. Stainless steel bronze or brass curtain wall systems, storefront systems and accents are allowed. Anodized or power coated aluminum panels or other metal panels are allowed if integral to a window wall or curtain wall systems or if used for trim soffits, canopies, sun protections or mechanical penthouses. Door frames still compliant, window frames, material finish and color. Non-glazed areas of any building shall comply with the ordinances.

Roofs a certain section shall not apply. Architectural roof features shall be copper or zinc coated, aluminum metal panels or slate or other high quality architectural grade metal panels. And mechanical screening, all mechanical units shall be screened from public view either by landscaping or approved high quality architectural grade metal panels or screening as approved by the Plan Commission.

Just a few more. And, again, I have to mention that the reason why you're seeing all of this detail now is that they wanted to get assurances from the Village, and we have gone well beyond just a conceptual plan for this project. We've gotten into a lot of the detail of the buildings. But both parties felt that this was in the best interest to have everyone have a clear vision of exactly what they were looking to build out there as we move forward through the process.

So a couple more. Setbacks for the parking areas shall be set back 25 feet rather than 20 feet. Parking lot pole lighting shall not exceed 25 feet, and bases 12 inches of concrete and placed in landscaped islands. Lighting fixtures shall be cut off and directed downward so it's not glare on other properties. The Haribo sign, as I mentioned at the beginning, to allow for up to 10,000 square feet on that east facade for the production building for the words Haribo as well as Goldbear. All other wall sign requirements would still apply.

Haribo believes that their project will have a significant and positive impact on the economic well being of the Village's Corporate Park as well as Kenosha County. And I'll highlight for you that, again, these PUD modifications that they're requesting come with community benefit being provided to the Village. And so all the things that I mentioned at the Plan Commission meeting plus the ones I'll be mentioning here. So some of these things it was negotiated back and forth so that they are providing benefit to the Village, and the Village is providing some consideration to these modifications to them for them to build this facility similar to their facility in Germany.

The structures improvements and uses conform with the Comprehensive Plan and the M-5 District. The PUD changes will facilitate development to the property in a manner that's consistent with promoting health, safety, economic prosperity and welfare of the Village and the surrounding areas. The development will promote an attractive and harmonious corporate campus and achieve desired economic stability, and will minimize adverse effects to the property values of surrounding areas. The development will present a significant economic benefit to the Village and surrounding areas due to direct jobs that are being created as a result of this project.

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As well as indirect jobs and positive economic impacts for the surrounding area. The development will serve to promote tourism and its related economic development impacts. And this project will serve as a catalyst for the future economic development within the general area, and will provide a diverse, sustainable, economic potential for Pleasant Prairie, Kenosha County and this area.

So the last thing I'd like to do if I can get this to work is I would like to present a video. I was hoping to be able to present this video. Dan is back there, I'd like him to come up. So unfortunately due to technical difficulties it is not going to allow me to play the video. I know that most of you have seen the video, and I'm not sure why we can't play it, but it's not letting me play it. So what the video did was it basically flew us around that entire property, and it showed us various aspects of the site plan growing from Phase 1 to Phase 4. It showed the building with the character with respect to the elevations. And it showed the landscaping. It was actually beautiful. And I'm not sure why I can't get it to play right now, but it really was an outstanding video, and we'll get it working at some point, maybe during a break or something, and we will be able to show it for you.

So with that I would like to introduce representatives for Haribo if they would like to come up and present any additional information. This was a matter before the Plan Commission at their last meeting. And the three items were recommended for approval by the Plan Commission subject to all the comments and conditions as well as the PUD and other information that was presented. Okay, they tell me that they're good. We did have a two and a half hour presentation at the Plan Commission meeting so we did cover a lot of different things at that time. So they are here if you have any questions. If not, myself or the staff would be happy to answer any questions. And, again, I apologize that we -- maybe we can get the video -- it must be gone. I'll have to get it back.

Mike Pollocoff:

Maybe we could have Chris take a quick look at it and see if he can drag it up.

Jean Werbie-Harris:

I'm sorry?

Mike Pollocoff:

See if Chris could drag up the video.

Jean Werbie-Harris:

Sure.

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Dave Klimisch:

Jean, I've got some questions on the lighting and the trucking. I know in the details it said the lighting is all projected down. The big Haribo sign on the east sign is that going to be lit or just visible during daylight hours?

Jean Werbie-Harris:

I'm not sure if that has been totally vetted out yet. But it wouldn't surprise me if it was internally lit or back lit or it will be ground mounted. I'm not sure if you've worked out those details yet. Could I have you come up to the microphone?

Dave Klimisch:

More importantly, those lights if it was lit those lights would not be from the ground up?

Jean Werbie-Harris:

It will be from the ground facing the building or it will be internally lit, and it's facing the interstate. It's not facing back, and it's not going over the building.

Michael Serpe:

Jean, while we're waiting, the mirrored glass is that a request that we now allow it, or is that in our ordinance that we don't allow it?

Jean Werbie-Harris:

In the ordinance we don't allow it, and we don't think that that's a good idea.

Michael Serpe:

Did Haribo request it at all?

Jean Werbie-Harris:

No, they did not. They agree with us.

Dave Klimisch:

I've got a question on the trucking. The warehouse is that going to be 24 hours loading?

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Jean Werbie-Harris:

Can you come up?

Dave Klimisch:

Will the trucks be coming and going all night?

Brian Dunn:

Brian Dunn, 2440 Deming Way, Middleton, Wisconsin. To answer the trucking question currently they're planning on two shifts of trucking. Trucks could potentially be coming at all hours. Just as truckers get to their destination they will pull in and park. So there could be trucks coming any time of day, although they'll be loading and unloading only during the two shifts currently planned.

Dave Klimisch:

So they'll be queuing up on property? It looks like there's parking for 13 for a queue?

Brian Dunn:

Correct. And that's just so that they have a space to park when they first get to the site.

Dave Klimisch:

Okay. And then on the west side of the property west of the warehouse loading area, is there a berm or some other kind of break or barrier so the truck lights and truck visuals don't have to be seen by people west of the property?

Brian Dunn:

There is a hill actually on the west side of the property at that end where the trucks are, it's actually lower by I think it's roughly 10 or 15 feet than the residential properties. And there are some existing trees along that west property line that there's no plan to touch or do anything with. So there is some screening already going on naturally.

Dave Klimisch:

And then with the amount of trucks is there anything we have to do to County Road C or 165? Is there a preferred truck route? Will they be coming either way? Do we have to do anything if we've got 40, 50, 60 trucks coming up and down the frontage road?

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Brian Dunn:

I believe the answer to that is part of the traffic impact analysis that Jean had mentioned early on. I don't believe there's anything that will have to be done at least to C because that was all redone not too long ago, and it's robust enough for the truck traffic.

Dave Klimisch:

Okay, that's all I've got for now. Thank you.

John Steinbrink:

The numbers from Phase 1 the build out jump quite a bit on trucks and vehicle traffic. Why is that such a big jump for Phase 1 to build out?

Brian Dunn:

From Phase 1 to Phase 4?

John Steinbrink:

Right.

Brian Dunn:

Because each successive phase is essentially the same size as Phase 1.

John Steinbrink:

So it just keeps multiplying.

Brian Dunn:

It just keeps multiplying. So Phase 4 when it's total build is roughly four times the size of what Phase 1 is.

John Steinbrink:

Okay, other questions?

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Kris Keckler:

As you build out these future phases do you increase the amount of queuing space for the trucks on the property? It looks like with Phase 1 there's 13 spots, but at full build out will you still have 13 spots for onsite queuing?

Brian Dunn:

I believe that will stay as just the 13 sites that's shown.

Kris Keckler:

I'm just trying to envision how we don't have trucks parked on the frontage road. I don't know if 13 spots is enough if we build out future build outs. I don't know what the ratio is for that.

Brian Dunn:

I can't answer that question right now. What is the best way to get the answer, Jean?

Mike Pollocoff:

I believe in discussions with Haribo initially the site is contained for all their ultimately parking. I don't think they've laid that out yet. But if you look to the north there's more parking there. It's their desire not to have offsite parking at all. That's one of the reasons where in later phases they have a parking structure to accommodate cars. Everything at the site is set to be onsite. They don't want their inventory [inaudible] Village ordinance requires no parking on the frontage road. So those are plans that I think have been addressed. But as they get farther along there clearly is enough capacity on the site as it is. But as they get farther along they'll vet that out.

Michael Serpe:

Do you have a target date on grading yet?

Brian Dunn:

On grading?

Michael Serpe:

Yes.

Brian Dunn:

On the land leveling grading?

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Michael Serpe:

Yes, site grading.

Brian Dunn:

I believe that the target right now is really July of this year that the land level will begin.

Matt Fineour:

I can help answer that question. So the Village will be bidding that project out in a couple weeks. And land leveling is expected to start occurring by mid to end of July. And we're shooting to get all that grading done for them by April 1st of next year.

Michael Serpe:

Are there issues -- Matt, do we know if there's any issues with the farmers that were renting that property? Are they done farming it or are they going to continue farming it? What are we doing with that?

John Steinbrink, Jr.:

I've been working with all the farmers on that land. The Haribo site just has winter wheat on it that was planted in November or was planted last fall, and it should be harvested sometime in July. So we're hoping to have it out. And if it's not out when they're ready it just gets destroyed as part of the contract. And it's not our intention to hold up Haribo with a farm crop. And that's already written in the agreement with the current farmers.

Michael Serpe:

Good, thank you.

John Steinbrink:

Are we ready? All right, thank you.

[Video Shown]

Jean Werbie-Harris:

So with that, Mr. President and members of the Board, the staff recommends approval of all items as requested for this project. Again, the Comprehensive Plan amendments as well as the rezoning, PUD and the Conceptual Plan for this project. Roll call vote.

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Dave Klimisch:

I've been impressed by the thoroughness of the presentation tonight and the Planning Commission a couple weeks ago. So I move approval of Ordinance 18-15 for the Comprehensive Plan Amendment.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Further discussion? That's a pretty good presentation. I thought you guys would carry that on a thumb drive to have that ready at any moment. No further discussion? A roll call vote is requested.

Jane Snell:

John Steinbrink?

John Steinbrink:

Aye.

Kris Keckler:

Aye.

Mike Pollocoff:

Aye.

Dave Klimisch:

Aye.

Michael Serpe:

Aye.

John Steinbrink:

Motion carries.

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KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-15 FOR COMPREHENSIVE PLAN AMENDMENTS AS IT RELATES TO PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 120TH AVENUE (WEST FRONTAGE ROAD) AND CTH C (WILMOT ROAD); SECONDED BY SERPE; ROLL CALL VOTE STEINBRINK – YES; KECKLER – YES; POLLOCOFF – YES; KLIMISCH – YES; SERPE – YES; MOTION CARRIED 5-0.

Michael Serpe:

Move approval of the Master Conceptual Plan.

Dave Klimisch:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A MASTER CONCEPTUAL PLAN FOR THE DEVELOPMENT OF A 136.8 ACRE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 120TH AVENUE (WEST FRONTAGE ROAD) AND CTH C (WILMOT ROAD); SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

Dave Klimisch:

Move approval of Ordinance 18-16 and 18-17, the Zoning Map and Text Amendments.

Michael Serpe:

Second.

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John Steinbrink:

Motion by Dave, second by Mike for adoption if 18-16 and 18-17. Any discussion on these two items?

Michael Serpe:

Just at the Plan Commission presentation made a comment about they like the looks of the landscaping that Uline has in place and they want to mimic that as an example for their own property. So not only will this be an asset to the Village with this company coming in here, it also aesthetically is going to look exceptionally well as well. The whole transformation of the west side of the I is taking place over the last few years, and it definitely looks good.

John Steinbrink:

Further comment or question? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-16 AND #18-17 FOR A ZONING MAP AND TEXT AMENDMENTS AS IT RELATES TO PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 120TH AVENUE (WEST FRONTAGE ROAD) AND CTH C (WILMOT ROAD); SECONDED BY SERPE; MOTION CARRIED 5-0.

John Steinbrink:

You want us to jump ahead to the other Haribo item, Jean? Item F?

Jean Werbie-Harris:

No, that is not a Haribo item. That's actually Village item, so we'll take care of that when it comes up on the agenda.

John Steinbrink:

All right. Next we have Items D and E.

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Mike Pollocoff:

Before we move on I know the Haribo people have a long travel to get back. If you're waiting to see if we really do this we might as well get it going so you guys can get on your way if you'd like. So I'd request that we move down to Item 9F and take that at this time.

Kris Keckler:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**POLLOCOFF MOVED TO CONSIDER NEW BUSINESS ITEM 9F AT THIS TIME;
SECONDED BY KECKLER; MOTION CARRIED 5-0.**

F. Receive Plan Commission recommendation and consider Resolution #18-15 for a floodplain boundary adjustment for the proposed Goldbear Drive and 120th Avenue and bridge crossing in the Prairie Highlands Corporate Park.

Jean Werbie-Harris:

This request is actually made by the Village of Pleasant Prairie. It does affect their property, but it's a request that's being made by the Village of Pleasant Prairie. And this is for a modification or an adjustment of the 100 year floodplain. And this is for the extension of Goldbear Drive and 120th Avenue. And this is for the public roadways as well as a bridge crossing of an unnamed tributary to the Des Plaines River.

Specifically the Village is developing the Prairie Highlands Corporate Park. As part of that development we need to install the public improvements for Goldbear Drive and 120th Avenue. And as part of that a portion of the floodplain encroaches into this particular area. The development will modify the current existing floodplain. So the Village proposes to fill 66,671 cubic feet of 100 year floodplain and create 84,067 cubic feet of 100 year floodplain. Again, this is for the proposed Goldbear Drive and 120th Avenue public roadway, and a bridge crossing of

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the unnamed tributary number seven to the Des Plaines River with 128th Avenue in the Prairie Highlands Corporate Park.

Specifically, the Plan Commission held a public hearing to consider this floodplain boundary adjustment request, and they approved it subject to the comments and conditions as outlined. This is a project that has been evaluated by the Village staff as well as our consultants. And it's basically a floodplain boundary adjustment to modify the 100 year floodplain. We are filling in some floodplain but creating more floodplain in its place.

The boundary adjustment is consistent with the Village Zoning Ordinance. It's not in conflict with the Wisconsin DNR regulations or FEMA regulations. The areas being removed from the floodplain are contiguous to land lying outside of the floodplain. And the flood storage capacity being removed is corresponding or greater than the capacity that is being filled. The land removed will be filled to an elevation of greater than two feet above the regional flood elevation. And areas of compensating flood storage capacity are draining to a receiving stream.

This is a matter that has also been sent to the Wisconsin DNR and the Corps of Engineers for their review as well. And the staff recommends approval of the floodplain boundary adjustment as presented for the Village to initiate the work that we need to do in order to build these public roadways to service Haribo as well as the balance of the Corporate Park.

Mike Pollocoff:

I move we adopt Resolution 18-15.

Kris Keckler:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

POLLOCOFF MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE RESOLUTION #18-15 FOR A FLOODPLAIN BOUNDARY ADJUSTMENT FOR THE PROPOSED GOLDBEAR DRIVE AND 120TH AVENUE AND BRIDGE CROSSING IN THE PRAIRIE HIGHLANDS CORPORATE PARK; SECONDED BY KECKLER; MOTION CARRIED 5-0.

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John Steinbrink:

I want to thank you gentlemen for coming tonight. And get that thumb drive with you because that's a pretty good presentation. That brings us back to Items D and E.

- D. Receive Plan Commission recommendation and consider Ordinance #18-18 for Comprehensive Plan Amendments as it relates to vacant land generally located at the southwest corner of 116th Avenue and Corporate Drive.**
- E. Receive Plan Commission recommendation and consider Master Conceptual Plan as it relates to vacant land generally located at the southwest corner of 116th Avenue and Corporate Drive.**

Jean Werbie-Harris:

Mr. President and members of the Board, there are two requests this evening before you, Comprehensive Plan Amendments, Ordinance 18-18, and a Conceptual Plan request. They both come at the request of John Heller, Agent on behalf of Interstate Partners II, Wisconsin LLC. It's related to the development of vacant land generally located at the southeast corner of 116th Avenue and Corporate Drive. This is in the LakeView West area of the Village just east of I-94. And this is for a potential mixed used development including apartments and a potential restaurant or retail development.

This project requires that we make modifications to a Comprehensive Plan and neighborhood plan in order for us to advance the Conceptual Plan as being proposed by the developer. The Comprehensive Plan amendment 18-18, again, involves this neighborhood plan amendment. The petitioner is requesting an amendment of the LakeView West Neighborhood Plan as a result of a proposal of the development of properties at 116th Avenue basically between the water tower and 110th Street.

The Village neighborhood plans as you know are components of the Comprehensive Plan and are intended to provide the community with the means of reviewing patterns of existing and probable future land uses and development in and around a particular area. We use these neighborhood plans to evaluate lot layouts, roadways, parkways, open space, environment protection areas, schools, municipal facilities and services and the areas that we need to be able to take care of a neighborhood.

The Plan Commission has evaluated this particular proposal, and a public hearing was held at their last meeting in order to take a look at this particular project. These neighborhood plans are relied upon by the Village when we make community infrastructure budgeting and design decisions by property buyers and their lending institutions when making land purchases as well as local assessors and land appraisers when they evaluate and value property.

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The neighborhood plan amendments there are actually two different neighborhood plan amendments that are being requested this evening. And, again, let me just identify that this Comprehensive Land Use Plan is the area identified with that purple circle as part of the area that we are specifically looking at. The neighborhood plan amendments that they are requesting this evening are affecting two parcels of land at that southeast corner, Tax Parcel Number 92-4-122-302-0161, and that's referred to as Lot 19, and Tax Parcel 92-4-122-302-0162, and this would be referred to as Lot 20.

Specifically the developer is looking to develop the southern portion of this for a multifamily development, approximately 213 lots. But because of the process, the neighborhood planning process, they needed to look at both properties. We need to make sure that we don't keep a remnant or a balance of a property without looking at the compatibility of adjacent land uses as well as how that lot could be serviced.

So you've got two neighborhood plans that are being shown to you this evening, an alternative one and an alternative two. Alternative one shows the land that they're looking to purchase as well as the land just to the south of the roundabout as all a multifamily development. And then the second alternative shows the area they'd like to develop as multifamily, and then that northern piece as a retail possible restaurant-type use. WisPark LLC is the current owner of the property, and they are looking just to sell the southern. And they would actually prefer at this point that the northern piece be identified as a commercial retail property.

Again, as I had mentioned this is part of the neighborhood plan for LakeView West. This would be the first and only residential development within this particular neighborhood. The balance of this neighborhood is either production manufacturing or some type of regional retail or freeway oriented retail development. So this would be the only residential project in this particular area.

This is an area that there has been a great deal of study done with respect to traffic and traffic analysis and a TIA that's been completed. It's been completed and actually updated a couple of times, and our Village engineer and staff have been working with consultants in the past last year to help develop a comprehensive look at a potential roundabout at the intersection of Corporate Drive, 108th Street and 120th Avenue and how traffic would flow in and around this area primarily as a result of the existing need for a reconstructed intersection at this location to address the traffic from not only Premium Outlets and the hotels in this area but the future development growth that is anticipated in this area. When the traffic study was initially done it was not envisioned that there would be multifamily or residential in this area but rather commercial. So those commercial uses would have probably generated a little bit more traffic than the multifamily depending on what type of commercial it was.

And then the property just to the west or the second picture on the slide also on the agenda this evening we're going to be talking about Stateline 94 which is a future corporate office and manufacturing development that's being proposed through a TID district. And all of that traffic has also been evaluated as part of the overall look of the traffic flow and movement and the need to upgrade any of the infrastructure in this area. And those are the areas that are identified in gray.

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So the neighborhood plan amendments that are being presented, again, this evening are alternative one and alternative two. Ideally this development will make sure that any and all uses from the Village's perspective are handled appropriately as it addresses public services. And so that was something that we've looked at very hard when we were looking at evaluating this particular proposal. This is a change in land use for this particular area. It's a change in a zoning designation. It's currently office. We envisioned it would probably go to a B-6 or a retail service type center designation. But they're recommending a residential designation at this location which is a little bit of a spot rezoning for this particular use.

The detailed Conceptual Plan for the Breeze Terrace Apartments, again, by just looking at the southern piece right now it's 16.75 acres. What they are proposing are three 33-unit apartment buildings with common entries and common hallways, underground parking with an extended patio and six 19-unit buildings that have individual entries, and some have entries direct from a garage unit and some do not. In addition, there's a clubhouse that would be at the entrance off of 116th Avenue. And this would also serve as a marketing office for them at this particular site.

Also shown on this site the area green is a primary environment corridor that typically is not disturbed for new development. With this particular plan they are looking to disturb just that southwest corner in order to address some additional parking and a few garages for one of the buildings. And the plan that was presented at the Plan Commission did identify that their stormwater basin was going to encroach as well. I'm not sure if they've modified that plan, but that would have encroached significantly into the southern part of that primary corridor. There are some pocket wetlands on the side on the east side in the center of the woods, and two small wetland pockets that are creeping just onto the site from the south.

There would be one main entrance into this development from 116th Avenue. The staff is recommending that this entire site be fenced and that this be a gated community. Again, this is the only residential development adjacent to a regional shopping center and industrial development and regional retail. So we're recommending that it be a gated community. 110th Street is currently a dedicated right of way to the south of this development.

But currently the only user of this land is through a private driveway that extends to the east. It's someone who has a private hunt club on his property. So there needs to be further discussion as to whether or not 110th Street would be vacated or there would be some type of initial improvement. Because we do show an emergency access gated on the south end entering into the development. They wanted and we wanted limited access to this particular development, but there's an internal site circulation that allows for those that are into the site to be able to circulate and get back out of the development.

There had been quite a bit of discussion about parking and that there needed to be a one-to-one ratio of covered parking per units. And so that's why you're seeing the attachments of some of these garages, and some are direct for the units and some are attachments on the ends of the units.

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With respect to the architecture, the three 33-unit buildings they're proposing 12 2-bedroom units, 21 1-bedroom units and a total of 33 underground parking spaces. As you can see the character of these buildings it's more of an urban feel. Again, the staff recommend that there be a more urban feel if this was going to be by the interstate and to have more units within the individual buildings. Underground parking is something that has worked very well in the Village for a number of projects that have been under construction and that are in the Village currently. So that reflects that kind of style for three of those buildings.

The next architectural style, again, they mix the two so that there's some architecture that reflects more of a suburban residential apartment feel and then more of an urban feel. These 19-unit buildings, 6 2-bedroom units, 13 1-bedroom units, 19 attached garages. Five garages do not have direct access to the unit so you have to go outside from your garage and get to the unit. But these reflect more that individual entry and not the long common hallways and such.

I'm just going to keep going through some of the details of the project, and then I'll go back and identify some of the issues that we talked about at the Plan Commission meeting. One of the things that we talked about is there's a new sanitary sewer lift station that is going to be constructed north of 165 just to the east of the existing lift station just east of Corporate Drive on the north side of 165. And that services this larger area in addition to this particular project.

Again, I mentioned briefly 110th Street and that, again, there's a private driveway there. And if we make the decision that 110th Street should be vacated then we should work through that vacation process so then 110th Street would not be constructed for the Stateline 94 Development to the south nor for this development to the north. This is a good map because it shows the properties. Again, the two southern ones are the ones that would be developed for their apartment development, and then as you can see that horseshoe JHT building used to be the old Snap-on building right there, and then the property just to the west of that is the remaining property that would be owned by WisPark.

The Conceptual Plan for Freeze Terrace, and this is just another look at that particular development. And then I added another slide which just depicts the aerial photography for this particular area so that you can get a feel for where this is in proximity to Premium Outlets which is immediately -- their Phase 5 is immediately to the east.

So at the Plan Commission meeting there were a number of points that were raised. They are requesting obviously to modify the Comprehensive Plan, to modify and create neighborhood plan changes for this development and Conceptual Plan. In addition, they are requesting some PUD modifications for this site. And some of that community benefits that we had talked about even with Haribo development is that they needed to demonstrate some things to the Village with respect to how we would be benefitting from creating this spot zoning situation and creating this area that is abutting a regional shopping center.

So in the staff memo starting on page 10 we had talked about and we had sent this information to the petitioner. And I just wanted to reiterate a couple of points that came up at the Plan Commission meeting. The first one which was raised by Commissioner Bandura, and he asked about whether or not hunting could occur within 300 feet of this development. And we didn't

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have the scale to be able to measure that distance. And that easternmost building on the south side which is just to the west of the pond that's about 240 to 260 feet depending on how you scale it away from the adjacent property owner. And the adjacent property owner is a private hunting area. So within 240 feet instead of the required 300 there could be some hunting that goes on. And our ordinance does require 300 feet. So possibly a discussion needs to be had to restrict hunting within 60 feet of the property line.

But that leads me into the next question or concern, and that is that this site needs to be completely fenced. Because if somebody is walking out at this particular area and it's completely wooded, they may or may not know whether or not they're on their own property or on the private property where hunting is allowed, and they could cross into this site very easily. Again, that 300 feet is something we don't take lightly, again, during hunting season or at any time just to make sure these residents are protected. In addition, the staff had brought up the fact that there needs to be some type of understanding, agreement, fencing, easement, or this building would have to be shifted so that it meets the 300 foot spacing separation to allow for hunting at the property line.

The next item had to do with the primary environmental corridor. With their request approximately 3.5 acres located within the primary environmental corridor as well as .25 acres are proposed to be removed from the primary corridor to allow for parking and development of the buildings. As well as, and this was not caught on this particular drawing that we have provided, but their engineering plans actually showed the stormwater basin extending north into the primary environmental corridor. So there would be a chunk of the wooded area removed because of a stormwater basin needing to be constructed. So we recommended that they take a further look at that particular area so as to not disturb the primary environmental corridor.

The next is that the exact location of the 100 year floodplain has still not be reflected. So we just want to make sure that there are no buildings, driveways or parking within that 100 year floodplain. The next is that the 19-unit buildings shall have a pitched roof. We talked about this at the Plan Commission meeting at either a 5:12 or 6:12, that the 4:12 pitch was very flat, and it didn't seem to fit into the character of that particular building.

Also something that we uncovered as we were reading through this, a minimum of 20 feet between buildings or greater distance if required by the building code. Again, that distance was not reflected. Normally we have a much greater distance. We'd be willing to reduce it, but we need to understand what that is, and I need to make sure that the fire department is comfortable with only 20 feet between the buildings.

The next is that all buildings and paved areas shall be set back a minimum of 25 feet from any wetlands. The site and the development shall be entirely fenced and gated. These details should be shown on the plans. And I understand that there could be some issues with respect to some wetlands and the woodland areas, but maybe the fencing needs to be adjusted so that those areas are outside of the fenced in area so that they're not disturbed.

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The next is that a minimum of one parking space per unit needs to be provided in an enclosed or underground like under the building or attached to the building. And we were trying to figure out based on the floor plans exactly which units went -- which garage units went to which units. And I just think that that would be good information for the Village to evaluate. For example, if your unit is here and your garage is half way across the compound I think that would be very difficult. And so we'd want them to be in proximity. And I'm sure they worked that out, they just haven't provided that to us, but I'm sure they've worked that out. The next is the landscaping and exterior turf will need to be irrigated. The required landscaping plans will need to provide a chart. Again, some of that would be provided with the next step.

But one of the other issues that came up at length in discussion was to have some pet free buildings out at the site. And we were recommending that there be at least four of the nine be pet free just because of the situation that there might be a number of renters that may want pet free buildings. And the situation is that the staff has very limited resources to enforce everything from dogs barking to dogs at large or owners not picking up after their dogs. And so those were all concerns of the staff. Again, we have not approved an apartment development since '98 that had dogs as part of an apartment development. And so it will become a maintenance, and it will be a task for the maintenance or whoever is running the facility to make sure that they take care of those dog issues or cat-related issues.

And so at the Plan Commission meeting we were stating that if they can't have all the buildings pet free we recommended that there be a maximum of two pets with a total maximum weight of 40 pounds at full grown maturity. In addition, the developer agreed that he would restrict certain breeds. I don't remember all the breeds, I just remember a mastiff, pit bull, rottweiler, wolf dog hybrid, some breeds. What was brought up at the Plan Commission meeting is that the Village should relook at their pet ordinance because it has not been rewritten in years. And so we should take a look at it as to whether or not efficiency apartments should be allowed to have the same number of pets that a single family house does and if that creates any problems for the community. And so we agreed to take a look at that.

We also mentioned that the apartment buildings shall be sound proofed to mitigation, again, adjacent commercial noises. Again, Premium Outlets has been out there since 1988. At that time we did not have any restrictions or limitations when those buildings were first under construction with respect to when garbage can be picked up, when compactors can be running, when deliveries can be made. So the concern we have is the reverse, is that they're going to want to go about their business. And traditionally that would be a problem if there's residential right next door unless there would be restricted hours for some of those things.

Again, the way we've handled it in other areas with new developments is that we restricted the hours for which delivers could come, when garbage could be picked up, and all those large banging, back up beeping noises so that it wouldn't disturb the abutting residential or hotel users. And with this situation that use has been there for years and years, again, never anticipating that there would be residential at this location to have to deal with that type of issue as well as at peak times heavy traffic. There will be very heavy traffic during the peak summer and holiday periods where there's just a lot of people out there going shopping as they get over eight million visitors a

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year to the Premium Outlets. So we just want to make sure that everyone is going into this eyes wide open.

And then one of the other things, the last things we talked about with them is detached garbage enclosures shall be constructed with the same materials as the buildings and then so on and so forth. We had met with the developer several times when we talked about no standalone banks of garages. We talked about so many different issues. And many of those things have been addressed in these sets of plans in addition to the staff presentation and the staff comments that I have here that are about 12 or 13 pages.

So with that the developer is here in the event that you have any questions or concerns or things that you'd like to raise with him. This is a matter that was before the Village Plan Commission at their last meeting, and there was a public hearing that was held.

Mike Pollocoff:

Jean, do we have a -- has a document been created since the Plan Commission that shows what items the Plan Commission recommended approval on and what the developer has agreed to or not agreed to? In other words right now we're at conceptual approval, and how complete is the concept? I mean you've identified on the plans some items that you have laid out in yellow, 300 feet, the detention basin, the pitch of the roofs. I mean I think that my recollection from the Plan Commission meeting is that the developer was agreeing to do some of these, and I'm not sure all of these were discussed. So any item that we're going to take action on tonight how tight up are we on these items as far as agreement or non-agreement?

Jean Werbie-Harris:

At the Plan Commission meeting we did talk about the majority of these items. But as directed by Plan Commission we looked at some of these more closely like the distances between the buildings, the distances to the adjacent property owners, the topographic information with respect to the floodplain as well as the stormwater management pond. So what the staff did was we took at the Plan Commissioners' comments as well as additional comments of the things that we had learned about since that meeting and incorporated into the staff comments. And we highlighted them in yellow for the benefit of the developer.

We did have a conversation with the developer last week regarding all of these items, and we sent these items to him, I believe it was on Wednesday, so that they would be aware of the additional comments and concerns by the Village staff. And that's what brings us to this evening. And the Village Board has received this exact same memo that we had given to the developer last week Wednesday. But the plans have not been modified to reflect any of the changes.

Mike Pollocoff:

Okay.

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John Steinbrink:

I think we have a number of questions for him so it's probably best to come up.

Mike Pollocoff:

Fran, could we get you up here?

Fran Brzezinski:

Thank you. I think for our purposes I have about 17 comments on here --

Jean Werbie-Harris:

Name and address.

Fran Brzezinski:

Fran Brzezinski, 23217 Stone Ridge Drive, Waukesha. I'd like to focus on the same thing Jean did for these 17 items on page 10 mostly all in yellow which were kind of additions since the Plan Commission meeting, and I just want to talk about three of them. Basically we're fine. We'll work out. All these things can work. I just want to talk about three items if I could please.

The first one is Item A about this additional 60 feet. I'd like the Board of Trustees to understand I talked to the owner of the property to the east. And he will provide an easement or a deed restrictions for the no hunting in the 60 feet to accommodate the 300 feet. So if I could get the direction of the Board please that that's an acceptable solution subject to review and legal I think that takes care of Item A which was a new item.

The second item that came up actually isn't even in yellow, but it's about the 20 feet from wetlands for all paved and buildings. All our buildings and all our paved areas are fine except if you look at the map that's behind you on the south end, on the bottom of the thing there's a secondary entrance off 110th Street for emergency for the fire department. That entrance we were asked to put it there so it lines up pretty well as a secondary entrance, but it's within like nine feet of the wetlands. So of all the areas that's the only place where we were asked to put an emergency access. That's where I think the Village staff wanted it. It's in violation. So I'd ask for direction from the Board to allow us to move that somewhere so it doesn't impact the wetland or get a variance or something like that. Secondary entrance fine. We'll put it in, move it a little bit to get it away. But I'm just telling you right now it's within -- that entrance for the fire department it's an emergency entrance. It's only an emergency exit and within 20 feet of the wetland.

And then the final one, and I just want clarification on this because it came up with the soundproofing. And I believe at the Plan Commission Mike Serpe brought it up for sound. I just want clarification because it says in here all the buildings -- we think our sound is good enough.

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But I want clarification, and I think I'm saying this correctly, and Mike Pollocoff mentioned this, not Mike Serpe, Mike Pollocoff, tell me if I'm right. We will on the building, which is the one, Jean, I can't see it, the one farthest, yeah, that one, Nathan, yeah, building E if you're going to have sound the weakness is always in the windows. We'll triple pane that side of that building if that's a concern with the Trustees. But I would suggest to you the rest of the buildings we're fine with our insulation and what we're doing on the rest.

So the rest of them everything that staff put together we'll make work. We're fine with it. One was the entry one, the 60 feet, and just make sure when we're talking about sound insulation we're talking about that one building, Mike, that I think we talked about. So with that we're okay. A lot of changes but we're okay.

Michael Serpe:

Fran, I have a question for you. Reference the pet issue, the dogs especially, what kind of policy are you going to have in place that's going to address dogs that are continually barking.

Fran Brzezinski:

I'm going to address it two ways. One, we'll limit it to one dog. I mean I think Jean has two dogs now. One dog is fine with us. The other thing I tell you I own like six of these major projects like this, and I looked back over the last two years how often in all of our projects police were called, and whether it's Waukesha, St. Francis, Oak Creek, Kenosha, one time in Waukesha in the last two years did anybody ever call the police. And if you're getting a lot of police calls that's just crappy management. I'm just going to tell you by the landlord's kind of thing.

Michael Serpe:

We don't want the police involved in this.

Fran Brzezinski:

We don't either, hell, we don't either. But we'll restrict it even further to just one dog.

Michael Serpe:

On not every building? Do we have some buildings that are pet free?

Fran Brzezinski:

Some are pet free. Whatever Jean said are pet free buildings that's fine. And for the other ones one dog instead of two. I think she had two that can't weight more than 40 pounds. We'll just do one dog.

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Jean Werbie-Harris:

At 40 pounds.

Fran Brzezinski:

Less than 40 pounds, yeah.

Michael Serpe:

The other thing I'm going to ask is how is the hunting land, how are they going to identify that 60 feet? Do we know how they're going to keep the hunters --

Fran Brzezinski:

First of all we'll be fencing. As Jean pointed out we'll be fencing --

Michael Serpe:

Your land. But 60 feet --

Fran Brzezinski:

Yeah, he'll give a permanent restrictive covenant or easement or however you want to do it. He's fine with it. You have to understand if you look at that map that's behind you there's a little, I don't know how to explain it, but there's a tongue if you will, there's a little pond, and the 60 feet is in that water. He doesn't hunt there either.

Jean Werbie-Harris:

He doesn't duck hunt?

Fran Brzezinski:

Not within 100 feet, no, of our property.

John Steinbrink:

I think it's the hunter's responsibility to know where he's at and be a certain distance from structures.

Fran Brzezinski:

And this is private. This isn't a public club. This is a private club.

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John Steinbrink:

So he has to inform his people, and his people have to be informed of and know where they're at.

Fran Brzezinski:

Exactly. Agreed, agreed. And he's okay with that. That's David Moore by the way. I talked to him and he's fine with this.

Michael Serpe:

And, Jean, could we find then an alternate emergency access other than what's proposed on here?

Fran Brzezinski:

You mean for the fire?

Michael Serpe:

For the fire.

Fran Brzezinski:

I suggest, and we haven't talked about this so this is going to be new to staff, I'd suggest one off of 116th, just come in farther south off of 116th. We'll cut the berms and all that. And instead of going all the way to 110th just do another one way south on 116th Avenue and have it come in where it can tie right in. We'll get rid of the dumpster area there. We can come right in and get access. That's what I propose. But this is all new to staff. The other alternative is just to move that, on 110th Street just move it east another ten feet and then we're 20 feet away. So I mean there's solutions there somewhere.

John Steinbrink:

You talked about soundproofing only one building. But your proximity to a commercial area, and we know what happens with the noise from this and the deliveries at night, garbage pickup and that. Is soundproofing all of those buildings out of the question?

Fran Brzezinski:

Yeah, well, it isn't out of the question. Well, it's not necessary. I would tell you that. I mean if you look at it --

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John Steinbrink:

When the complaints come in we just redirect them to you?

Fran Brzezinski:

Oh, absolutely, yeah.

John Steinbrink:

Because they will come in.

Fran Brzezinski:

They will come to me, yeah.

John Steinbrink:

Well, they will come to us.

Fran Brzezinski:

We'll be punished by not having people live there which we don't want. We're okay with where it is.

John Steinbrink:

Because you're going to pick up interstate noise there and everything else.

Fran Brzezinski:

That's interesting, Chairman, because the interstate noise actually it's really a horizontal directional thing. And we're low enough that we're not going to be picking up interstate noise. There could be from the rear of the retail area, and that's why we'd propose a little triple pane building E on that west side. But the rest of it, Mr. Chairman, we're pretty darn comfortable with it.

Michael Serpe:

Fran, when you're taking applications for the apartments I think it would be wise to include a sheet that the people should be made aware of like the seasonal traffic that Prime has a few times a year, like Jean had mentioned about the morning deliveries, garbage pickup. If the people are made aware of this --

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Fran Brzezinski:

No problem.

Michael Serpe:

-- then there can't be too much complaint if and when it happens.

Fran Brzezinski:

I don't have a problem for that.

--:

Just for clarification it's building D, not E.

Fran Brzezinski:

I couldn't see it. I think it is D.

Dave Klimisch:

You agree that sound is an issue or will be in general?

Fran Brzezinski:

No, actually I don't agree that it's going to be an issue. But we will nonetheless triple pane building D if the Board feels that it's an issue. But I actually don't think it will be an issue.

Dave Klimisch:

I have a concern that if this goes through it's right next to a commercial development with 24 hour access to dumpsters, the highway there. Agreeing on the level of noise is like a base level agreement, and it sounds like we're not on agreement if there's noise out there. I live about the same distance from the highway and there's noise up there, and I'm not up on the second or third floor of a building.

Fran Brzezinski:

I don't know what to tell you except that, no, it's not going to be a leasing issue for us. And, like I said, we'll triple pane -- that's where your penetration comes in is through the windows. We'll triple pane building D. But beyond that if it were a leasing issue we'd want to address it. We just don't see it that way.

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Dave Klimisch:

We might have a slightly different point of view. They're going to lease up I'm guessing. But as John mentioned when the complaints come in, building A, the northwest building, that's essentially in the same position as building D. There's going to be a whole west side facing the commercial area and the highway. So they're going to lease up but there's a quality of life. We want this to be [inaudible] Planning Commission you mentioned you wanted this to be a high end or a nice place.

Fran Brzezinski:

It will be.

Dave Klimisch:

And I'm hearing you talk about how it's going to be successfully leased up or leased out. But if there's noise coming is it going to be a quality place for the tenants?

Fran Brzezinski:

Yeah, it will be. I mean the distance we have this I suggest to you it's a significant distance. And the building materials we have this isn't like a house kind of structure. I mean with the panels we have with the stone and all that I mean if there's a weak link it will only be in the windows. It will all be double paned obviously. And the other thing is we're personally investing tens of millions of dollars in this beside the project cost. We can't afford it to be not a successful leasing project. It will be high end, and it will be successful.

Dave Klimisch:

And if this approves it's going to be in our Village for decades. So we're very interested in it succeeding as well.

Fran Brzezinski:

It will be in my family for decades.

Dave Klimisch:

So I'm guessing if you're open to building D being triple paned on the west side that building A is a west side --

Fran Brzezinski:

Which one is building A?

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Dave Klimisch:

The one in the northwest corner, the same scenario.

Fran Brzezinski:

I'll look at the top floor. If there's a concern that the third floor could pick up -- you know it's all bermed at the grade level. If you want us to look at the top floor triple paning that glass on building A if that helps I would do that, too, yes.

Dave Klimisch:

I have a concern.

Fran Brzezinski:

Okay. Then I'll do the third floor on building A on the west side.

John Steinbrink:

During your presentation you made comment how people like the garages for storage. That means they're not parking their car in them. That means their cars are parked outside.

Fran Brzezinski:

No, no, I think what I said was that besides using the car they use it for other things. These are big, these are large garages, very deep. Probably as deep or deeper than most home garages, 18 feet out.

John Steinbrink:

So it's built to accommodate storage --

Fran Brzezinski:

They're built to accommodate the things I talked about, camping equipment, yeah.

John Steinbrink:

Are there any other storage units available in the buildings for tenants?

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Fran Brzezinski:

No, not in the two stories. In the three story buildings there are additional storage but it's underground.

John Steinbrink:

And what was our final decision on the pitch of the roof?

Fran Brzezinski:

I'm sorry, on the what?

John Steinbrink:

Pitch of the roof.

Jean Werbie-Harris:

Roof pitch.

Fran Brzezinski:

Well, I'm not going to win this one. This is like red car or blue car. We think the 4:12 that's presented is what's best for this project. No one can see these [inaudible] except us anyway. But we'll agree we'll do 5:12. I mean hopefully -- if they ask for a 6:12 that means that the roof is 16 feet, and my whole building is only 20 feet to the roof. Now it's out of whack. I've got 47 percent roof instead of building. So 6:12 makes no sense to me, 5:12 I think is marginal. But we'll do 5:12 if that's what the Board wants us to do.

John Steinbrink:

Do we have any renderings showing a 6:12, 4:12, 5:12 pitch.

Fran Brzezinski:

The rendering you saw is a 4:12.

John Steinbrink:

Correct. We're used to seeing them at 6:12 as our standard --

Fran Brzezinski:

We've done them, but I don't think you've seen them.

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John Steinbrink:

-- and generally what we've seen around the Village.

Fran Brzezinski:

6:12?

John Steinbrink:

6:12.

Fran Brzezinski:

6:12 on the picture you're seeing there, the top -- when you get to the roof it's 20 feet 2 inches. If you do a 6:12 the roof is another 16 feet and 4 inches. So it's almost as big as the -- the roof is as big as the building. I'd suggest that's a lot of --

Mike Pollocoff:

Some of the ones we have in the Village now are three story.

John Steinbrink:

Correct.

Fran Brzezinski:

We've agreed that -- the staff suggested 5:12 or 6:12. We're not arguing that. We hope to make our case for 5:12 to the staff.

Michael Serpe:

I personally think a 5:12 would look good in this development. That's my personal opinion only because I'm not a real fan of steep pitched roofs.

Fran Brzezinski:

Well, that's the thing. Everybody likes different things like different colored cars.

Mike Pollocoff:

Okay, and have your engineer look at the detention basin? Are you going to be able to modify that?

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Fran Brzezinski:

It makes it a bit more difficult, but we'll agree to the staff recommendation on that, yes.

Mike Pollocoff:

Okay. One of the other things our dog ordinance is back from when we were a town and we didn't even have any apartments back them. So I want to have everybody understand we're going to rewrite that. And then once that's in place, and I don't even know what -- to be honest with that we won't include you in how we come up with that because I don't know what it will be. But I just want to make sure we're [inaudible] your apartments grandfathered in based on whatever this ends up --

Fran Brzezinski:

We get it.

Mike Pollocoff:

So is there anything else we haven't --

Fran Brzezinski:

I don't have anything unless there's questions.

Dave Klimisch:

I might have missed it. Was there talk about a second point of access to this or just the one point.

Fran Brzezinski:

No, the second point of access as staff suggested earlier on if the property to the north which we'd like to develop also becomes multifamily then there would be a second entrance to the north. But right now there's a single entrance except for the fire department's secondary entrance. But you could create an entrance going north if the land to the north were -- once its developed the Board would be able to say attach the two projects.

Dave Klimisch:

I'm thinking in the event that there's some kind of emergency incident right outside on 116th Avenue then there's a separate medical incident in the apartments, how do we gain access?

Mike Pollocoff:

That's the one off 110th.

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Michael Serpe:

They're going to move it nine feet over or six or whatever.

Dave Klimisch:

So they're moving the emergency access nine feet over?

Fran Brzezinski:

The secondary access could be farther south for the main entrance.

Mike Pollocoff:

No [inaudible]. Public secondary. Part of the reason for not having a public secondary access is it's going to be gated. [Inaudible] given the [inaudible] impact of the people there the staff's recommendation was that we develop in phases [inaudible] harder to manage that with a second.

Dave Klimisch:

So you've got other properties. If there's a fender bender or something at that exit/entrance point other people aren't able to come and go?

Fran Brzezinski:

That is our only entrance to the project, yes. Eventually you could have one to the north, and we would probably open that emergency fire entrance if that happened, too, because that's gated. You could open that whenever you want. We just weren't going to have it gated. So we will be able to open one more to the south. And we have onsite management so we could do that in a five minute span if for some reason you couldn't get out the main entrance.

Michael Serpe:

Are you ready for a motion on this?

Jean Werbie-Harris:

I would ask that just one other point to be clarified is that in the staff comments it talks about that the buildings be fully sprinklered, I mean that the buildings have all fire sprinklers throughout the entire building, that includes the attics of these buildings as well. So when I say fully sprinklered I mean including the attic spaces. So just for clarification. There's been some recent incidents with fires lately, and it seems to be that they started in the attic. And all of our apartments in Pleasant Prairie do have them in the attic as well.

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John Steinbrink:

Jean, the distance between the buildings you said 20 feet?

Jean Werbie-Harris:

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

John Steinbrink:

Distance between the buildings 20 feet? Chief, could you come up? Is that from the wall or from the eve.

Fran Brzezinski:

No, that's from the closest point. Most exterior point of both buildings more than 20 feet.

John Steinbrink:

Because you have a pretty good even on those buildings.

Fran Brzezinski:

I understand.

Jean Werbie-Harris:

So the two closest point within that 20 feet is on the southern two buildings from the garage to the garage. And then in that southern four buildings between the garage and the garage.

Fran Brzezinski:

Yes.

Dave Klimisch:

A couple more questions.

John Steinbrink:

Chief, does that work for you?

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Chief Roepke:

Yeah, I'd want to look at it, but I think in general with the buildings being sprinklered that would work.

John Steinbrink:

And that includes the attic sprinkler.

Chief Roepke:

Yeah, it would be what we refer to as a full 13 sprinklered facility as opposed to like a 13R where you can get away with not sprinkling certain enclosures and sealed spaces.

John Steinbrink:

And the fencing goes complete, Jean, all the way around then?

Jean Werbie-Harris:

Correct?

John Steinbrink:

The fencing is complete around the entire facility?

Jean Werbie-Harris:

Yes, or around their entire site. That hasn't been clearly defined yet exactly where they're going to put the fence yet.

Dave Klimisch:

Do you have a space in mind where your dogs will be outside?

Fran Brzezinski:

Quite frankly we'll have that courtyard area. And the green area we've planned footpaths through there. So that's what the green area is for, that's what the perimeter is for. One of the things we do, I don't want to take a lot of time, I know you have a full agenda there, but every pet that comes in we do a DNA on them, all right? And we have a fine. And it's in our lease that we find someone's dog feces somewhere we invoke a fine. We do not have trouble with dog feces. But the walk area will be in the courtyard and in the green conservancy area and on the perimeter.

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Dave Klimisch:

And Mr. Serpe had asked earlier about the policy for barking dogs. If people are gone all day and their dogs are barking --

Fran Brzezinski:

Well, dog.

Dave Klimisch:

Or dog, thank you, how is that addressed as a management --

Fran Brzezinski:

As I said we have onsite management. And if there is occasionally a barking dog in some of our projects they call management and we go take care of it. I mean we've booted people out of our projects before of their pets before. We've done that. We just never carry it to a point where they had to call the police except for one incident in two years in Waukesha.

John Steinbrink:

So if neighbors call the police without going to management?

Fran Brzezinski:

One time in two years in six projects in six different municipalities.

John Steinbrink:

Okay. And, Chief, can we have a rule for responding to barking dogs more than once?

Chief Smetana:

We've got a citation that we could deliver if it became an ongoing issue. That's how we'd handle it. First we'd try to get compliance like we do with everything else. If that doesn't work then we move to a citation and we're able to do that.

John Steinbrink:

But the developer is stating management is going to take care of it. But we know you guys get called for it, and that's an issue for us because it ties up our resources.

Chief Smetana:

That's correct, it's another call for service.

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Mike Pollocoff:

How is the record been at Hidden Oaks recently? I mean that's the only place where we have dogs right now.

Chief Smetana:

To my knowledge it hasn't been an issue. I could go back and check the calls for service there. But to my working knowledge for being here five years it hasn't been a high priority issue.

Mike Pollocoff:

Okay.

John Steinbrink:

All right, if there's no more questions?

Michael Serpe:

John, I would move approval of Ordinance 18-18.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave. This is Ordinance 18-18, Mike?

Michael Serpe:

Yes.

Mike Pollocoff:

I'd like to amend that ordinance just to -- we've covered a lot of stuff here. I want to make sure that as part of this we get this all down and committed to writing. There's going to have to be some plan modification that Fran is working on as far as the detention basis. So the approval will be conditioned on all these items that we discussed at the dias if we don't [inaudible] committed to writing and have the staff provide it to us.

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Michael Serpe:

I'll include that.

John Steinbrink:

That's good with the maker and the second?

Dave Klimisch:

And the second.

John Steinbrink:

With that if there's no further discussion then a roll call vote is requested.

Jane Snell:

Mike Pollocoff

Mike Pollocoff:

Aye.

Kris Keckler:

Aye.

John Steinbrink:

Aye.

Dave Klimisch:

Aye.

Michael Serpe:

Aye.

Fran Brzezinski:

Thank you.

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SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-18 FOR COMPREHENSIVE PLAN AMENDMENTS AS IT RELATES TO VACANT LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 116TH AVENUE AND CORPORATE DRIVE; SECONDED BY KLIMISCH; ROLL CALL VOTE – POLLOCOFF – YES; KECKLER – YES – STEINBRINK – YES – KLIMISCH – YES; SERPE – YES; MOTION CARRIED 5-0.

Michael Serpe:

Then I'd move approval of the Master Conceptual Plan.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike S., I should probably start saying that because we have Mike S. and Mike P. I don't know if each one wants credit for the other's motion. Second by Dave. Any further discussion?

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A MASTER CONCEPTUAL PLAN AS IT RELATES TO VACANT LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 116TH AVENUE AND CORPORATE DRIVE; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

Jean Werbie-Harris:

Mr. President, I just have a quick question. On the previous item did you approve the Comprehensive Plan amendment with both alternatives, whether it's apartments or retail? You approved both of those correct?

Michael Serpe:

Yes.

John Steinbrink:

Correct.

Jean Werbie-Harris:

Okay, thank you, sorry. Any further discussion? Those in favor?

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Voices:

Aye.

John Steinbrink:

Opposed? So carries. With that we're going to take a five minute recess.

[Recess at 8:05 p.m.]

[Reconvened at 8:10 p.m.]

John Steinbrink:

All right, we're going to move on to Item G.

G. Consider a two year contract agreement between the Village of Pleasant Prairie and the Pleasant Prairie Professional Firefighter's Association, Local 3785 for the 2018-2019 calendar years.

Tom Shircel:

Thank you, Mr. President and Board members. As you recall, your last meeting, April 16th at the recommendation of the staff this item was not approved by the Board and was recommended to back to renegotiation. The main sticking point as you recall back then was the idea of the gross versus base pay for the paramedic stipend. As you know our firefighters and paramedics and according to the current contract they get a five percent paramedic stipend. And in this contract, the 2018-2019 contract, the language is in there for them to six percent increase.

So back before the April 16th meeting three weeks ago there was a late analysis by the Village regarding this gross versus base paramedic stipend. And obviously if it's based on gross pay there's going to be a bigger payout from the Village to the firemedics, and if it's based on base salary there would be a lesser payout. So we did another analysis since then. We did not go into further renegotiations with the union, but we did another analysis, the staff did. And it's determined that basing that paramedic stipend on the six percent gross pay it still fits within our Village budget. So I just wanted to make that clarification.

I think also Trustee Keckler at that point also had some questions regarding this contract as far as attracts and retention of firemedics. And I know if it's based on gross pay like the current contract says that paramedic stipend that will, in fact, increase the attraction and retention of firemedics to the Village fire and rescue department. It will, in fact, bring them closer to what other similar fire departments in the area and southeast Wisconsin have as far as pay goes, such municipalities as Caledonia, Southshore, Franklin, Oak Creek. This, in fact, will bring them closer to what those fire departments are getting in pay.

So to go over some other highlights of the contract, there is a typo on that first slide. The wages will be a two percent increase effective April 1, 2018. And then it will be a one percent increase

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effective January 1, 2019. And another one percent increase effective July 1, 2019. And I did just briefly speak about the paramedic pay. There's an increase for current employees from five percent to six percent on this contract. And that's effective January 1, 2018. And all new hires after April 1, 2019 will receive a five percent paramedic pay until they reach that top pay which is basically five years of service.

Holidays and an addition 24 hour holiday that can be used as a discretionary time off or as a day off. Discretionary time approved by the Chief or his designee. Any time remaining will be paid as a part of the other holiday hours or used as time off. And another discussion point that we had with the union was residency as always. We're going to add Walworth County, Wisconsin and Lake County, Illinois as a residency option. The contract current allows residency within Kenosha County, Racine County, and Milwaukee County south of Layton Avenue west to 124th Street. The recommendation is for the Village Administrator and the Village President to accept the proposed 2018-2019 firefighter's contract. If you have any question I'll be happy to answer them.

John Steinbrink:

Any questions for Tom?

Michael Serpe:

The fire department has agreed to these?

Tom Shircel:

In fact, if you remember last April 16th they've agreed, and also they've already ratified the contract. So you remember Joe the union president Joe Olszewski spoke at the podium. I sort of felt for Joe. I mean he had to go back after last meeting and go back to the union and say it didn't get approved. So they've agreed to this.

Mike Pollocoff:

That's why he gets the big bucks. I have one question on the residency. I mean do we really have residents anymore for Milwaukee, Racine, Walworth, and Lake County?

Tom Shircel:

Do we have current employees we're saying that reside there?

Mike Pollocoff:

I mean functionally do we really have residency at that point? If someone lives out in western Waukesha or western Walworth County they're really --

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Tom Shircel:

It's a distance, right. I don't know if Joe wants to address that, if that's a problem?

Joe Olszewski:

Joe Olszewski, 5464 77th Street. I wasn't expecting to come up here and talk. Last time I was a little more prepared. The residency issue was more for a recruitment standpoint. Just talking with the last recruitment that we had we did have a lower turnout than I think what we were expecting. And a lot of people that we were in discussions with that we knew would be interested in this position what was the biggest hangup for you? And what we found out was that it was people from Walworth County. A lot of them reside in the eastern part of the county, Lake Geneva and those other communities they didn't want to leave those communities.

And, in fact, one of the people that we know has applied. This time around in discussion is that is the reason he didn't apply last time. And he was able to apply this time. So it's more from a recruitment standpoint. Because like I said at the last Village Board meeting we are going to be competing with a lot of the communities in this area that are going to be seeing their fire departments expand because of the development in their communities especially to the north of us in Racine County. So we need to find a way to recruit and be able to compete with them as well. And I think expanding our residency is going to allow that to happen.

Mike Pollocoff:

Is there any residency rules for paid on call? I know they're not covered under this contract, but while we still have some are they [inaudible] into an area?

Joe Olszewski:

Chief?

Chief Roepke:

We really don't have a lot of as you say paid on call. They're more part time and that's typically the 15 mile. And one of the other big things [inaudible] regarding recruitment, what you're seeing happening in the field now which is really unheard of in the fire services is lateral movement where you have an individual who has been on a department six, seven, eight years typically in this occupation if you go to a fire department in a different area you start at the bottom. Now what you're seeing in Franklin, I believe it's South Milwaukee and I think Southshore as well you're seeing lateral movement. Maybe not necessarily from union seniority they maintain, but from a pay and holiday perspective they can laterally move into that department.

I believe South Milwaukee is now looking at an on shift captain position that willing to do a lateral movement. It's really unheard of in the industry at least regionally here. I understand in

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some other areas of the country they're doing that. They have been doing it for a little while. But I think because of the way the economy is shaking out and we're doing so well economy-wise that these are some of the things that organizations have had to do.

Mike Pollocoff:

Is there a motion? I'll move that the Board approve the negotiated contract as presented.

Dave Klimisch:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries. Thank you, gentlemen.

POLLOCOFF MOVED TO APPROVE THE TWO YEAR CONTRACT AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND THE PLEASANT PRAIRIE PROFESSIONAL FIREFIGHTER'S ASSOCIATION, LOCAL 3785 FOR THE 2018-2019 CALENDAR YEARS; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

H. Consider Resolution #18-14 approving Project Plan and Boundaries for the creation of Tax Incremental District No. 7.

Jean Werbie-Harris:

The proposed Tax Incremental District No. 7 or TID 7 is being developed by the Riverview Group, LLC. It's an industrial project within the boundaries of the Village. Under the current statutes this type of developer funded TID is allowed to have a 20 year life with expenditures allowed for the first 15 years of the TID. Under Wisconsin Statute 66.1105 details of the process for creating the TID it required that the law indicates that a public hearing be held which was held before the Village Plan Commission in which the project plan was presented and public comment was taken.

The project plan for TID 7 has been prepared, and it established a need for the TID. It lists the expected improvements within the TID, provides an estimated time schedule for the completion

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of the projects and an estimated budget. The project plan, again, needs to be adopted by resolution of the Village Board and the JRB, and also at the recommendation of the Village Plan Commission which was held on April, 2018.

Implementation of the project plan and construction of any public or private improvements will still require consideration and authorization by the Village Board. Project plans should list specifically the projects and how the projects are intended to be financed. It identifies specifically that certain things can happen with respect to the improvements in that whether it's project financing, market conditions or status of the development all those things can affect the timing of the TID. The Board is not mandated to make public expenditures but is limited to the types of expenditures that are identified in the plan. And any changes to the boundaries or the types of eligible projects would need to be presented as part of an amendment back to the Village Board. This is considered to be an industrial district TID, and not less than 50 percent of the district by area is suitable for industrial development.

There's a series of maps that I'd like to present, but I think I'm going to turn it over to Kathy. I just want to mention a couple of other things. And that is the Village is initiative the development of this tax increment district to further promote and attract industrial/commercial type development and office development. And it is intended that this would increase the tax base of the Village of Pleasant Prairie. The project is generally located, and I could go through all the maps, but it's generally located south of 110th Street down to 122nd Street from the East Frontage Road to the Des Plaines River.

The approximate size of the development is 308 acres. And, again, this is identified as a pay go TID. What that means is that all costs will be paid for by the developer, and the Village will be issuing developer revenue bonds that will provide for payments to the developer to the extent that the tax increment collections are available and the Village Board appropriates these funds. Again, it's intended that the creation date would be May 7, 2018, the expenditure period May 7, 2034, and a termination date of May 7, 2039.

The slide shows the general location map, again, at the very south/southwest corner of the Village of Pleasant Prairie, basically just south of that Breeze Terrace development that we just approved and south of the Premium Outlets development. Outlined for you is the TID time line. Again, after the Village Board meeting this evening this matter would go to the second JRB or Joint Review Board meeting which is scheduled for May 15, 2018. And then on May 15th the documents would be submitted for approval to the Department of Revenue.

Kathy Goessl:

This is the summary of the project cost. The projects will be done in three phases, Phase 1, 2 and 3. And then we have some legal and administrative costs also built into the project plan for a total of \$20,298,896. These are Phase 1 improvements which includes clear and grade north and center sections right away for the utilities. And then we have 122nd Street east of 120th Avenue to the eastern property line with left turn lanes and deceleration and acceleration lanes. And then we have 120th Avenue north of 122nd Street to center section south property line for left turn lanes and deceleration and acceleration lanes.

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Also we're looking at installing a permanent sanitary lift station and water extension along the frontage road. Part of that water extension on the frontage road is actually 50 percent Village for TID #5 being put in, and then the rest is developer funded. Install a new sanitary force main and extend gravity flow sanitary sewer. And then some site work and grading and stormwater. This is the center section. These sections can be done out of order if they have a building or a person that wants to actually, or a manufacturer, to go in a different building either on the north side or center section. So these phases may be done out of order depending on what type of businesses they attract.

Phase 2 center section is 120th Avenue south of 120th Court. And then another road is to add a cul-de-sac off 120th Avenue with stormwater, water, sidewalks and other costs. And then we have some more site grading and site work and stormwater on the site for Phase 2.

Phase 3 in the north section is to clear north section roadway for paving, clear and grade cul-de-sac right of way for utilities, pavement of 116th Avenue extension and cul-de-sac, extension of water service including addition of fire hydrants, stormwater for 116th Avenue extension and cul-de-sacs, sidewalks, lighting, landscape for 116th Street extension and cul-de-sacs. And then we also have site work and grading and stormwater on that north site.

Here's a summary of the project cost by phase. And you can see the project, again, listed along the left hand side, and then the total project cost in the middle in each of the phases with Phase 1 being the most expensive at a little over \$9.9 million. And then also the other phases you can see almost \$3.7 million and then \$6.4 million including road projects, sanitary projects, offsite lift stations and roundabout and then water projects with us contributing a little over \$1 million to the 16 inch regional water line.

These are the buildings that they are proposing to be put in and how much approximate square feet, how big of acreage for the site and when they consider start of construction and completion of construction, and then what year the assessment will be made and the value that we're determining in the project plan for that building. We're looking at a total of a little less than \$94 million in assessed value once all five buildings are constructed.

This project plan will be for 20 years. The developer cannot ask for an extension beyond the 20 year life of the TID. Along the left hand side is your tax incremental value and the year of collection for each of the tax rates that we've predicted and the tax increment collection in the center. And then we will have administrative type costs, expenses which we will first take out. And then the developer revenue bond which will be evaluated every October 1st. They will submit in all their proof of public improvements and the grading on private sites. And we will evaluate and determine within 30 days if they're eligible, and then issue a developer revenue bond January 1st of every year starting with the first year being the initial bond and then after that adding to the bond. And then by the following September 15th we'll pay out the increment after we take out the Village's eligible Village expenses.

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So based on this, for example, in 2020 we will have an estimated tax rate of 20.189. We'll collect \$361,585 in increment. We'll keep estimated ten for our Village cost, and then we'll give the developer \$351,000 to pay interest first on their revenue bond, and then principal as soon as we have enough money to do that. Based on our current estimate we're not expecting this to pay totally out. The interest rate that the developer has asked for is seven percent, so our first payout is seven percent of the interest and then their principal balance. If the development develops faster and they also receive some T grants or contribution from the county, it will help speed up this increment collection, therefore maybe at the end of the 20 years breaking even with the project.

In our developer revenue bonds we have an option to buy out the revenue bond if we get to a point where the increment being generated is guaranteed enough for us to take over the principal amount and refinance it as a general obligation at a very low rate, two percent, three percent compared to seven that they're having.

Jean Werbie-Harris:

So as part of the TID project plan there's a series of exhibits that depict various maps as it related to the project plan. Map 1 is the TID #7 boundaries for the Stateline 94 Corporate Park that's been legally described. Map 2 are all the existing uses and conditions within the Corporate Park are as part of this TID #7. Primarily the existing land uses are environmental related and agricultural related and open space.

Map 3 depicts the boundaries as well as the floodplain and wetlands on the property. Again, there's a few pocketed wetlands that are proposed to be filled. But other than that there will be no filling of any floodplains or wetlands for this new development. Map number 4 are the roadway improvements that Kathy referenced as part of the project plan. And they're depicted on this more detailed illustration as provided by the developer.

Map number 5 are the sanitary sewer extension areas as well as identification for the lift station, the temporary and permanent lift station. So, again, a little bit more detail than we typically have seen in the past. But this illustration has been provided by the developer as well. Then map number 6 is the water main extension work that Kathy referenced, again, along the frontage road as well as down through the center of the development to service their projects.

Map number 7 is the existing zoning, and map 8 is the proposed zoning. This is a project that we've been talking about for a few years now so we've actually taken those steps, and the properties have already been appropriately rezoned into the M-5 Production Manufacturing District. And the areas that are designated as C-1 and C-2 those are conservancy districts. They remain in place for this development.

And maps 9 and 10 are the existing and proposed land use plan maps. Again, this work has already been done, and this map and the second map are identical because they reflect the existing land use conditions which is the P or Production Manufacturing. And map 11 and the final map is the conceptual site plan that we've based our project plan on that identifies the five different buildings that Kathy referred to. And what they were looking to do is start at the south

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end with Phase 1, the middle section will be Phase 2, and the northern end just to the east of Premium Outlets would be Phase 3.

Again, as indicated in the project plan there is some flexibility with respect to things based on the economy, market conditions, financing and other things, but this is their conceptual plan as presented to date. With that the developer is here if you have any questions, or Kathy or I would be happy to answer any questions.

Michael Serpe:

I just have a comment.

Kathy Goessl:

Also Jim Towne is here and Gene Schulz. They helped us put the project plan together also.

Michael Serpe:

This is all well and good, and I want to see it succeed and I'm sure that it will. But think of what we have approved tonight with Haribo, the apartments and probably this. Think of who's going to service it. We are so short of people to service these developments, and I'm not blaming this Village Board. I'm blaming quite a bit on the State of Wisconsin for putting us at a zero levy limit that we can't afford to hire firefighters and police officers and public works people to take care of these projects.

We've approved a whole lot of square footage tonight, and we're getting no help. I think it's time that we have a little face-to-face and heart-to-heart talk with our legislators and let them know what's going on. Because it's getting more and more difficult to service this Village with everything that's coming in and no help from Madison. I don't have an objection to this project. I think it's going to be good. But we're failing to address the fact that the firefighters and the cops and public works have to service these things, and we're not getting any tax money from a TIF district until it's paid off.

Mike Pollocoff:

This might have been done and I didn't know. But has a development agreement been done for this project?

Jean Werbie-Harris:

The staff has been working from Scott Langlois from Quarles & Brady, and we have prepared the development agreement and the staff has reviewed it at length. And we just transmitted it to the developer so they have it. I'm not sure how much time that they've had to review it. But we did

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not put it on the agenda this evening just because we wanted to give them the opportunity to review the development agreement.

Mike Pollocoff:

If there isn't any other questions I'd like to motion we approve the project plan as presented with a contingency contingent on the completion of the development agreement that goes along with it. So that needs to be completed before the Joint Review Board hears it which shouldn't be a problem if we're that far along. What's our time frame on it to go to Joint Review Board?

Jean Werbie-Harris:

It's on the 15th.

Mike Pollocoff:

May 15th. Are you guys that far along? Are you that far along? Is May 15th doable?

Jean Werbie-Harris:

I need to have them come up.

Jeff Radeuchel:

Jeff Radeuchel, 1316 40th Court in Kenosha representing Venture One. We just got it. It's pretty straightforward. We had talked about the concept and the way the agreement laid out. And, of course, we had a previous agreement, too. So we have that history to go by. We're going to make every effort to make it work. And we're actively reviewing the documents, all the members of our team right now. [Inaudible] this is complete when it goes to the Joint Review Board for review. It still needs to come back I believe to the Board, no?

Mike Pollocoff:

No.

Jeff Radeuchel:

Okay, this is the second, never mind.

John Steinbrink:

All that time you sat there tonight you could have been reviewing this, you know?

Jeff Radeuchel:

Really.

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John Steinbrink:

That guy next to you was supposed to help you out.

Michael Serpe:

Was there a second to Mike's motion?

Kris Keckler:

I'll second it.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

POLLOCOFF MOVED TO APPROVE RESOLUTION #18-14 FOR THE PROJECT PLAN AND BOUNDARIES FOR THE CREATION OF TAX INCREMENTAL DISTRICT NO. 7; SECONDED BY KECKLER; MOTION CARRIED 5-0.

Michael Serpe:

I'm just venting a little bit.

Mike Pollocoff:

You're right.

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I. Consider Award of Contract for 2018 Sidewalk Replacement as it relates to Harrison Road and 51st Avenue, 82nd Street and 57th Avenue, and Becker Park Area.

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening I bring before you the 2018 sidewalk replacement project. Generally it's three sections that you had listed. We don't have many sidewalks within Pleasant Prairie. We have some older sections and some newer sections. This is going through the older sections and just making the necessary replacements that need to be done for the safety of the traveling pedestrians.

We did receive four bids. The engineer's estimate was the 154 so very happy to see two bids coming in under the engineer's estimate. RAZA of Racine came in with the low bid of a total of \$124,542.25. And they have done a lot of concrete replacement in other municipalities. Haven't done many in Pleasant Prairie because we don't have an aggressive sidewalk replacement program, but that's something that we're working on implementing this year.

Letters were sent out to all the affected residents just letting them know that bids will be going out. They'll have some duration to make a decision if they want to go with the Village bid or go on their own. If they choose to go on their own that's great, and then we'll change order it off of the award this evening. And if not we will move forward and have these sidewalks done over the course of the summer of RAZA of Racine if it is approved this evening. So I do recommend approval of RAZA of Racine, LLC for the amount of \$124,542.25 for sidewalk replacement within those three sections of Pleasant Prairie.

Dave Klimisch:

Is this billed to the Village or billed to each property owner?

John Steinbrink, Jr.:

The residents are responsible for the payments, so it will be assessed to the resident based on how many squares that they have.

Mike Pollocoff:

Are you doing this through a special charge or a special assessment?

John Steinbrink, Jr.:

I believe it's a special charge. And if they choose not to pay it, it goes on their tax roll. And I can defer to Kathy if there's a different way you'd like to assess that.

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Kathy Goessl:

We can just bill it out as a special charge and then put it on the tax roll.

Mike Pollocoff:

Have you given the statute when you send out the bill for that special charge? I know there's been problems in places where people are going and looking at the special assessment statute which requires notice and a hearing. The special charge I believe sidewalks are permitted under special charge. But we want to make sure that if somebody wants to take issue with this.

John Steinbrink, Jr.:

I can charge it out any way that the Board or the finance department would like to charge it out. I really don't have a preference for public works. If there's a recommendation I'd follow it.

Kathy Goessl:

We can research it and see what's the best way to do it and then charge out that way. If we have to do a special assessment we'll bring it back.

Mike Pollocoff:

My hope is you can do it as a special charge.

--:

In the past we've always done special assessments and so that, of course, required the public hearing. But we'll research it.

John Steinbrink:

What is the cost per square?

John Steinbrink, Jr.:

The price per square would be \$185.44 for a five by five section.

John Steinbrink:

That's removal and replacement?

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John Steinbrink, Jr.:

Removal, replacement and landscape, mobilization, erosion control and the protection.

Michael Serpe:

Move approval.

Dave Klimisch:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO APPROVE THE AWARD OF CONTRACT FOR 2018 SIDEWALK REPLACEMENT AS IT RELATES TO HARRISON ROAD AND 51ST AVENUE, 82ND STREET AND 57TH AVENUE, AND BECKER PARK AREA; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

J. Consider Award of Contract between the Village of Pleasant Prairie and Advanced Disposal Zion Illinois Landfill for disposal services for calendars years 2018 through 2023.

John Steinbrink, Jr.:

Mr. President and members of the Board, I bring before you this evening an extension of our current landfill contract. We don't have a lot of options for landfilling. The closest one that we have is the Zion Landfill just over the border to Illinois. It actually borders Pleasant Prairie pretty much. So we're very fortunate to have a landfill very close.

We have gone to the landfill in Paris. It's probably about an hour more round trip per truck, and we have three trucks per day so it really adds up on time. And then back when Governor Walker took office he actually increased the tax on solid waste from \$7 up to \$13 a ton. So that makes the border communities much more attractive to go to out of state landfills. And so that's what we have done in the last couple years. We're current at \$45.75 per ton. And we came upon an agreement, and we will act upon it if the Board agrees this evening of a two and a half percent

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increase per year over the next five years. And I would recommend this proposal. I can answer any questions at this time.

Michael Serpe:

John, just a quick question. They're expanding this landfill over here. Do you know the extent of that expansion?

John Steinbrink, Jr.:

I've heard at least 15 years.

Michael Serpe:

Fifteen with the new section?

John Steinbrink, Jr.:

Yes.

Michael Serpe:

And that other one is just about done, right?

John Steinbrink, Jr.:

And I'm not sure what the future plans are, but they do have at least a capacity for the next five years and going into probably at least a decade after that.

Michael Serpe:

Okay. Move approval, Mr. Chairman.

Mike Pollocoff:

Second.

John Steinbrink:

Motion by Mike S., second by Mike P. Further discussion? Dave?

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Dave Klimisch:

Do you have any -- the garbage versus recycling rate or garbage rate over the years are there any trends that it shows?

John Steinbrink, Jr.:

Yeah, we're around a 26 percent diversion rate. And what that means is if you take 100 pounds of garbage and recycling, if 100 percent of it goes in the landfill you'd have a zero percent diversion. If you take 20 tons of recycling and recycle it and pull it out of the landfill then you have a 20 percent diversion rate. And we're around that 26 percent. When we started we were up in the mid 30s, and we've been down to the low 20s, and we're hovering around that 26. We've worked to get the public education out. It seems like anytime we put something in the newsletter, we do some education, it works, it bumps it up a little bit. But the people get complacent with it. Their bin gets full so we try to develop programs to give them an addition bin if they request it at no charge. So we try to do things. I like to see it a little bit higher, around the 30, 40 percent. But at this time we're hovering around that 26 percent.

Dave Klimisch:

I saw the picture up there it's got a nice Pleasant Prairie emblem on the side. Do all of our trucks have that?

John Steinbrink, Jr.:

We're only retrofitting with our new trucks because the old ones -- we're on a six year replacement schedule. So we really don't feel that we get the value on having it just for a couple years. So the newest one that we got we did go through and wrap both sides of it. And then we've got some educational information. So when you're stuck behind a garbage truck you can do some good reading on what things are recyclable. And we continue to do that with the rest of our new fleet. And we average a truck every 18 months maybe.

John Steinbrink:

Motion and a second. Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

Village Board Meeting
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SERPE MOVED TO APPROVE THE AWARD OF CONTRACT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND ADVANCED DISPOSAL ZION ILLINOIS LANDFILL FOR DISPOSAL SERVICES FOR CALENDARS YEARS 2018 THROUGH 2023; SECONDED BY POLLOCOFF; MOTION CARRIED 5-0.

K. Consider the request of Fountain Ridge, LLC to release Draw No. 9 of the Letter of Credit for the Fountain Ridge development.

John Steinbrink, Jr.:

Mr. President and members of the Board, I have which will be the second to the last final reduction of letter of credit. Work is all complete up there. Everything is all done, been inspected. This brings it down to just our total retainage at ten percent of the total amount that the developer has paid to date. So we are looking at doing a net disbursement of \$54,099.13 which will leave us with a total security to the warranty period as complete on September 24 of this year of the amount of \$121,291.99. So it pretty much buttons up all the funds that the developer had paid. We have ten percent retainage on the total amount in case there's any warranty work to do. And I'll probably bring that back to release those funds after that September deadline has passed.

Kris Keckler:

Move approval of Draw request number nine.

Mike Pollocoff:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KECKLER MOVED TO APPROVE THE REQUEST OF FOUNTAIN RIDGE, LLC TO RELEASE DRAW NO. 9 OF THE LETTER OF CREDIT FOR THE FOUNTAIN RIDGE DEVELOPMENT; SECONDED BY POLLOCOFF; MOTION CARRIED 5-0.

Village Board Meeting
May 7, 2018

L. Consider Resolution #18-13 designating May 20 - 26, 2018 as National Public Works Week.

John Steinbrink, Jr.:

Mr. President and members of the Board, I have a resolution here, 18-13 designating the week of May 20, 2018 as national public works week, and I will read it for the record. Whereas, public works services provided in our community are an integral part of our citizens' everyday lives; and whereas, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and whereas, the health, safety and comfort of this community greatly depends on these facilities and services; and whereas, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works employees; and whereas, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform;

Now, therefore be it resolved that the Village of Pleasant Prairie hereby proclaims the week of May 20, 2018, as National Public Works Week in the Village of Pleasant Prairie and urges all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works employees make every day to our health, safety, comfort, and quality of life. Adopted this 7th day of May, 2018. Signed by the Village Board and Village Clerk.

Mike Pollocoff:

I move we approve Resolution 18-13.

Michael Serpe:

Second.

John Steinbrink:

Motion by Mike P., second by Mike S. Further discussion? You guys having a big celebration over there?

John Steinbrink, Jr.:

We are looking at doing a training event on Tuesday, May 22nd. And it's something that the guys really enjoy doing. It's a training event, it's an operation, it's skills, it's pre-trip inspections. And the guys are always very excited to do it. And then we'll probably do a luncheon, and we also will make sure that the Board and department heads get an invite to that event.

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John Steinbrink:

Is Kathy included?

John Steinbrink, Jr.:

Absolutely because she writes the check.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

POLLOCOFF MOVE TO APPROVE RESOLUTION #18-13 DESIGNATING MAY 20 - 26, 2018 AS NATIONAL PUBLIC WORKS WEEK; SECONDED BY SERPE; MOTION CARRIED 5-0.

M. Consider Resolution #18-16 designating May 13 - 19, 2018 as National Police Officer Week.

Chief Smetana:

Thank you, Mr. President and members of the Board. I don't have the resolution in front of me, but I greatly appreciate your support and the recognition of May 13th to the 19th as national police week. To go along with that Kenosha County Law Enforcement has organized a ceremony marking a week, it will be this Wednesday, the 9th, at 12 noon down at the Civil War Museum grounds near the monument. In case of inclement weather it will be moved inside the Civil War Museum. So you're all invited to that. Again, we greatly appreciate your support we notice at every meeting. So thank you.

John Steinbrink:

And what was the date again, Chief?

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Chief Smetana:

The event will be May 9th, Wednesday, May 9th at noon. We try to be respectful of everybody's lunch hour so it's generally an hour. There is a lunch served afterwards if you'd like to stay for that. That's inside the Civil War Museum.

John Steinbrink:

Thank you, Chief.

Michael Serpe:

Now more than ever, I guess we had two or three more cops shot in the last couple days. It's unbelievable what's happening across this country with reference to police officers. And it's really sad that we would want to vilify the cop and turn the criminal into a victim. It makes no sense to me. I'd move approval of 18-16.

Dave Klimisch:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO APPROVE RESOLUTION #18-16 DESIGNATING MAY 13 - 19, 2018 AS NATIONAL POLICE OFFICER WEEK; KLIMISCH; MOTION CARRIED 5-0.

10. VILLAGE BOARD COMMENTS

Dave Klimisch:

I'll echo what Mike Serpe said that we had a lot on our agenda tonight, and it was made possible because of the work that our staff does every day 8 to 5, 8 to 7 until 9 o'clock tonight. So thank you for the work that our team does so that we can keep making a good future for our Village.

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John Steinbrink:

I think Steve summed up our frustrations with things going on in Madison. I don't think we need to further comment on that one. So thank you, Steve.

Mike Pollocoff:

I'm sure representatives will be here for the ground breakings and ribbon cuttings. So we know we can catch them then.

11. ADJOURNMENT

Michael Serpe:

How about if we adjourn, John?

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike S., second by Dave. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KLIMISCH;
MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 8:55 P.M.**