

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
PLEASANT PRAIRIE SEWER UTILITY**

**9915 - 39th Avenue  
Pleasant Prairie, WI**

**June 6, 2016**

**6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, June 6, 2016. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Doug McElmury, Fire & Rescue Chief; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, Human Resources Director; Brian Smith, Recreation Director; Dan Honore, IT Director; Sandro Perez, Inspection Superintendent and Jane M. Romanowski, Village Clerk. Six citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETING - MAY 16, 2016**

Kris Keckler:

Move to approve.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any additions, corrections or changes?

**KECKLER MOVED TO APPROVE THE MINUTES OF THE MAY 16<sup>TH</sup> VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- 5. PUBLIC HEARINGS**
  - A. Consider the 2016-2017 liquor license renewal applications.**

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Jane Romanowski:

Mr. President and Board members, tonight are the renewal applications for the July 1, 2016 through the June 30, 2017 licensing year. I'll read the trade names and the addresses, and then we'll discuss them at the end. For the Class A fermented we have BP at 10477 120th Avenue; PDQ Store at 8800 75th Street, Stateline Quik Stop at 12720 Sheridan Road, Truesdell Mini-Mart, 8531 75th Street, and Walgreens, 7520 118th Avenue. There is a new agent for Walgreens, and they just did that with the renewal, and that has all been okayed by the Chief. Paperwork is correct.

Then we go to our Class A fermented malt beverage and Class A intoxicating cider only. If you recall this is one of the newer licenses that came out last year. Kwik Trip 230 at 10451 72nd Avenue, and Kwik Trip 172 at 8900 76th Street. And then Pantry 41 Mobil got wind of it and they've also applied for the addition of the cider only license. And they're located at 7511 118th Avenue. Then we go on to the Class A fermented malt beverage and Class A intoxicating, Costco Wholesale 1198 at 7707 94th Avenue, and then the Target Store at 9777 76th Street.

And then we get into our Class B fermented malt and Class B intoxicating liquor. We've got Big Oaks Golf club, 6117 123rd Place, Chancery at 11900 108th Street, Cheddar's, 10366 77th Street, Chili's at 6903 75th Street, Famous Dave's at 9900 77th Street, Gordy's Prairie Pub, 3812 Springbrook Road, Halter Wildlife, 9626 113th Street, note Al Benson will be the agent as of July 1st taking over for John Burke, Honada Sushi & Hibachi, 8501 74th Street, Suite G, Mikey's pub, 10936 Sheridan Road, The Olive Garden, 10110 77th Street.

Ruffolo's Pizza, 11820 Sheridan Road. And I've placed at your desk just pictures of Ruffolo's, and this was something I had in the file that I didn't put in with PowerPoint. Mr. Stiles is requesting that the outside 20' by 24' fenced patio area that's contiguous to the building as the pictures show - he'd like that included in his licensed premise. He's wants to put three or four picnic tables. He said he'll put a sign on the ramp walking up to the dining room indicating that no liquor would be authorized beyond that point. But eventually I know he wants to put a deck on, but right now he just wants to start with this. I talked to him yesterday and he didn't think there was a problem with that. It looks like it's pretty contained. So the premise description would include the outside 20' by 24' fenced patio area contiguous to the west of the building if the Board approves that.

Then we have the Starlite Club at 8936 24th Avenue, and the Village Supper Club at 10909. Now, not included in this list is the Wooden Nickle and Dream Liquor. They were late with their applications, so they will be on the June 20th meeting. But for these applications no building code violations. There's a report from the Community Development Director with some zoning issues that will be taken care of outside of the approval tonight. And there's also a report from the Fire Department that had some outstanding tests and fees. There's been a few of those that have been corrected since that was put in the packet. So if approved the licenses would be subject to obviously the payment of liquor and publication fees.

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Any delinquent real estate or personal property taxes, we checked those as of June 1st or thereafter, right now there's just a couple of them. Mikey's has some personal property, and I think BP has some \$4,000 in invoices. Costco owes some sewer service charges, that's an invoice. And Truesdell has a weight and measures invoice around \$200. So there's minor ones this year, not a lot. Delinquent utilities, Mikey's also had a delinquent utility, outstanding forfeitures, and then there's some re-inspection fees from the Fire Department. The ones remaining are Kwik Trip on 165, Olive Garden and Target, and then there's just one alarm test for Chancery. So the list is kind of small this year which is good.

Chief Smetana has approved the background checks for the proposed agents or licensees, and he has indicated that there aren't any problems with any of the establishments that need to be addressed at this point. And then as the list shows I just read the trade names, but if the licenses are approved they will be issues in the name of the agent of the corporation or the individual. That's standard and that's what needs to happen. And, of course, all this has to happen before anything, if there's outstanding that has to be paid before the license is actually issued out of our office.

John Steinbrink:

Just one question, Jane. Halter Wildlife you said it wasn't John Burke now?

Jane Romanowski:

No, Al Benson has applied.

John Steinbrink:

All right.

Jane Romanowski:

We had a couple new agents, and they try to do that -- instead of going to the Board and filing paperwork they try to do it with the license renewal. It makes it easier for everybody.

John Steinbrink:

Okay, this being a public hearing we'll open it up to public comment or question. Do we have a signup sheet?

Jane Romanowski:

We did. There weren't any signups tonight, Mr. President.

John Steinbrink:

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

Michael Serpe:

I just have a question. Jane, if we approve the Ruffolo's extension that becomes a part of their --

Jane Romanowski:

Licensed premise, yes.

John Steinbrink:

Licensed premise. If they have a problem with the outdoor serving can we restrict that?

Jane Romanowski:

You always can bring it back and take --

John Steinbrink:

Just that portion?

Jane Romanowski:

Yes, you can at any time. You are in charge of the premise and what is approved. And that wouldn't be a revocation. That would be just bring them back and change the premise description for what is good for the Village.

John Steinbrink:

Other Board comment or question? Hearing none.

Michael Serpe:

I move approval.

Dave Klimisch:

Second.

**SERPE MOVED TO APPROVE THE FOLLOWING LICENSES AS PRESENTED  
SUBJECT TO THE CONDITIONS SET FORTH BY THE VILLAGE CLERK:**

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**CLASS "A" FERMENTED MALT BEVERAGE**

(Sell Fermented Malt Beverages  
in Original Packages for Off-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

R & D #IV, Inc.  
Syed Hussain – Agent  
10477 120<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

BP  
10477 120<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 10477 120<sup>th</sup> Avenue

PDQ Food Stores, Inc.  
Kathy Loberger - Agent  
P.O. Box 620997  
Middleton, WI 53562

PDQ Store #352  
8800 - 75<sup>th</sup> Street  
Kenosha, WI 53142

Premise Description: One story building only located at 8800 75<sup>th</sup> Street

Graham Enterprise, Inc.  
Anthony Buches - Agent  
P.O. Box 777  
Mundelein, IL 60060

Stateline Quik Stop  
12720 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 12720 Sheridan Road

Truesdell Mini-Mart, Inc.  
Steve Schuler - Agent  
8531 85<sup>th</sup> Street  
Kenosha, WI 53142

Truesdell Mini-Mart  
8531 75<sup>th</sup> Street  
Kenosha WI 53142

Premise Description: One story building only located at 8531 75<sup>th</sup> Street

Walgreens Co.  
Liquor Renewals – License Adm.  
Heidi Hurt-Stix – Agent  
300 Wilmot Road  
Deerfield, IL 60015

Walgreens #07965  
7520 118<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 7520 118<sup>th</sup> Avenue.

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**CLASS "A" FERMENTED MALT BEVERAGE**  
**AND "CLASS A" INTOXICATING – CIDER ONLY**

(Sell Fermented Malt Beverages and Cider Only in  
Original Packages for Off-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

Kwik Trip, Inc.  
Joshua Specht, Agent  
1626 Oak Street  
LaCrosse, WI 54602-2107

Kwik Trip 230  
10451 72<sup>nd</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building with storage in walk in at 10451 72<sup>nd</sup> Avenue

Kwik Trip, Inc.  
Paul Torgerson, Agent  
1626 Oak Street  
LaCrosse, WI 54602-2107

Kwik Trip 172  
8900 76<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: One story building with storage in walk in at 8900 76<sup>th</sup> Street

Roadside Petroleum, Inc.  
Surendra Singh, Agent  
7511 118<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Pantry 41 Mobil  
7511 - 118<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 7511 118<sup>th</sup> Avenue

**CLASS "A" FERMENTED MALT BEVERAGE**  
**AND "CLASS A" INTOXICATING**

(Sell Fermented Malt Beverages and Intoxicating Liquor  
in Original Packages for Off-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

Costco Wholesale Corporation  
Sandra Zipp – Agent  
999 Lake Drive  
Issaquah, WA 98027

Costco Wholesale #1198  
7707 94<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 7707 94<sup>th</sup> Avenue

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Target Corporation  
Daniel Olsen – Agent  
P.O. Box 9471, CC-1028  
Minneapolis, MN 55440-9471

Target Store T2251  
9777 76<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: Indoor first floor only located at 9777 76<sup>th</sup> Street

**CLASS "B" FERMENTED MALT BEVERAGE**  
**& "CLASS B" REGULAR INTOXICATING LIQUOR**

(Sell Fermented Malt Beverages and Wine for  
On-Premise or in original containers for Off-Premise Consumption -  
Sell Intoxicating Liquor to Consumers by the  
glass for On-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

Jose N. Reyes - Agent  
Timber Ridge Ventures LLC  
6117 123<sup>rd</sup> Place  
Pleasant Prairie, WI 53158

Big Oaks Golf Club  
6117 123<sup>rd</sup> Place  
Pleasant Prairie, WI 53158

Premise Description: One story clubhouse and golf course located at 6117 123<sup>rd</sup> Place

Restaurant of Pleasant Prairie, Inc.  
George Flees, Agent  
7613 W. State Street  
Wauwatosa, WI 53213

Chancery Pub & Restaurant  
11900 - 108<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: Restaurant at 11900 108<sup>th</sup> Street and hotel rooms and banquet facilities located at 11800 108<sup>th</sup> Street

Cheddar's Casual Café, Inc.  
Travis Preston - Agent  
2900 Ranch Trail  
Irving, TX 75063

Cheddar's Casual Café, Inc.  
10366 77<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 10366 77<sup>th</sup> Street

ERJ Dining III, LLC  
Paul Thompson – Agent  
3309 Collins Lane  
Louisville, KY 40245-1629

Chili's Grill & Bar  
6903 – 75<sup>th</sup> Street  
Kenosha, WI 53142

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Premise Description: One story building only located at 6903 75<sup>th</sup> Street

\*Team R'n B Wisconsin LLC  
Peter Benedict - Agent  
6600 N. Ballard Road  
Appleton, WI 54913

Famous Dave's  
9900 77<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: One story building including outdoor covered fenced-in patio located at 9900 77<sup>th</sup> Street

Prairie Pub LLC  
Linda DeBartolo - Agent  
8217 60<sup>th</sup> Avenue  
Kenosha, WI 53142

Gordy's Prairie Pub  
3812 Springbrook Road  
Pleasant Prairie, WI 53158

Premise Description: First floor and basement of building and picnic area south/east contiguous to building located at 3812 Springbrook Road.

Halter Wildlife, Inc.  
Alan Benson - Agent  
9626 - 113th Street  
Pleasant Prairie, WI 53158

Halter Wildlife  
9626 113<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: Two story lodge and storage shed located at 9626 113<sup>th</sup> Street

Honada Wisconsin Corp.  
Xiao Bin Chen, Agent  
8501 75<sup>th</sup> Street, Suite G  
Kenosha, WI 53142

Honada Sushi & Hibachi  
8501 75<sup>th</sup> Street, Suite G  
Kenosha, WI 53142

Premise Description: One story building only located at 8501 75<sup>th</sup> Street, Suite G

Uncle Mike's Top Shelf Pub LLC  
David Schulte - Agent  
8834 42<sup>nd</sup> Avenue  
Kenosha, WI 53142

Mikey's Pub  
10936 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: Building, basement and outdoor patio/picnic area within fencing contiguous to building located at 10936 Sheridan Road

\*GMRI, Inc. Licensing Dept.  
Jeffrey Zimmerman - Agent  
P.O. Box 695016  
Orlando, FL 32869

The Olive Garden Italian Restaurant #1845  
10110 77<sup>th</sup> Street  
Pleasant Prairie, WI 53158



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Premise Description: One story building only located at 10110 77<sup>th</sup> Street

Ruffolo's Pizza LLC  
Richard M. Stiles – Agent  
11820 Sheridan Road  
Pleasant Prairie, WI 53158

Ruffolo's Pizza  
11820 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: One story building and basement, including outside 20 x 24 fenced patio area contiguous to west building entrance located at 11820 Sheridan Road

JAAD, LLC  
Angela Daniels - agent  
8934 33<sup>rd</sup> Avenue  
Kenosha, WI 53142

Starlite Club  
8936 24<sup>th</sup> Avenue  
Kenosha, WI 53143

Premise Description: One story building and basement only located at 8936 24<sup>th</sup> Avenue

PAS Village Inn, LLC  
Susan Neahous – Agent  
10909 Sheridan Road  
Pleasant Prairie, WI 53158

The Village Supper Club  
10909 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: First and lower level of building only located at 10909 Sheridan Road

John Steinbrink:

Any further comment or question with the motion and the second? **SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**B. Consider a variance from the Land Division and Development Control Ordinance related to the minimum lot depth on vacant properties north of the Creekside Crossing development generally located north of 93<sup>rd</sup> Street and east of Old Green Bay Road.**

Jean Werbie-Harris:

Mr. President and members of the Board, Bear Development and Creekside PP, LLC, the individuals that were looking to develop the Creekside development, have decided to take some additional time based on the challenges that they're facing with that site to reevaluate the entire project and how they'd like to move forward with the project. So as a result they're asking that the item on the agenda, the consideration of the variance, be withdrawn at this time. And they will likely bring it back at a later date. The Plan Commission also accepted the withdrawal of three items that were before the Village Plan Commission at their last meeting.

Steve Kumorkiewicz:

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Motion for [inaudible].

John Steinbrink:

We had a motion, Steve?

Steve Kumorkiewicz:

Yeah, I make a motion to withdraw.

Michael Serpe:

Second.

John Steinbrink:

Motion by Steve, second by Mike. Any discussion?

**KUMORKIEWICZ MOVED TO GRANT THE REQUEST OF THE DEVELOPER TO WITHDRAW THE APPLICATION FOR A VARIANCE FROM THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE RELATED TO THE MINIMUM LOT DEPTH ON VACANT PROPERTIES NORTH OF THE CREEKSIDE CROSSING DEVELOPMENT GENERALLY LOCATED NORTH OF 93RD STREET AND EAST OF OLD GREEN BAY ROAD; SECONDED BY SERPE; MOTION CARRIED 5-0.**

## **6. CITIZEN COMMENTS**

Jane Romanowski:

There were no signups tonight, Mr. President.

John Steinbrink:

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

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

Mike Pollocoff:

We have a long agenda tonight, Mr. President, so I won't add to it.

**8. NEW BUSINESS**

**A. Receive Plan Commission recommendation and consider Ordinance No. 16-13, a Zoning Map Amendment, and Ordinance No. 16-14, a Zoning Text Amendment, for the proposed development of a 60-unit apartment building with 60 underground parking spaces and 63 surface parking spaces on the property located north of 97th Court and west of 94th Avenue in the Prairie Ridge Development to be known as Skyline Towers.**

Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner is requesting approval of a zoning text and zoning map amendment, and this is for the proposed Skyline Towers Development. It's a 60 unit apartment building that is intended to be constructed starting this spring, completed next year. It would be for a market rate apartment development, again, 60 total units. There would be surface parking and underground parking. The site is 3.35 acres. The property is located just north of 97th Court and west of 94th Avenue in the Prairie Ridge development immediately to the west of 94th Avenue.

Specifically they're requesting to rezone the property from the R-11 UHO which is a Multiple Family Residential District with an Urban Landholding Overlay District, and they're proposing to request to an R-11 PUD which is a Multiple Family Residential District with a Planned Unit Development Overlay District. The PUD provides a number of community benefit items. Specifically I'd just like to highlight the digital security imaging system that is going to be proposed for this particular project.

The Towers project is proposed to be located then at 9511 81st Street in the Prairie Ridge Development. It will consist of one 60-unit building that would be three stories in height. The anticipated rents would be based on the market study that they have prepared that would range from the mid \$700s for the efficiency units up to an excess of \$1,600 for the two bedroom, two and a half bath units.

In the staff comments they do have a significant breakdown of the number of units, whether they're two bedroom, one bedroom luxuries, one bedroom, one bath efficiencies for the first, second and third floors. There will be underground parking as well as surface parking as I indicated. In the underground area there's going to be units or storage areas. In addition they'll be putting some storage areas on each of the individual floors as well.

Based on our projections we anticipate a maximum number of 140 persons that could live at this development. The Skyline Towers is being developed by the same developer that did Cobblestone located in Prairie Ridge. So for that reason a lot of their management team will be

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housed over at that Cobblestone development, and they'll be using that club house for those related service and management related services.

The site access and parking, the site access as shown on the slide will be directly to the north primarily for the parking lot which is 81st Street. And, again, just to the north of this development is the Prairie Villa Senior Apartments. Just to the west of this is where the second phase of the Addison of Pleasant Prairie would be located. And you can see that the roadway is 96th Avenue which is a private roadway that their driveway would come from 96th to the underground parking at that location.

The building elevations as were presented previously, we have a colored rendering this time to show you and give you a good idea of what it's going to be looking like. Again, the intent is that it will fit in nicely with the three story apartment building to the north and some of the apartments to the north and northeast of this site. Again, this is not a senior development, though it's a market rate, and tenants of any qualified age could live at this location. That being said I think we anticipated that there would probably be a max of three to six children at most at this location. They don't find a lot of children at their apartments, and the concerns that were raised at the Plan Commission meeting about whether or not there would be a lot of children and there would be a great impact to the school district as a result of this development it's very unlikely based on their current demographics of what they have.

As I indicated there will be a DSIS camera system on this facility that will monitor exterior entrances, exits, driveways, as well as there will be an internal camera on the elevator as well. They will follow the same construction practices that they did back when they build the Cobblestone development, those four different apartment buildings just to the northeast. They have a pretty strong property management and maintenance form and description and policy with respect to what they expect of their tenants and how the tenants will act and operate and how they need to function in order to make it a high quality development for them and for the Village. And we went through all of that in detail as part of the staff presentation at the last meeting.

Specifically this evening then they are looking for a zoning text and map amendment, again, to go from the UHO to the PUD. They're looking to increase the net density from the 9.6 dwelling units per acre to 17.9 dwelling units per acre, to increase the number of apartment units from 24 to 60 in a mixed building of various unit sizes. The maximum height of this building will not exceed 51 feet. The efficiency units will go from a minimum of 700 square feet to 617 square feet. They are looking to match the setback along each property line to the apartment to the north so that will be set back at 35 feet. And they're looking for a slight reduction in the enclosed parking from 67 to 60 spaces. Again, all of this is outlined and was read into the record as part of the public hearing before the Plan Commission.

Again, at the Plan Commission meeting and prior to that there were a number of neighborhood concerns, but I think by the end of the Plan Commission meeting that all of the questions were answered, and the developer stayed considerably after the meeting in order to address any and all concerns from the residents in the nearby Prairie Ridge development. And I believe all their concerns were answered.

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A couple other things, this building is going to be fully sprinklered. It will comply with all the codes of the Village. And they've added some additional architectural treatments to the building. They've added some additional landscaping. They're doing some additional berming and landscaping as recommended by one of our Plan Commissioners who is a landscape architect. And I think that they have overall addressed all of the concerns that the Village had with respect to this particular project.

The developer is actually here as well in the event that any of the Board members that didn't get an opportunity would like to ask him any questions. The staff does recommend approval of the zoning map and text amendments as presented subject to all the comments and conditions as outlined in the staff memorandum.

I guess the one other thing I do want to mention is that, and I didn't go into it in detail here, is that back in 2003 this whole area between Prairie Ridge Boulevard, Highway C, 94th and the single family this is an area that was identified as the Arbor Ridge development. It was intended to be developed by VK at that time. And he had laid out a pretty large development, and that's what's shown on the slide right now. It's the 2003 conceptual plan. And this had shown the senior housing, the 120 senior housing and then 71 senior housing, and the 70 units and the condominiums, and then larger building condominiums and then 260 additional senior housing.

So actually this area was intended to be more dense than what is being proposed today. But I just wanted to let you know that that, as you know, VK didn't keep this property that it was transferred to the bank, and so the bank has been selling these parcels. And Senior Lifestyle was the last entity that purchased that land just to the west of the senior housing that VK had developed. And so this project is where it says 70 SH. Again, it's between senior housing and the potential for condominiums on the south.

Again, all of these public improvements, 97th Court as well as the private improvements in 96th Avenue, 81st Street, all of the improvements have just been completed by Senior Lifestyle through the Addison project. And they're the ones that have posted the letter of credit to make sure that all the public and private improvements that would benefit not only their development but this development as well all the way down to the street trees and such have been installed.

John Steinbrink:

Thank you, Jean. As Jean said the developer is here so if there are any questions for Jean or the developer just ask after we make the motion.

Michael Serpe:

When this project started, when it was just barren land, I'm not speaking for the Board or the Plan Commission, but I think the Plan Commission and the Board is pretty proud of the way this has developed. And I think that the people that live there in Prairie Ridge feel the same. It's a beautiful development. I think it's one of our proudest developments. And we're sticking to the plan, and I think this would be a nice addition to the plan.

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John Steinbrink:

I remember when we broke ground there with VK we referred to it as a diamond in the rough. And it has definitely turned out to be a real gem. This quality development we're seeing here now really adds to it. So I mean there's no detriments to this area at all. We get comments from everybody on how much they like the area and the availability of the services, the shopping, quality of the stores and the quality of the housing in that area. So it's a real plus to the community.

Steve Kumorkiewicz:

I'd like to add that when this property was start to be developed in 1996 it was the largest area in the state with 527 acres I believe. That was the largest project in the state [inaudible] to the point the Governor came to the opening of that meeting. It was the largest one in the state [inaudible] because originally the plan was to have housing, then they have apartments when the people want to move from the house into the apartments. And then senior citizen housing is [inaudible] facilities for all the persons there. So it actually was a very good project in the way it started and I think it still is. But they say it's going to be [inaudible] in a different order. I think we're looking at the best developed area in the Village concerning business, concerning residential areas. This building is going to be an asset to the community.

Dave Klimisch:

I have a question. This one building that's proposed how does it compare to the existing building immediately to the north and to the existing Cobblestone buildings. I guess it's about twice as big as the Cobblestone Apartments that are up there now?

Jean Werbie-Harris:

Actually the Cobblestone building, the largest Cobblestone building is 46 units, so it's about 14 units larger than that. The building immediately to the north is 71 units, and this one is 60 units. So it's kind of right in the middle between the Cobblestone to the north/northeast and the senior development to the north.

Dave Klimisch:

Then each apartment will have an underground parking space as well as a parking space in the lot?

Jean Werbie-Harris:

So there's only one apartment building, and they will have parking underground. I believe some of them won't have two spaces because they might be just an efficiency. So everything corresponds with how many bedrooms that you have, and that entitles you to so many parking spaces.

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Dave Klimisch:

Okay. Does every apartment have at least one spot underground?

Jean Werbie-Harris:

I believe that they do because we have a total of 120 parking spaces, 63 are underground and 67 are in the lot.

Dave Klimisch:

Are we concerned about having enough spaces if people ever have anybody come over to visit? Sounds like there's just enough for -- if each apartment has roughly two spots and they have two cars will there be enough -- is there enough parking spaces for visitors? Is that an existing problem at Cobblestone?

Jean Werbie-Harris:

It is not a problem in Cobblestone. In fact, it's rarely a problem in that development at all. In fact, we could have Jeff come up. I mean he could actually tell you approximately how many of those units it's just a single occupant in those units. And so we have determined that based on this type of apartment unit and the number of bedrooms and how it's designed and laid out that there just has not been any issue with respect to needing any additional parking. Again, there's enough for two per unit right now, and there are a number of these units that are single efficiency or single bedroom units as well.

Dave Klimisch:

Okay, thank you.

John Steinbrink:

Will they have the brightly colored Adirondack chairs also, or is that a theme to each apartment going to be different?

Jean Werbie-Harris:

I don't know.

Michael Serpe:

We need two different votes on this, one for 13 and one for 14?

Mike Pollocoff:

I don't believe so.

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Michael Serpe:

Then I move approval of Ordinance 16-13 and 16-14.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NO. 16-13, A ZONING MAP AMENDMENT, AND ORDINANCE NO. 16-14, A ZONING TEXT AMENDMENT, FOR THE PROPOSED DEVELOPMENT OF A 60-UNIT APARTMENT BUILDING WITH 60 UNDERGROUND PARKING SPACES AND 63 SURFACE PARKING SPACES ON THE PROPERTY LOCATED NORTH OF 97TH COURT AND WEST OF 94TH AVENUE IN THE PRAIRIE RIDGE DEVELOPMENT TO BE KNOWN AS SKYLINE TOWERS, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**B. Receive Plan Commission recommendation and consider Ordinance No. 16-15, a Comprehensive Plan Amendment, for a portion of the Green Hill Farms Neighborhood Plan related to the development of the property at 8000 128th Street for the Village's new Residential Recycling Center.**

Jean Werbie-Harris:

Mr. President and members of the Board, on May 9th the Plan Commission conditionally approved a conditional use permit including site and operational plans to operate the Village's residential recycling center at 8,000 128th Street. This facility is the Village's new residential compost site, and it was relocated from the Roger Prange Municipal Center. It's also known as the former site of 73-1 sewage treatment facility.

The 2035 Comprehensive Land Use Plan, Comprehensive Plan, indicates that the property is located within the Government and Institutional Land Use Designation. There's also areas on the site that have been identified for environmental preservation, primary environment corridor, wetlands and floodplain.

Specifically a refinement of the land use plan, of the neighborhood plan, is going to be needed in order to reflect this new residential site. And as shown on the Green Hill Farm plan and the one that you have in front of you, at one point there was going to be an interconnecting roadway through the property to the west through to the northeast. And as part of this new residential



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recycling facility it was not appropriate in order to develop that site fully to put a public road through the site.

So this is a matter that was before the Village Plan Commission. We held a public hearing. The approvals were granted contingent and subject to the Village Board's approval of this Comprehensive Plan change which, in fact, is a neighborhood plan change. And, again, specifically what we're looking to do here is to modify the neighborhood plan so that it can reflect that residential recycling center in that I-1 District, and to remove that public road that was originally identified in that neighborhood plan.

The Village as the developer supports this concept. And, in fact, I believe that today was the first day that the recycling center was actually open. And John is here to answer any questions that you may have. There were some issues raised at the Plan Commission meeting by some of the residents, and my understanding is that all those issues and concerns have been addressed and answered by John and his staff as part of the construction of the new recycling center. And the change has no effect on net density or overall land use in that area for the Comprehensive Plan.

Mike Pollocoff:

And for anyone who hasn't been out there yet it opened up today. It's a very nice facility.

Michael Serpe:

I was and I was very impressed, very impressed. The drive in there is beautiful, the layout is perfect. John, I give you and the staff and everybody who had something to do with it a lot of credit. It's very, very well done.

Mike Pollocoff:

It really kind of answers the question about the recycling center because so much of what he put in there is recycled. We have new asphalt in there, but he also used a lot of crushed asphalt from some old jobs. And I think a good part of Meadowdale Estate's roads are in there and somebody else's. So there's an old shed that we took off a site of land that we condemned that was left over, and we moved it and moved it over to this building and put it back together again and some blocks. And, of course, just the essence of all the compost, the shredded mulch and everything there that we do recycle. So for a recycling place there was a lot of recycled materials that went into the construction of it. John and public works did a really good job of putting that together.

Dave Klimisch:

I'll move approval of Ordinance 16-15.

Kris Keckler:

Second.

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John Steinbrink:

Motion by Dave, second by Kris. Any further discussion?

**KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NO. 16-15 APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR A PORTION OF THE GREEN HILL FARMS NEIGHBORHOOD PLAN RELATED TO THE DEVELOPMENT OF THE PROPERTY AT 8000 128TH STREET FOR THE VILLAGE'S NEW RESIDENTIAL RECYCLING CENTER; SECONDED BY KECKLER; ROLL CALL VOTE – KUMORKIEWICZ – AYE; KECKLER – AYE; KLIMISCH – AYE; SERPE – AYE; STEINBRINK – AYE; MOTION CARRIED 5-0.**

John Steinbrink:

I think everybody is going to be pretty impressed when they get down to it. The LakeView Tech even played a part in that, didn't they?

John Steinbrink, Jr.:

Yes, they did. We actually used our engineering group to construct the check in hut. And so they did all the construction. The Village bought the materials, and then the students actually built the hut, installed the windows, the doors, roofed it, sided it as part of a semester long project for the school.

**C. Receive Plan Commission recommendation and consider a Certified Survey Map to subdivide the property located on the east side of 88th Avenue about ¼ mile south of Bain Station Road into two parcels for industrial development.**

Jean Werbie-Harris:

Mr. President and members of the Village Board, John Burroughs of Majestic Realty Company is requesting approval of a certified survey map. And this is to subdivide his property located on the east side of 88th Avenue about a quarter mile south of Bain Station Road. This is a project and site that has been through a number of steps and a number of approval processes here in the Village since October of 2012.

There were a number of approvals including a Comprehensive Plan change, a conceptual approval, zoning map amendments, zoning text amendments, floodplain boundary adjustments. And the Plan Commission approved site and operational plans not once but twice. Initially they were looking at doing over a million square foot building at this location, and they have since decided to go with a little bit smaller speculation building, still quite large by most peoples' standards at 424,164 square foot. And, again, this is on the east side of Highway H.

This was a matter that went before the Village Plan Commission at their last meeting on May 23rd, and the building is actually under construction at this time. They are designing it so it could be subdivided and split up as it could be used for four tenants. There's parking spaces for trailers

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and for employees on the site identified as using the highest number so that we have enough parking for this particular project. There is no identified user at this time, but it is one consolidated piece of property.

With the approval of this certified survey map this evening, then this northern property or this northern site would be subdivided off. The certified survey map then would divide it into two parcels. Lot 1 is 29.13 acres with over 600 feet of frontage on Highway H. And Lot 2 would be 58.37 acres with over 2,000 feet of frontage on County H.

A TIA, traffic impact analysis, was done for this project based on the information that was prepared by their consultant and the review by both the Village and Kenosha County. The traffic study identified that there would need to be some nearby improvements at Highway H and Bain Station Road. And the Majestic, the developer, has provided a cash contribution in the amount of \$163,500 for future improvements for a future roundabout at that intersection. The certified survey map also identifies a number of features such as wetlands, floodplains and woodlands all to be preserved and protected. And there are certain easements that are shown on the certified survey map for that purpose.

The Village staff and the Plan Commission recommend approval of the certified survey map subject to all the comments and conditions as outlined in the staff memorandum. And upon approval they will record the document and then split off that northern property so that the building can start construction. Right now they are primarily just still doing mass grading on the site. So with that the staff recommends approval as presented.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTY LOCATED ON THE EAST SIDE OF 88TH AVENUE ABOUT ¼ MILE SOUTH OF BAIN STATION ROAD INTO TWO PARCELS FOR INDUSTRIAL DEVELOPMENT, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**D. Receive Plan Commission recommendation and consider a Certified Survey Map to subdivide vacant land locked properties and attach the lands to adjacent neighbor properties generally located east of Cooper Road at the 8200 block.**

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Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner is requesting to subdivide their vacant landlocked properties, and these would be within the 8200 block of Cooper Road. There are several adjacent property owners who will be acquiring portions of the vacant property so that no land will remain landlocked. The properties west of 50th Avenue are zoned R-5, Urban Single Family Residential District, and the properties east of 50th Avenue are zoned R-6, urban Single Family Residential District. As shown on the slide all of the area that we're talking about is that area identified in yellow or highlighted.

So there will be four adjustments as a result of this certified survey map. The first is that the property at 8201 Cooper Road identified as Tax Parcel 91-4-122-113-0042 owned by Helen Sampson will obtain portions of the vacant property to the south and east to form Lot 1 of the proposed CSM. Lot 1 will be 0.69 acres. The property at 8205 Cooper Road identified as Tax Parcel Number 91-4-122-113-0050 owned by Stanley and Dorothy Krifka will obtain portions of the vacant property to the north and east to form Lot 2 of the proposed CSM. Lot 2 will be 1.5 acres. The property at 8215 Cooper Road identified as Tax Parcel Number 91-4-122-113-0052 owned by Roxanne Patrick will obtain portions of the vacant property to the east to form Lot 3 of the proposed CSM. Lot 3 will be 1.12 acres. The property at 4910 83rd Street Tax Parcel Number 91-4-122-113-0064 owned by John and Pamela O'Connell will obtain portions of the vacant property to the north to form Lot 4 of the proposed CSM. Lot 4 will be 0.72 acre.

The purpose for this request is that the property owners basically gathered in that area and had decided that even though there was a neighborhood plan that had shown us how it could be subdivided up and where roads could be extended to the north to connect into the City, the residents in that area decided that they didn't want to see that happen. They'd rather see this as open land in perpetuity, and so they worked with the existing landowner to acquire pieces and parts of the land so that it could be attached to their existing parcels.

The land division conforms with the Land Division and Development Control Ordinance as well as the Zoning Ordinance of the Village and the Village's Comprehensive Plan. The Village Plan Commission recommended approval at their last meeting as does the staff subject to the comments and conditions as outlined in the staff memorandum.

Steve Kumorkiewicz:

Jean, is that the property that was supposed to be a horseshoe for [inaudible].

Jean Werbie-Harris:

Yes. So 50th Avenue was intended to extend to the south, and then it would have curved over to the east. And 49th Avenue would have been extended south from the City and then would have

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connected into 83rd Street into Pleasant Prairie. So with this action there will be connections to the north at 49th or 50th Avenue.

Steve Kumorkiewicz:

The land is no longer landlocked that way.

Jean Werbie-Harris:

Nothing is landlocked. They're all connecting to existing parcels.

Dave Klimisch:

I really like how this process went about. It's the ultimate community working with community, neighbors talking to neighbors to achieve the ultimate local control. We talked last week or a couple weeks ago, and I like how it developed, and I move approval of the certified survey map.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Further discussion?

**KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO SUBDIVIDE VACANT LAND LOCKED PROPERTIES AND ATTACH THE LANDS TO ADJACENT NEIGHBOR PROPERTIES GENERALLY LOCATED EAST OF COOPER ROAD AT THE 8200 BLOCK, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**E. Consider an Agreement between and among the Lake County Forest Preserve District, State of Wisconsin-Wisconsin Department of Natural Resources, University of Wisconsin-Parkside, The Chiwaukee Prairie Preservation Fund, Inc., and the Village of Pleasant Prairie related to the protection and management of the Lake Plain, including fire management activities.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is an agreement that was before the Village Board at your last meeting. Again, this is an agreement between all the affected lake partners or the Chiwaukee partners in order to manage or maintain various parcels of land within the Chiwaukee, Illinois, Lake Beach area extending from Illinois into and up through Pleasant Prairie in

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Wisconsin. Specifically part of this agreement identifies that the parties agree to manage or volunteer to manage and maintain this area as a natural prairie.

This agreement at the last meeting raised some concerns regarding some of the Village's authorities and responsibilities. And I think it was the Village Administrator who indicated that we wanted to make sure that there were not going to be any type of authorities or overseeing powers by the Village Board taken away by entering into this agreement with the other parties. And so I worked with the Village Attorney and then the Village Administrator to add in some additional statements that help to protect and to secure the Village's rights with respect to the management and through this liability and responsibilities of this agreement. I don't know if Mike would like to add any other comments.

Mike Pollocoff:

I think if the Board looks at Paragraph I of the agreement where it says it affirms the property rights of non-parties to the agreement so that nothing in this agreement can be construed as providing permission or authorization to enter upon or take any action regarding a land that is not owned by a party over which the party doesn't have primary management responsibility. So this doesn't spread on to the private ownership. And also the final paragraph, no waiver of rights, nothing contained in this agreement shall be construed as waiving or limiting any powers of the Village under applicable law or waiving the responsibilities of parties to this agreement to perform their work within the Village of Pleasant Prairie in compliance with all Village ordinances and rules.

I think this gives us the hook so that -- between the two areas we're the only municipality that has responsibilities to act as a municipality. The other area is state owned land in Illinois. There is some state owned land here, there's some university owned land, there's some DNR land and there's private ownership and there's land that the Village owns. So at the end of the day the Village has responsibility under the Chiswaukee Land Use Plan for administering the ordinances that govern that fairly. And I think we have diminished that or now they recognize that it would have caused a problem down the road. So I'm comfortable with this language that we had inserted by the Village Attorney and additional modifications that I've made to it. I'd recommend that we approve it.

Michael Serpe:

Is this going to be mostly with volunteers?

Mike Pollocoff:

I probably believe so. But I think you're going to have some DNR people working in there. They've taken over The Nature Conservancy land. And I'm not sure exactly of the status of some of the people from Illinois. I know there are going to be fire departments that will be working in there as well.

Michael Serpe:

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I move approval of the agreement.

Dave Klimisch:

Second.

John Steinbrink:

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

Steve Kumorkiewicz:

They have to notify us any time they take any action here [inaudible].

Mike Pollocoff:

If you think back to the way the agreement was written before they could notify us if they wanted to do something in there, and if we were not able to participate for reasons of staffing or other work, they could go ahead and do the work and do it under their own supervision and that would be it. Under this they would have to notify the Village before any work would take place, and we would have to approve it, and it would have to happen in a manner that the Village is comfortable with notice provisions. The Chief would have the ability to fully evaluate a burn that was going to occur in an area and say whether or not a burn could occur or not. So anything that happens in there we're going to have to be notified of it. That work will have to take place under the rules that the Village ordinances require for that work.

Steve Kumorkiewicz:

Okay, thank you.

[Inaudible]

Mike Pollocoff:

Well, we're signing it. I'm assuming they're going to sign the amended agreement from us. If they don't like it then we come back and say not. But I think there's a lot of things that they achieve in this. And none of the conservancy efforts, their goals, I don't think are bad. But, again, you can't look at how they're doing things in Illinois because there are no houses there. That's all gone. We have private properties that are vacant, private properties with houses, public properties, people that are expecting certain things on the Village public property. So it's just a different situation in Wisconsin than it is in Illinois.

Steve Kumorkiewicz:

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That was my issue [inaudible] the way that Illinois set it up this time [inaudible]. So if you are comfortable with this.

Mike Pollocoff:

Well, if they don't sign it then we go back to the way things are now. I'm okay with that.

John Steinbrink:

You had made reference to the Chiwaukee Prairie Agreement, and as we all know it's a very contentious area down there with everybody's interpretation of how it should be done as opposed to what the agreement states. And the Village has been really the only party following the agreement. I think our concern was to make sure that we didn't get any more experts in there helping us.

Dave Klimisch:

There's a lot of language in here about a burn. How often do we actually burn down there or does somebody burn down there?

Mike Pollocoff:

I think there's really basically two seasons to burn, before things get green. You could set up a burn to occur, but at the end of the day it's the factor of weather, where the wind is blowing, how it's going to blow. And on that particular day do you have enough staff to manage it? The Chief has worked with the other departments from Illinois who were coming up there, and we've actually done trainings with those departments and some of the people from the State as well as Illinois' conservancy groups on how to conduct these burns. But at the end of the day we need to make sure that if Chief McElmury feels that a burn isn't ready to happen, even though everybody was all set for it, if the weather conditions aren't right or the staffing isn't right he's got the ability to say the bur is off.

Dave Klimisch:

Does it happen every year or every five years?

Mike Pollocoff:

They don't want to burn the whole place at once, but I think they try to look at areas that they can manage and get after a burn. We've had a longstanding process or issue with DNR is we want -- some of these areas they've acquired, and this is mostly true in Pleasant Prairie, where property has been acquired and it's in the plan for management as a prairie. But in the intervening time there's been a lot of other things that have grown up in those prairie areas. You've got brush that



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needs to be mechanically with a brusher cut down and brushed. Because if you put a fire in there that stuff is going to smolder and smoke forever. So you need to get those sites prepped up.

So as time goes on and they have more and more land that's been mechanically brushed and cleared so all you have growing is prairie grass, then when it's time to burn that if it's in the fall or early spring it will burn off pretty quick, it gets hot and it's gone. For a long time we had problems where a tree would topple down and that's in the burn area, and that burns and smokes for a long time. So these are all things that Chief McElmury keeps an eye on. And so as time goes on if they get good at this they can make the area burn faster and in more controlled areas.

But they don't burn the whole thing at once. I think they take a look at areas that they have ready for burning and then they can go. But at the end of the day it's got to be Pleasant Prairie's call as to whether or not it's ready to burn. Because if it isn't and we don't have enough people down there and we can't change it, that means our fire department is going to be spending the afternoon down there cleaning up the mess if it's not ready to go.

John Steinbrink:

So any deer stands located in the area if they're made of flammable materials we're not responsible for.

Mike Pollocoff:

That's 100 points.

John Steinbrink:

It's the DNR's responsibility. Did we have a motion and a second?

Jane Romanowski:

Yes, we did.

John Steinbrink:

Any further discussion?

**SERPE MOVED TO APPROVE AN AGREEMENT BETWEEN AND AMONG THE LAKE COUNTY FOREST PRESERVE DISTRICT, STATE OF WISCONSIN-WISCONSIN DEPARTMENT OF NATURAL RESOURCES, UNIVERSITY OF WISCONSIN-PARKSIDE, THE CHIWAUKEE PRAIRIE PRESERVATION FUND, INC., AND THE VILLAGE OF PLEASANT PRAIRIE RELATED TO THE PROTECTION AND MANAGEMENT OF THE LAKE PLAIN, INCLUDING FIRE MANAGEMENT ACTIVITIES; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

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**F. Consider a Memorandum of Development Agreement with the Prairie Village West Addition #1 Condominium Association related to correcting all deficiencies within the proposed utilities, road infrastructure and related appurtenances that are intended to be dedicated to the Village.**

Jean Werbie-Harris:

Mr. President and members of the Board, the Village staff has been working with the Prairie Village West Addition #1 Condominium Association for the past several months. And as part of our discussions with them and our ultimate goal with them is to transfer the ownership of 42nd Court and 91st Place which are at this time private roads within the otherwise all public street area of the condominium. This area is located west of 39th Avenue, north of 93rd Street. It's the last or the farthest west phase of that condominium development.

As part of the Village's consideration of taking 42nd Court and 91st Place as public road right of ways, the staff has been working with them in order to outline all of the different steps that would be required. So the purpose of this memorandum of understanding agreement is to set forth what those steps are so that there's no misunderstanding between the association and the Village. And secondly they would like to go through and complete and/or correct any deficiencies in any of the public improvements and have those inspected before the Village takes consideration of the certified survey map.

But what we wanted to do was kind of outline the process, what needed to happen. So in the understanding agreement it talks about the repairs that have been identified by the public works department through their televising and their inspection, the improvements that need to be completed out there. They've contracted with Reesman's Excavating as well as Michael's Corporation in order to undertake all of those corrections to the infrastructure, again, before it gets dedicated to the Village. As part of that process the Village will either do themselves or have consultants do the inspection of those public improvements before they're accepted by the Village.

As part of this process a certified survey map needs to be prepared in order to dedicate these public roads to the Village. Because the public road areas are only 40 feet wide we need to grant a variance or consider a variance to the road width. They are proposing to grant the 40 feet plus additional ten feet on either side as easement so that we have adequate land area out there not only for the public road but for the snow storage and street trees and fire hydrants and other water main valves and such that might be outside of that paved area.

The understand that they need to apply for a zoning text amendment because we are looking for a PUD or Planned Unit Development Overlay that needs to be placed on the property because some of the structures will not meet the underlying zoning district with respect to setbacks because it was less under a private road than it is a public road. They have agreed that they would be amending their condominium declarations and their condominium plat in order to transfer some

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of this private land which is for these two private roads to the Village as public. So they do need to make modifications to their condominium plat as well as to their declarations.

They are going to go through the process of doing some vacations of easements in this area as well since all this area now will be dedicated as public road right of way, and the infrastructure underneath would be dedicated to the Village once those improvements are made. And so as you can see this is a multi-step process for them and for the Village. And we wanted to have a showing of good faith as to that we approved and supported what they were doing. They wanted to move forward and get these corrections or these deficiencies corrected. And they have an opportunity to get into a schedule with the two contractors to have this work done very shortly. So they wanted to get that work done.

And then they will continue as this agreement outlines to follow through with each of these subsequent steps hopefully maybe all at the same time probably in July or August to bring everything back before the Plan Commission and the Board for review and approval. And then when these improvements and corrections are made and the inspections are done by public works then we would accept those public improvements and the dedications of the right of way as well.

Michael Serpe:

John, is there a benefit to you by taking this over?

John Steinbrink, Jr.:

Yes. You can kind of see how the Prairie Ridge Roadway, at least the public component of it, kind of ends up in a dead end over there. Really isn't enough room to turn a garbage truck around, a snowplow truck around. So it is much safer where there's no backing up to actually complete this loop at part of the public right of way.

Michael Serpe:

Who was plowing this road before, this section?

John Steinbrink, Jr.:

The Village has been plowing it under contract because it is safer for us to do. So we have been plowing those two roads.

Michael Serpe:

So you're in favor of this?

John Steinbrink, Jr.:

Yes, sir.

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Jean Werbie-Harris:

And we do have representatives here from their condo association if you have any questions.

John Steinbrink:

That's a pretty esteemed group sitting in that front row. We did have our lawyer check this, right? But if they all go south in the wintertime why do we have to plow it?

Mike Pollocoff:

I don't know. I haven't figured it out.

Michael Serpe:

I move approval of the memorandum of development agreement.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

**SERPE MOVED TO APPROVE A MEMORANDUM OF DEVELOPMENT AGREEMENT WITH THE PRAIRIE VILLAGE WEST ADDITION #1 CONDOMINIUM ASSOCIATION RELATED TO CORRECTING ALL DEFICIENCIES WITHIN THE PROPOSED UTILITIES, ROAD INFRASTRUCTURE AND RELATED APPURTENANCES THAT ARE INTENDED TO BE DEDICATED TO THE VILLAGE; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**G. Consider an award of contract to purchase Cardiac Monitors/defibrillators and AEDs.**

Craig Roepke:

Mr. President and members of the Board good evening. For the budget year 2016 the Fire Department was afforded the opportunity to replace its cardiac defibrillators and add, make some AED additions. So that's what that's what the project includes. So basically we went out to three of the leading manufacturers, received raw bids. You notice that the Philips bid was extremely less. They basically -- in part of the last bullet point at the bottom where we didn't consider them they had some feature sets that were less than desirable for our needs. For example, the Philips monitor was not able to monitor carbon monoxide which is a very up and coming thing that our current monitors do not do. Their alternative was a breathalyzer type device that really was unrealistic for us which we would have had to purchase three additional carbon monoxide

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monitoring devices to the tune of around \$5,500 each. So for some other feature sets the MRX Philips was not considered.

Which left us with Physio and Zoll. The next step in the process is we really had to take and revise the quotes and the bids that were received so that we could do an apple to apple comparison, compare the monitors to the monitors, the AEDs to the AEDs, the service to the service. So with doing that it made it better for us to understand what was the better option for the Village.

So under our staff review like we did for the self-contained breathing apparatus since our staff or the folks that utilize this day in and day out one every single call we went through, and it's not legible in the slide, but we had basically a review process where we looked at different elements of the monitor. And as you can see there by the pie chart each staff member submitted their desire for which monitor they would like to see us acquire. As you can see overwhelmingly the Physio was the true winner here, which actually as a side note was very surprising for a few people. We thought we would have an alternative. We've used Physio in the past so we know they make a quality product.

So in the end we're looking to make what I refer to as a hybrid acquisition. So we're choosing the monitor from Physio-Controls and the automatic defibrillator, external defibrillator from Zoll. Ideally the difference is that the Zolls are less expensive and the Physio AEDs. They also use standard batteries which we can go over to Batteries Plus and replace them. We don't have to buy a proprietary battery. And we also have as you can tell here in the rear we have a good complement of Zolls in our Village public safety network if you will. And then lastly any of the existing AEDs are going to be transferred to the police department to replace outdated and in some instances absent AEDs from the police cruisers.

So our recommended purchase is the Physio-Controls, there's three units, at a total cost of \$104,024.72. We will actually be trading in our three Zoll units, and Physio is going to be giving us \$4,500 each so that's a pretty generous trade in. Just as a point Zoll gave us the same trade in. We're going to go ahead and buy 15 AEDs. I'll just make a note here. You'll see that there's three what we refer to as advanced AEDs. So the three advanced AEDs will actually be put on the primary engines. These advanced AEDS have the ability to do a manual energy selection and manually defibrillate. They also have the ability to monitor the patient when they're in non-cardiac arrest. So many times, I forget the most recent numbers, but what we refer to as our back-to-back calls are in upwards of 35 to 38 percent. So the engine from the one station goes as the primary responder, this will now give them the ability to go ahead and monitor that patient until the ambulance from the other side gets here.

So continuing on with the AEDs, excuse me, the recommended purchase, we also look at purchasing what I refer to as Physio spares so that's cable sets, patient cuffs, things that we know down the road inevitably are going to break, okay, so we're making those purchases now. So our proposed total is \$124,066.79. Our budgeted amount for this project was \$124,106.

Michael Serpe:

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Craig, I'm just curious, what kind of numbers do we have as far as the amount of times we've used these things on our residents?

Craig Roepke:

Well, in general the monitor defibrillators are used literally every call. Every time that ambulance goes out that monitor defibrillator is used. Now, the defibrillator itself might not be used, but from a diagnostic perspective, blood pressure, pulse, temperature. What we refer to as capnography, the measure of carbon dioxide that is used literally every day on every call. So they get their use.

Michael Serpe:

Since it came in right on the money with the budget I'd move approval.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

Dave Klimisch:

Do these devices have eight year life span as well?

Chief Roepke:

It's not necessarily a hard stop at eight. Our monitors, our current Zoll E series, are roughly eight years old. They're showing some wear. Our last preventative maintenance cycle the service individual had to make some changes. One of the big challenges is that it doesn't do some of the monitoring that we're looking to do like as in carbon monoxide or as in the side stream capnography. We could add those as options to our existing monitors, but financially it wouldn't make sense to do that.

John Steinbrink:

We have a motion and a second. Any other discussion?

**SERPE MOVED TO AWARD CONTRACTS TO BOTH PHYSIO-CONTROLS  
AND  
ZOLL TO PURCHASE CARDIAC MONITORS/DEFIBRILLATORS AND AEDS AS  
PRESENTED; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

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**H. Consider Ordinance #16-16 to repeal and recreate Chapter 298 of the Municipal Code relating to Storm Water Management and Storm Water Drainage System Facilities.**

Matt Fineour:

Mr. President and members of the Board, this is a revision to Chapter 298 that incorporates mandates from the DNR as well as other changes that were made because of Chapter 405 that was recently approved. DNR mandated a couple different changes to the existing standards. Performance standards were changed a little bit for total suspended solids removal for the different development types as well as performance standards for the one year storm. So this is release rates for peak discharge as well as water quality standards. They also changed the design storm event that's to be used to calculate those performance standards. And they also changed a little bit infiltration standards in those performances. None of these changes are significant, they're all kind of minor, but they are changes that were required by the DNR as part of our overall stormwater permitting process.

The other change that was made was we also updated the stormwater discharge permit section. This is where a developer or a development is required to get a post-development stormwater discharge permit. So they build a pond, they have their control structures and so forth, and what these permits do is they ensure the long-term maintenance of these ponds by whether it's an association, homeowners association or whatnot. It requires them to reapply for this permit once every five years so the Village can keep on top of who owns it, who is maintaining it, is it being maintained and so forth. We've kind of segregated it out into two types of permits.

One is called a Class 1 permit which takes ponds that have an existing maintenance agreement with the Village into account as well as easements over that pond, and with those type of ponds where there's a maintenance agreement and easements the stormwater utility as part of their practices goes out once every five years and takes a look at those ponds, does a sediment survey to see how the sediment buildup is in those ponds. So that's with the Class 1. The Class 2 permit probably covers older type ponds where there is no maintenance agreement, there is no easement over those ponds, but those ponds were designed for stormwater management purposes. So the Class 2 since we don't have any easements the stormwater utility is not going out there and doing any sediment surveys, and it requires the owners of those ponds to actually do a little more in depth survey of those ponds to make sure that it is still meeting the design and performance standards.

Those are really the changes that occurred in 298 as well as updating and just cleanup items that was associated with the overall Chapter 405. So some items that were included in 298 that were taken out and placed in Chapter 405. So if there's any questions I'd be happy to answer them.

John Steinbrink:

Any questions? Motion is in order.

Dave Klimisch:

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Move approval of Ordinance 16-16.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Further discussion?

**KLIMISCH MOVED TO ADOPT ORDINANCE #16-16 TO REPEAL AND RECREATE CHAPTER 298 OF THE MUNICIPAL CODE RELATING TO STORM WATER MANAGEMENT AND STORM WATER DRAINAGE SYSTEM FACILITIES; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**I. Consider Ordinance #16-17 to repeal and recreate Chapter 381 of the Municipal Code relating to Land Disturbance, Construction Site Maintenance and Erosion Control.**

Matt Fineour:

Mr. President and members of the Board, this is a similar revision for DNR mandates, again, performance standard updates. It used to be for a construction site you would hear 80 percent TSS or total suspended solid removal. Now they've changed it to a ton per acre. So the performance standards have changed a little bit. Technical standards have changed a little bit in there. Again, these are not very significant changes, but they were minor changes by the DNR's part for overall stormwater municipal discharge permit. Other than that it was cleaned up, again, to meet Chapter 405. Some items that was taken out of 381 and placed in Chapter 405 because that would be a better place for it for a design engineer. Other than that if there's any other questions I'd be happy to answer them.

John Steinbrink:

Any questions?

Michael Serpe:

This all comes from the DNR down to the Village, is that right?

Matt Fineour:

Yes, the Village has a municipal stormwater discharge permit with the DNR. And as part of that permit when requirements or changes in performance standards occur the Village has to adopt those.



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Michael Serpe:

And when you give it to us do you have to show them that you have done this?

Matt Fineour:

In this case I don't have to necessarily show the ordinance, but I do have to report back that the Village has adopted the revised performance standards, yes.

Michael Serpe:

Move approval of Ordinance 16-17.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO ADOPT ORDINANCE #16-17 TO REPEAL AND RECREATE CHAPTER 381 OF THE MUNICIPAL CODE RELATING TO LAND DISTURBANCE, CONSTRUCTION SITE MAINTENANCE AND EROSION CONTROL; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**J. Consider a Professional Service Agreement to evaluate the feasibility of providing potable water to the Village of Bristol for a potential development.**

Matt Fineour:

Mr. President and members of the Board, the Village of Bristol has approached Pleasant Prairie in asking what our ability is to service their community, specifically a certain TIF district that they're evaluating for municipal water. When our municipal water system was designed it did not take into account or was not designed to necessarily service Bristol. That doesn't mean we can't, but we need to analyze our system from what it is today as well as our future build out scenario, what we can provide Bristol for their needs. In order to do that what we'd be doing is kind of updating our existing hydraulic model including some of the major watermain projects that have occurred over the years. The one Springbrook that we're currently placing in, the Sheridan Road water project we'd be updating our model for that as well as the large water main that goes from the I-94 water tower out to Uline.

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Once we update the model, again, we'd be looking at evaluating the system from the demand that the Village has today as well as our ultimate build out demand. So when the Village is all built out can we still provide Bristol? So that's what the scope is. I've got a proposal from AE2S which is the company that actually did the original calibration of our model and updates for it, and they've done a good job in the past with it. So the service agreement is with AE2S for the amount of \$14,000. I recommend approval of that agreement.

Steve Kumorkiewicz:

I've got a question. [Inaudible] going to send water to Bristol [inaudible] return it back [inaudible].

Mike Pollocoff:

Well, we have an agreement with Bristol, and there's a court settlement based on the annexation that indicated we would provide, and I don't remember how many acre feet or sanitary service or the volume, like 600,000 gallons or 300,000 gallons.

Matt Fineour:

It would be around that range.

Mike Pollocoff:

Right, for that area that's identified as the Town of Bristol growth area. So we've already agreed with Bristol that we'll treat that amount of sewage whenever that develops. And we've built our system with that capacity into it. And then they've paid us, if you think back to last year, for the cost of oversizing our system to accommodate them in the future. Well, as that agreement was taking place, at the time they told us that they didn't want to buy water from us. They thought they could get a better deal from the City of Kenosha. And at that time the Board said fine. You want to go to the City, go to the City. And that was the case for quite a while.

Then recently they have looked at developing a future TIF district that was over on the other side of U north of Q, and I think their engineer told them it's going to cost a lot of money to bring water from Highway 50 all the way down the Frontage Road, then up C then down U to get to the site. And we have water on Q and C fairly close to the jurisdiction line. So they approached me and they said, well, now we want water. And I told them, well, we really didn't design our system for you to have water because you hadn't said anything. So I don't think the Village should be adverse to supply water to Bristol. They can't use any more water than they can legally get under a diversion permit which they haven't procured yet. They would have to do that.

In talking with Matt, although we're willing to well them water, it's got to be in a way where we deliver water to them at our existing procedures that we deal with the City. They bring water to us at an existing pressure and volume, and then we're responsible for constructing the tank, the towers, the booster stations to pressurize it. We have no idea how they're going to develop that

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land to use it, but we do know it's going uphill. It's climbing topographically pretty steep, and so something is going to have to be done there. But it needs to be them that does it.

So what this will do is it will tell us, it will come up with a -- we might not be able to come up with it. Maybe it doesn't work, I don't know, but we'll have an engineer study it so that we can make this determination, give them what the number is. Then from that point we can work on an agreement as to how that's going to be effectuated, reimbursing us for some of the expenses that we've had to put this agreement together. Then it goes to the Public Service Commission to see that there's an engineering study to see how we're basing this information on to establish a rate for Bristol. So this won't happen really fast because we were told a long time ago that they didn't want to get water from us. So we can make it happen, and I think from the utility standpoint if we're able to sell water to Bristol without affecting our residents and businesses in a negative manner then we should be willing to do that.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

Well, no, it would. They have to get a permit from DNR to divert water. They haven't done that yet. But they have an agreement with us for sewer so they really can't -- their diversion is going to be limited by how much sewer capacity they have with us. So things are kind of in place but it's not done yet.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

And they would have to do that with the City as well.

Kris Keckler:

So the cost of this study is [inaudible].

Mike Pollocoff:

No, because Waukesha doesn't have access for the diversion to take place. This would be more of an extension of the Kenosha Water Utility water service area so there's some precedent there.

Steve Kumorkiewicz:

So we're going to pay \$14,000 for this study [inaudible] provide water for them and they're going to reimburse us for this?

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Mike Pollocoff:

Well, I think that's going to be part of the rate. We can't say give that to us now, but when we establish a rate for Bristol there's going to be capital improvements that we're making and that's going to be part of it. That \$14,000 we're doing it for Bristol, but we want to do it for ourselves more than anything because we want to make sure we can provide water for everybody we've made commitments to if we do this. So I think we'll get a fair share reimbursement as time goes on from them. But I think in the first instance we want to be able to negotiate from a position of sound engineering knowledge and numbers to be able to go forward with it. That's what's going to help us operate our system better in the future, and it's going to tell us where we're going from when we're dealing with Bristol. We'll get money back from it, but I think it protects us as well. I think its money well spent. As Matt indicated in his memo there's been a significant amount of changes in the water system since we had our last look at that high level to see what's going to happen.

Steve Kumorkiewicz:

[Inaudible] possible to supply water to [inaudible].

Mike Pollocoff:

No.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

Like I said we've developed -- our model is based on having the water towers we have and the system pressure that brings water to the Village limits. When we designed this system that was the end of the world. We didn't design it to go any farther. So if they want to buy water from us if we have enough supply to give to them they have to buy it at the flow and the volume rate, pressure that we have available for them and no more. They'll have to do all that other stuff themselves. But that would be true if they were buying it from the City I believe, too.

Michael Serpe:

Is there any chance that [inaudible] from the City and go south?

Mike Pollocoff:

Well, I'm sure if they thought it was cheaper or if they could work a deal with the City they'd do it, and I'd be okay with that.

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Kris Keckler:

I just wondered, I see the benefit of us assessing our system with the study. I just didn't know if the realization was a benefit to Bristol as well, if there could be some of the recouping, even part or whole of this cost.

Mike Pollocoff:

Yeah, that's why we want an agreement to work out those details. And really be able to have an agreement that says how we're going to operate once we make this connection to them.

John Steinbrink:

And the diversion decision is DNR's, or does it involve the Great Lake Governors?

Mike Pollocoff:

No, it wouldn't because in a way Pleasant Prairie laid the groundwork for those diversions to occur. So we got that diversion, and that's going through our system to the lake. In a way they'd be operating under what we were granted, but DNR is still going to want to give out permits. They wouldn't have to go visit all the governors and tell them howdy. It's already been done.

John Steinbrink:

They're missing the best part.

Mike Pollocoff:

Yeah, they're missing the best part.

Kris Keckler:

Move approval of the PSA as outlined.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**KECKLER MOVED TO APPROVE A PROFESSIONAL SERVICE AGREEMENT**

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**WITH AE2S INC. TO EVALUATE THE FEASIBILITY OF PROVIDING POTABLE WATER TO THE VILLAGE OF BRISTOL FOR A POTENTIAL DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**K. Consider an award of contract for the I-94 southbound Ramp Landscaping Project.**

Mark Riley:

Mr. President and members of the Board, this is an award of a construction contract. In accordance with the published official notice of bidders sealed bids for the above-referenced project were received at 2 p.m. on May 19th at the Village Hall. The bids were publically opened and read aloud. One bid was received for this project. Seven contractors that obtained bid documents of which four were listed as prime contractors. The low base bid was submitted by Kenosha Grounds Care Pleasant Prairie in the amount of \$278,892.70. The bids were received, and Kenosha Ground Care was found to be the lowest overall responsible bidder. It is recommended that the Village Board award this project to Kenosha Grounds with an overall low base bid of \$278,892.70.

This project was placed out to bid and, again, there were several documents taken out, so several contractors had the plans to bid on but one bid was received. The price, \$278,000, when we looked at all the bid items is in line, and it's a fair and reasonable cost. So we recommend an award of contract to Kenosha Grounds.

Mike Pollocoff:

I might add this is Tax Increment District #2. It's one of the things that we looked at when the Community Development Authority was working on the southeast quadrant of the land that we have. And we did some of the preliminary work for this along the median on frontage road between Q and C. And this would be a landscaped area to identify that quadrant as an enterprise area, and as such it would be the responsibility of the abutting property owners to pay for the maintenance and operations of the landscaping there, the sprinkler systems, maintaining all that stuff. So in the first case some of it will be CDA and then we'll be building out the other stuff. And as time goes on, as this develops, the other companies or whoever uses that abutting land is going to be a part of their association to maintain that as they would for the median landscaping.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

Well, no. The TID district is paying for the construction costs. What we're going to be doing as time goes on is we won't be maintaining it. The property owners around it will be maintaining it.

Steve Kumorkiewicz:

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Okay, thank you.

Michael Serpe:

Move approval of the \$278,892.70 to Kenosha Grounds Care.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

**SERPE MOVED TO AWARD A CONTRACT TO KENOSHA GROUNDS CARE IN THE AMOUNT OF \$278,892.70 FOR THE I-94 SOUTHBOUND RAMP LANDSCAPING PROJECT; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**L. Consider an Agreement with Kenosha County Humane Society, Inc. d/b/a Safe Harbor Humane Society to transport animals.**

Mike Pollocoff:

Mr. President, the Kenosha Humane Society advised us that they need to increase their expenses. The contract changes that they've submitted to us is based on our previous work with them. There's been a change in a four day stray hold before releasing for adoption. That's a new law required. The change in the expense will go from \$100 to \$150 if we require them to hold it for a bite case, schedule of fees. And they've promoted us up to a town in this contract. We need to get them to change that. They can increase each year -- this contract would increase each year with a CPI. Cruelty cases which occur would go to \$17 from \$15 a month. And there's contacts. Really I don't know that there's another option or another alternative other than to contract with them. I know the Chief works with them on a regular basis, and he works to keep them in line as far as our interaction. Our monthly service fee is going to be \$1,368 a month that we pay each month. I know at one time we looked at doing it ourselves. We couldn't do it as inexpensively and as humanely as they do.

Steve Kumorkiewicz:

They've got a very good organization.

John Steinbrink:

If the change isn't being used in the back of the parking enforcement vehicle then we could --

Dave Klimisch:

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How many animals do we work with a month for \$1,300 a month?

Mike Pollocoff:

Chief, do you know by chance?

Chief Smetana:

The number varies based on the complaints that come in of stray animals. If we have a bite case and that animal can't be held by the owner, then it's going to be held at Safe Harbor until the testings are done. So it goes case by case. There's no set amount monthly. If we do have a stray animal that gets picked up by our animal control they're brought to Safe Harbor and held there. There really is no other option at this point.

Dave Klimisch:

So are there some months where we do zero to five animals, or are we always doing at least 50?

Chief Smetana:

From my understanding from my recollection I think we're going 30 to 50 a year.

Mike Pollocoff:

There was a point where the police department went and caught the animal, put him in the back of the squad, then we took them to the Humane Society. And that's been a long time. We quit doing that because that was nonproductive time. But on the other hand the police department has to authorize any -- we authorize somebody to go out and get a stray animal rather than just having them be on the lookout for them and collecting however many they want to get. We're the gate keeper to make sure that we decide whether or not we're going to call somebody or not.

Michael Serpe:

So it will be \$1,368 regardless.

Mike Pollocoff:

Right.

Michael Serpe:

And then plus whatever, transportation.

Mike Pollocoff:



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Right. So they're holding X amount of cages or capacity in the system for us. If we deliver more than what they have room for that's their problem. They've got to find a way to deal with it.

Steve Kumorkiewicz:

I make a motion to adopt the agreement.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any more questions for the Chief? Thank you, Chief.

**KUMORKIEWICZ MOVED TO APPROVE AN AGREEMENT WITH KENOSHA COUNTY HUMANE SOCIETY, INC. D/B/A SAFE HARBOR HUMANE SOCIETY TO TRANSPORT ANIMALS; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**M. Consider Resolution #16-20 accepting public improvements for the Prairie Ridge West Commercial Development.**

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening we bring before you Resolution 16-20. It's accepting public improvements for the Prairie Ridge West Commercial development generally located just south of Highway 50 in the northeast corner of 104th Street and 77th, basically where the Cheddar's Restaurant is, just a little bit west of the Olive Garden.

The sanitary sewer, street trees and sidewalk were all installed by the developers, inspected by the public works department and found all to be within the codes and regulations that we require. So this is really just kind of buttoning up the acceptance process of this public infrastructure and transferring it over to public works for maintenance. So staff does agree and recommend acceptance.

Michael Serpe:

Is there a cost in this to us?

John Steinbrink, Jr.:

Well, there's a cost of the general maintenance that we have here forever of the sanitary sewer. The street trees and the sidewalk it is the responsibility of the abutting property owners to maintain it forever. But I think the big thing that we do which is really a good thing for all the rate payers of this infrastructure is that everything is built and constructed by the development and then just turned over once it meets our standards.

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Michael Serpe:

It's paid for and now we just maintain it.

John Steinbrink, Jr.:

Correct.

Michael Serpe:

Move approval.

Dave Klimisch:

Second.

John Steinbrink:

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

**SERPE MOVED TO ADOPT RESOLUTION #16-20 ACCEPTING PUBLIC IMPROVEMENTS FOR THE PRAIRIE RIDGE WEST COMMERCIAL DEVELOPMENT; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**N. Consider an Agreement with Service Line Warranties of America to offer the National League of Cities Service Line Warranty Program to assist residents in sanitary sewer service repairs.**

John Steinbrink, Jr.:

Mr. President and members of the Board, this is something staff has been evaluating for a couple years now. As I'm sure you've heard on the news and other media sources, the national infrastructure around most communities is very poor. Pleasant Prairie is very fortunate to the fact that we're kind of a newer community as far as infrastructure goes. We don't have any lead service lines in our water which has been a big deal recently because of Flint, Michigan. Most of our water infrastructure the mains are PVC. The laterals are made out of copper or PVC. Our sanitary sewer for probably the most part of it is PVC.

But there is a small percentage, like maybe five percentage of our sanitary sewer mains which are clay. That's something that was put in in some of the older subdivisions within the Village. And then along with those clay mains came the clay laterals. A lot of these clay laterals were put in in small pieces, maybe three foot long. Over the course of time they deteriorate and then trees

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grows and then the roots infiltrate and they break or collapse. This is really giving those people that live in some of those older subdivisions within the Village or someone that lives around an older main just an option to provide an assurance outlet.

If you look on the screen that we have ahead of you, the red line really distinguishes the difference between the Village property and then the residence property owner which is right at the property line. And so the Village is responsible for maintaining the sanitary sewer mains, the water mains, and the laterals up to the public right of way. The residents are responsible from the property line up to the house and then anything within their house. So this insurance program if anyone would choose to have it would provide them an assurance at a low monthly cost, either like I believe it's \$7.75 for the sanitary sewer -- or \$5.75 per month to give them a peace of mind and some assurance, especially if they have a history of backing up or failures or roots in the line, something like that.

We did do a pretty good evaluation. I actually met with the representative from the National League of Cities, and there's quite a pretty impressive amount of communities that have done exactly what we are proposing this evening. And so they use only local contractors for the repairs. The Village is not really impacted at all by it at least from a staff component of it. We do get a royalty of 50 cents per customer that they keep throughout the time, and then that allows us to market this or if anyone has any questions on it, the staff time that it takes to answer questions for them.

So this is something that we have been evaluating for a long time. We looked at a few different options, and we really feel like the National League of Cities provides probably the best value for the residents. And so we're not telling anyone that they have to have it, but if you do have a historical problem with your sewer lateral being plugged up with roots or failing on a regular basis, it really gives those residence an assurance plan that we do feel is more trusted than other ones that may be on the market.

Mike Pollocoff:

If you think back, every now and then there's been something in the newspaper or people get a mass mailing about you can get insurance to fix your sewer lateral or your water lateral. And they kind of imply that the Village knows about it or it's a Village sponsored thing and it isn't. And so what this does, like John said, it just provides for a newer community like us that doesn't have a lot of older services it gives those people an option to say I can take care of this. And they do have a responsible track record.

I think it's a problem that most communities are having. If you think about the City of Kenosha how many private laterals they have in the City that are ancient or antiquated. The City is still going to have to fix the public portion of the lateral, but that doesn't really take care of the private portion. The sanitary sewers typically that's where some of the worst infiltration occurs is on the private side of the lateral. So I really believe this gives us a tool to provide access to residents who question this if they receive some of these flyers in the mail that somebody is going to provide this service and the Village has accepted this, and this is one that's worth accepting, and it's a credible model.

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Michael Serpe:

The only notice we'll give is in the newsletter then?

John Steinbrink, Jr.:

As part of this contract at the cost of the National League of Cities they will send out a flyer two times a year, spring and fall. We are allowing them to have the Village logo on this flyer and just let them know that we are partnering with them, staff has evaluated, the Village Board if they choose this evening has accepted it. And so it's not just like one that was out I believe it was two years ago they just kind of came out and shot out a flyer, it went to everyone. And there was a lot of uproar because we really had no idea what this was about. So this company came out much more professional. They reached out to Mr. Pollocoff, and then we evaluated them. The list that have the references there's over 300, Phoenix, Arizona, San Diego, Madison, Dayton, Ohio. I mean there's some larger communities, some smaller communities.

I did talk to one of my contacts that I have in public works up in Madison, and they've been doing it for a couple years and they've been very happy with the service that they have. They do have a 95 percent approval rating from anyone that files a claim. And so I think that by using the local contractors and really structuring it as an above board program I think it's really going to help a lot of the residents that do live in the older communities. We really don't have a lot of them, but the ones that we do have it definitely gives them a little bit of peace of mind and an outlet.

Michael Serpe:

With our logo on there I hope they don't interpret this that it's another fee that's going to be charged to them. This is all on their own.

John Steinbrink, Jr.:

Sure. And Village staff will go down and proof all of the information that goes out which is something that no one has done. So I'll make sure that I work with our communications director to make sure that it's all phrased right. And there really is no cost to the enterprise fund, the sewer or water as a part of this program whatsoever. They take care of 100 percent of it. And I think that's one of the advantages with working with a large national company that does have a good track record is that they have a good track record, and some of these larger cities are using them because that they are fair and they have been successful for so long.

Dave Klimisch:

And it does not go out in our newsletter, the company mails it out separately?

John Steinbrink, Jr.:

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That's correct. I mean we can definitely put something in our newsletter just letting the residents know that we will be authorizing this as an approved Village potential insurance. But the two flyers are 100 percent independent of our newsletter at the cost of the National League of Cities.

Dave Klimisch:

Move approval of the agreement with Service Line Warranties of America.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Further discussion?

Steve Kumorkiewicz:

[Inaudible] the areas that we require the service?

John Steinbrink, Jr.:

Can you repeat that?

Steve Kumorkiewicz:

Can we point out which ones are the areas that are going to need the service eventually?

John Steinbrink, Jr.:

The Village really doesn't want to get in the position to say you should have it, you shouldn't have it, you're in a good area, you're in a bad area. We really feel that the residents are going to know. If you've been having problems in your home with your sewer lateral or with your water service you're going to know you've been having problems because you've been having to hire a plumber or roto rooter to come out on a regular basis. And so if you happen to be one of those people I mean it's definitely the resident's call at the end of the day. But the Village really doesn't want to get into a position where we have to say you should have it because you're in this area, you shouldn't have it because you're in a good area. We really want to waive all the liability off of us. If someone calls us we're probably going to direct them to consult with a private plumber just to evaluate the private laterals that they have.

And so keep in mind that the Village is responsible for the lateral up to the property line, and we will maintain and video inspect and repair anything that we have through there. Anything up on their side is really their responsibility. We can let someone know that the main may be clay in

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front of their house, but keep in mind when that clay main was put in maybe there wasn't a house there. And maybe when they built the house 20 years later they built it out of PVC. We really don't know unless we do a video inspection, and we're really not budgeted to video inspect every service lateral within the Village. We just don't have the funding or the manpower for it. So we're kind of leaving it up to the residents to make an informed decision with the information that we give them.

Steve Kumorkiewicz:

Beverly Woods, for example, is an old subdivision. My subdivision is old, it's over 50 years old. But they installed PVC pipes about 35 years ago [inaudible] in the whole subdivision. So my subdivision probably has better pipes than they have in Beverly Woods [inaudible].

John Steinbrink, Jr.:

Right, so based off that information the property owner, what you just said, it's really your decision to choose would you like to go with it or not? All the Village is doing is letting the residents know this is someone that we've evaluated and we feel it's a reputable company. So if you choose to get insurance because of your situation here's a company that we're putting our name behind.

Steve Kumorkiewicz:

Thank you, John.

John Steinbrink:

So you don't need like a colonoscopy inspection of your plumbing to get the insurance. You sign up, you get it.

John Steinbrink, Jr.:

Right, you sign up, you pay your monthly fee --

John Steinbrink:

You have a problem one month later they're going to pay you.

John Steinbrink, Jr.:

Correct.

Dave Klimisch:

So moved.

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Michael Serpe:

Second.

John Steinbrink:

We have a motion and a second. Any further discussion?

**KLIMISCH MOVED TO APPROVE AN AGREEMENT WITH SERVICE LINE WARRANTIES OF AMERICA TO OFFER THE NATIONAL LEAGUE OF CITIES SERVICE LINE WARRANTY PROGRAM TO ASSIST RESIDENTS IN SANITARY SEWER SERVICE REPAIRS; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**O. Consider an award of contract for Bid Package #4 for the proposed Roger Prange Municipal Center Equipment Storage Facility.**

John Steinbrink, Jr.:

Mr. President and members of the Board, I bring before you this evening the fourth and final bid contract for the project of the equipment storage at the Roger Prange Center. It's for the concrete slab and small concrete appurtenances around the facility. Three bids were received, and with the low bid being Middleton Construction in the amount of \$341,300. We have consulted with Riley Construction. Middleton Construction is a reputable contractor that they have worked with Riley on many other buildings in the area. And we do recommend approval of the bid pack as presented to Middleton Construction for \$341,300.

Michael Serpe:

How we holding up on the budget, John, as far as --

John Steinbrink, Jr.:

We're actually tracking right on track with the budget right now. With the bid pack 4 the total amount that we have under bid and under contract with Riley is the \$2.961 million, and we're budgeted about \$3.3 million. The only thing it does not include is the earthwork allowance, and that's something that the Village crews will be doing in house. We're estimating just under \$200,000 for that. And so we're still tracking slightly under budget with the project as a whole.

Michael Serpe:

Move approval.

Steve Kumorkiewicz:

Second.

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John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

**SERPE MOVED TO AWARD A CONTRACT TO MIDDLETON CONSTRUCTION IN THE AMOUNT OF \$341,300 FOR BID PACKAGE #4 FOR THE PROPOSED ROGER PRANGE MUNICIPAL CENTER EQUIPMENT STORAGE FACILITY; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**P. Consider a re-appointment to the Park Commission.**

Mike Pollocoff:

Mr. President, we had an appointment individual Mr. Brock Williamson that was on the Park Commission, and the Board had moved him to the Plan Commission. And we also had a resignation of -- anyway this guy that's on the Park Commission got a really good job someplace and he left. He was a good guy, too. Troy Holm. If you see him say goodbye. We really did like him. He was a good Commissioner for us while he was here. Mr. Klimisch was an alternate on that Board, and so I'm recommending that we bring him up to a regular position and go from there. And I'll remember his name because I'll see him every two weeks.

Kris Keckler:

Move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**KECKLER MOVED TO REAPPOINT DAVE KLIMISCH FROM AN ALTERNATE TO REGULAR MEMBER ON THE PARK COMMISSION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**Q. Consider disallowing a claim filed by Charles Glassen relating to a water main break.**

Mike Pollocoff:



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Mr. President, we receive from Mr. Glassen for a watermain break. We referred that to our insurance company. This was for a watermain break in Whispering Knoll. We discovered and the insurance company investigated it, and they determined that there was no negligence on the part of the Village. They're recommending to disallow the claim.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion?

Dave Klimisch:

I noticed when I read through this was how quickly our Village staff responded once notice was given which is a consistent personality of what our Village staff do so it was nice to read that.

**SERPE MOVED TO DISALLOW A CLAIM FILED BY CHARLES GLASSEN RELATING TO A WATER MAIN BREAK; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**R. Consider a Letter of Credit reduction for the Addison Senior Lifestyle development.**

Mike Pollocoff:

Mr. President, I'm recommend that the Trustees approve a reduction to the letter of credit on the \$1,009,434.

Steve Kumorkiewicz:

So moved.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Further discussion?

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**KUMORKIEWICZ MOVED TO APPROVE A LETTER OF CREDIT REDUCTION FOR THE ADDISON SENIOR LIFESTYLE DEVELOPMENT IN THE AMOUNT OF \$1,009,434.00; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**S. Consider an award of contract for repair and replacement work at the 50 meter pool.**

Mike Pollocoff:

Mr. President, on May 12th we opened sealed bids for modifications to the HVAC system at the 50 meter pool at RecPlex. We received two bids from Martin Petersen and Lee Plumbing. Low bid was submitted by Lee Plumbing with a base bid of \$847,770. Martin Petersen's base bid was \$1,039,000. Both are prequalified bidders with the Village. We also selected alternate quotes on boiler replacement, piping, control work, different exhaust duct packages. We're still going to hold on to these alternate bids, but I'm not recommending they be considered for award at this time.

This project was designed by MEP from Eau Claire, mechanical engineers who were working on that. They'll provide the construction review and making sure that the construction takes place with the design implement intent of what we wanted to accomplish and the plans and specifications. I'm also sure that Mr. Patrizzi will have a close eye on the project as its being constructed. This work is basically to get the system working in a manner which we request it be working as part of the litigation that's under way right now with the Village of Pleasant Prairie and various contractors that constructed the project. I'd recommend that the Village award a base bid contract to Lee Plumbing in the amount of \$847,770.

Steve Kumorkiewicz:

I'll move.

Michael Serpe:

Second.

Mike Pollocoff:

It's something to be paid for by the RecPlex.

John Steinbrink:

Motion by Steve, second by Mike. Further discussion?

**KUMORKIEWICZ MOVED TO AWARD A CONTRACT FOR REPAIR AND REPLACEMENT WORK AT THE 50 METER POOL TO LEE PLUMBING IN THE AMOUNT OF \$847,770; SECONDED BY SERPE; MOTION CARRIED 5-0.**

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**9. VILLAGE BOARD COMMENTS**

John Steinbrink:

I just want to note that Brian Smith congratulations you made the paper. We all know you're here now. Brian is the person in charge out at the RecPlex. And they did a very nice article on you so that was great to see. I also want to thank Troy Holm for his service on the Park Commission. You think the fire personnel would have helped us out with that because his brother Ryan serves on the fire department.

Kris Keckler:

Just two pieces of recognition. One for Kathy Goessl for giving of her time this last week. She was kind enough to meet with myself and the Kenosha Unified's chief financial officer as we're working on our strategic directions for fiscal responsibility. I think there were several components that are in the practice and protocols that the Village adheres to that the district could certainly learn a lesson from so I appreciate that.

And also Chief Smetana and the other responders that assisted with the evacuation of Pleasant Prairie Elementary. For high of an anxiety situation it was I heard a ton of compliments for all of the service personnel that responded and interacted and supported all those hundreds of kids and their parents during that kind of trying time. It's unfortunate to go through situations like that, but it was handled with the utmost grace and support from the police department so thank you.

John Steinbrink:

Also, Chief you were good on the news and the great interactions with the kids there. Pretty impressive so thank you. Anything else, Mr. Serpe?

**10. CONSIDER ENTERING INTO EXECUTIVE SESSION PURSUANT TO SECTION 19.85(1)(G) WIS. STATS. TO CONFER WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED.**

John Steinbrink:

That means we're going into closed session. That is done by a roll call vote I believe.

Jane Romanowski:

First we need a motion.

Kris Keckler:

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Motion to go into closed session.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Roll call vote;

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

John Steinbrink:

The only item left will be Item 11, returning to open session for adjournment. And let it be known that the Board will return to open session for adjournment. No other business will be conducted.

After discussion, **KLIMISCH MOVED TO DISALLOW A CLAIM INVOLVING AN INJURY OF A MINOR AT THE REC PLEX; SECONDED BY SERPE; MOTION CARRIED 5-0.**

#### **11. RETURN TO OPEN SESSION AND ADJOURNMENT**

**KECKLER MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY SERPE; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 8:50 P.M.**