

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
May 2, 2016
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, May 2, 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, HR and Recreation Director; Dan Honore', IT Director; St and Jane M. Romanowski, Village Clerk.

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

Mike Pollocoff:

Mr. President, we need a motion and a second from the floor to appoint Pro Tem for the Board. Currently it's held by Trustee Serpe.

Steve Kumorkiewicz:

I'll make a motion that we nominate Mike Serpe for President Pro Tem.

Kris Keckler:

Second.

John Steinbrink:

We have a motion and a second. If there are no further nominations I move the polls be closed.

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

John Steinbrink:

Congratulations, Mike.

Village Board Meeting
May 2, 2016

Michael Serpe:

Thank you, gentlemen. Thank you.

5. FIRE & RESCUE LIFE SAVING COMMENDATIONS

Ben Feinzimer:

Good evening. Ben Feinzimer, I'm the Kenosha County EMS Medical Director. Thank you for having me tonight. I'm just going to give a few quick comments and then present some commendations to some fire and EMS personnel. There's a well known phenomenon in the fire EMS service, that is the concept that we don't want anything bad to happen, but if it's going to happen we want it to happen on our shift. EMTs and paramedics go to school, they watch videos, they sit in lectures, perform mock drills and train and train and train some more all in an effort to gain comfort in treating people during an emergency. They practice so that when something bad does happen they're the ones to help.

On the evening of April 4, 2016 Pleasant Prairie Fire and EMS personnel came to the aid of a 44 year old man who had passed out. Over the course of the next half hour or so they saved his life three times. Thanks to their training and skill set paramedics defibrillated or shocked their patient each time his heart went into a fatal rhythm. They contacted St. Catherine's Hospital with enough lead time that the ER staff and heart team was able to assemble and get the patient into the cath lab or heart lab quickly and continue their lifesaving interventions. In an effort to avoid confusion by using medical terminology, I'll tell you that this gentleman had a 100 percent chance of dying had they not intervened and had the chain of survival been activated the way it was.

When these guys decided to enter this line of work it was for days like these. It was save patients like him and it was to share stories exactly like this one. Along with Chiefs McElmury and Roepke and the United Hospital System EMS team as the Kenosha County EMS Medical Director I'm proud to recognize the following members of the Pleasant Prairie Fire Department and to commend each for their dedication and exemplary service to their community. Firefighter/paramedic Devyn Ford. Firefighter/paramedic Nate Konkol. Firefighter/paramedic Nick Shine. Firefighter/paramedic Paul Schlereth. Lieutenant Ryan Holm.

John Steinbrink:

Congratulations all those receiving recognition, and especially for recognizing our personnel for the job they do. Before we move on to Item 6, as long as we have rescue personnel here, on Saturday we did celebrate Loyalty Day. It would have been best to have a raincoat that day, but it worked out pretty good. What was nice was Post 7308 recognized our police and fire and rescue personnel for the work they do. And I think that's important because we realize how much they do for our community, and I think most citizens do, but very seldom do they get the recognition they deserve. And we're seeing today they are getting it, and 7308 has made quite an effort to make sure they've recognized our personnel for the great job they do serving our community. Mike, you want to add anything to that?

Village Board Meeting
May 2, 2016

Mike Pollocoff:

I think it was a very nice event. It was nice to see the participation from Great Lakes as well as fire and rescue and the police department. It was a nice opportunity for the Village to show some respect and honor the efforts that the veterans have as well as our own departments. So thank you guys for coming out on a less than desirable day.

John Steinbrink:

Once again, thank you.

6. CITIZEN COMMENTS

Greg West:

Good evening. My name is Greg West. I live at 11616 47th Avenue. And I'm here to ask the Village with some help with a problem that we're having on our property. There is a stormwater drainage problem on a neighbor's property. And any time it rains his property floods, and it causes our sump pump to run continuously until the water subsides from his property. Just to give you an example, our sump pump started running on March 17th and didn't stop running until April 20th. And when I say it runs nonstop it cycles every 50 seconds or so, 50 to 60 seconds. So that happened over almost a one month period. The pump started running again on April 28th and it's still running today, although this afternoon it started to slow down.

Our next door neighbors to the south are the Yuhas's, and their address is 11626 47th Avenue. They're south of us, and they have the same situation with their sump pumps running continuously. My wife and I recently retired and we'd like to travel, but we really don't feel comfortable doing so knowing that a pump failure or a power failure could result in severe damage to our basement foundation. The property that floods is the Ayres' property, and they're at 11806 47th. And there's been a long history of flooding on their property from when they built their house actually.

What's happening is there's no stormwater drainage taking place on their property. Basically myself, our property and the Yuhas' property are draining is flooding through our sump pumps. No stormwater is leaving their property and going into the drainage ditch along 47th Avenue. Last summer the Ayres, they have two very large low spots in the property, and they dug a trench between a low spot near their house that floods and the low spot next to the Yuhas property. After building or digging that trench, it's about 40 feet wide, and it's about 40 feet to the west of the drainage ditch along 47th Avenue, so a lot of the water now is diverted to this low spot next to the Yuhas property. And this water can be quite deep. Our pumps run until that water subsides from that area.

Back in June of 2011 we were approached by the Village to put a stormwater pipe in front of our property eliminating the ditch. So we were asked to do it, the Yuhas's, and then the property to the north of us was unoccupied at the time. The cost for doing that, we were assessed a storm

Village Board Meeting
May 2, 2016

sewer assessment of \$1,400. That was half of the total cost. The Village picked up the other half. We were under the understanding that that would help improve the drainage but it hasn't. So a combination of this pipe and more water being diverted to the northeast corner of the Ayres' property has just made the situation worse than its ever been.

What I'd like to ask is some help from the Village. If there's something that I can do as a property owner, the Village can do or what the Ayres need to do to correct this situation, we'd like to find a resolution for it. It's been going on since they built their house. Their house was built much lower than the center line of the road, the height of their foundation. Their house is also lower than the two houses on either side of them. And there's no drainage on their property to the drainage ditch on 47th Avenue. So it's in the past, but we would like to come up with some solution now to correct this problem. It's ongoing. It's worse than its been. And to this point there really hasn't been any resolution. I'd like to try to meet with the Village engineers or whatever to come up with some solution in a timely manner here, either this week or next week. I don't know how this really works. This is my first time speaking here. But if the Board discusses this I'll certainly attend the next meeting and see if there's any advice I can get from the Board on this.

Michael Serpe:

How about, Matt, if you took his name and address and number that is a start maybe.

Greg West:

Okay. The problem has been well known to the Village. That's all I have.

John Steinbrink:

All right, thank you.

Jeff Yuhas:

Hi, my name is Jeff Yuhas. My address is 11626 47th Avenue. And pretty much everything Greg has said is pretty much true. We've dealt with the situation for 20 plus years now. The problems I have with my neighbors is the fact that he just goes out there anytime he feels like it and tries to adjust how he wants to keep the water from being ran towards his property and forces it towards us. And last year was where he took his front end loader and basically scrapped all the top dirt off six feet wide at least 50 feet or more so it runs towards my property line right along the edge. I know there's not a real easy solution to this. I would like to see something happen right now.

Like Greg said I sat there and I watched my sump pumps kick on and off during that one month period 67,000 times. That's a lot of pumping water. I don't know if those sump pumps are meant to pump out ponds, but that's what ours are doing. If there's any way we can get somebody to come out there and at least take a look at it. I understand there's the situation of where the ditch line runs for now about a foot where the field runoff goes to it. So obviously the water can't go

Village Board Meeting
May 2, 2016

up hill to go through the ditch line and run down to 116th and 47th where it needs to go. If there's some way we can find to put dirt in there or run a piping that goes underneath and comes back up and over, there's got to be some kind of a solution to let that water drain. And if it does I would think it would at least leave a little bit of less pressure on all our sump pumps and the water situation that's occurring right now. So any kind of help we can get I really would appreciate it. Thanks a lot.

Jane Romanowski:

There were no additional signups tonight, Mr. President.

John Steinbrink:

Anyone else wishing to speak under citizen comments? Anyone else? I'll close citizen comments. And before we move on to Administrator's Report there's a two-way radio by the window, does that belong to one of the fire personnel? Thank you, Chief.

7. ADMINISTRATOR'S REPORT

Mike Pollocoff:

Mr. President, on Wednesday the Board will be meeting in an open work session in the auditorium with State Representative Samantha Kerkman and State Senator Wanggaard for the sole purpose of addressing the issue of abandoned store assessments or the dark store assessments in the Village along with a lot of other municipalities who have been dealing with this phenomenon. We have people that are this year bringing litigation against the Village from last year's assessment. I'm sure the upcoming assessment which is coming up will also generate some initial litigation. The City of Kenosha I think has 11 lawsuits that are currently active. I think Wauwatosa has 16 or 18 lawsuits that are active. And it represents a significant departure in uniform equal assessing in Wisconsin. And it stands to create a significant tax shift between business properties and residential property.

So as such the Board had requested that we set up a meeting. Rocco Vita, our Assessor, will be there, I'll be there as will the assessors. And we'll be meeting in this room, and it will be a public meeting. Anybody who wants to come is more than welcome to come and see the presentation. And I'd like to see that the Board engages in some discussion with the representatives and how they're going to approach this, if they're going to be able to help the Village solve this, or if they're willing to help the Village solve this. That will be at six o'clock on Wednesday.

I'd also like to take the opportunity, we have somebody new in the audience tonight. We've recently selected a new Director of Recreation for RecPlex. It ended up being a national search. The individual we selected his name is Brian Smith, and he's back there behind Dick. There he is. Stand up. Why don't you come up and say hi. Brian was a former Assistant Recreation Director in Provo, Utah. And he's been in a few other places. It was a very competitive selection process, and he came out on top. This is his first day. So you guys get to top it off for him. Brian, if you have anything you want to add.

Village Board Meeting
May 2, 2016

Brian Smith:

That's probably a better introduction than I could give. I'm very excited to be here in the Village and work with Mike and work with each of you. I've met a few of you. I look forward to meeting the rest of you. We have a great community here, and I think that we'll be able to do some incredible things as we continue to grow together. I look forward to meeting and working with each of you.

Michael Serpe:

Welcome aboard.

Brian Smith:

Thank you.

John Steinbrink:

Good to see you're still smiling after one day.

Steve Kumorkiewicz:

Brian, you say you've been in several places. I hope this is the last place you stay.

Michael Serpe:

John, if I could follow up on Mike on our Wednesday meeting. I can't stress enough about educating the people of the Village, the taxpayers, because they're the ones that are going to be suffering the biggest burden on this thing if this thing continues, this dark store thing continues. The more money that they fight for in reducing their assessments that's the more money that the taxpayers are going to be paying on their property tax bills. And this is something that's rather confusing, it's rather in depth. But I think if we keep on hammering home in the Village Newsletter and keep on educating the people as to what's happening until something has got to be done on a state level. And that's what we're going to strive for starting this Wednesday.

Mike Pollocoff:

I've got one more thing. I really should have addressed it when we introduced Brian. I also like to thank Carol Willke for serving eight years as the interim director. I was going to look up what interim meant, and I was almost certain it was anything less than ten years. But she did a really good job out there. She came in at a tough time when we were having a hard time filling that position and we had some things we wanted to get taken care of. She applied her HR skills very well. She's a good manager. And the Village really received our money's worth out of Carol for two different jobs for eight years. I don't know how I'm going to make it up to her, but I think an "atta boy" is going to be what we give. But she did do a really good job out there.

Village Board Meeting
May 2, 2016

Michael Serpe:

I think it's called a raise.

John Steinbrink:

That's about all you're getting, Carol, so enjoy. As Mike said the meeting Wednesday is very crucial. Unfortunately action should have been taken this year already because the problem has been existing here. And reading different articles and that, it's kind of blatant when a thriving business can compare their store and value to a vacated, abandoned, non-functioning, empty business. I bet every taxpayer or residential owner would like to be able to do that with their house but that's not the case. So somewhere we have to level those playing fields and make it more fair.

So the more participation we get the better. Actually put some pressure on the legislators to do something because in their infinite wisdom they decided to adjourn early, go home, and leave the rest of the municipalities with this problem. And it's not just our problem, it's the taxpayers' problem is the ones that's going to suffer. And what's going to suffer in the end are the services they receive because its dollars that go towards these services that are going to be cut short here with the restrictions put upon all the municipalities we have today. Mike, anything else? Thank you, Mike.

8. NEW BUSINESS

A. Consider Resolution #16-15 designating May 15-21, 2016 as National Police Officer Week.

Mike Pollocoff:

Mr. President, Chief if you want to come up here and I'd like to have you present it. You're the lead officer for it.

John Steinbrink:

As you're coming up, Chief, congratulations. One of your officers was recognized as a top cop. Maybe you can give us some info on that, too.

Chief Smetana:

Yes, thank you very much. The Attorney General in the State of Wisconsin has a relatively new program. And the idea is to take notice of officers on everyday situations when they do a great job. So we submit those names to the Attorney General's office, and then they select who they're going to spotlight. And we're lucky enough to get Officer Sanford Severson for his life saving award, and we got that recognized by the AG's office which was a nice honor.

Village Board Meeting
May 2, 2016

National Police Week is coming up. I'd like to invite everybody here and the citizens of Pleasant Prairie to come down on May 11th at noon near the Civil War Museum, the Law Enforcement Memorial there. We've got a short ceremony in the afternoon starting at noon followed by a lunch honoring law enforcement, generally honoring law enforcement from the State of Wisconsin and local who have made that ultimate sacrifice. But also keeping in mind the national police officers and how they go about doing their business on a day-to-day basis and serving their communities. So you're all welcome down at that point. I know many of you have come down before. It's a great ceremony and really gives back and shows the appreciation to the officers. Thank you.

Mike Pollocoff:

We have the Resolution 16-15 designation May 15 to 21st as National Police Week. I request that the Board consider this resolution for adoption.

Steve Kumorkiewicz:

So moved.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Further discussion on this item?

KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #16-15 DESIGNATING MAY 15-21, 2016 AS NATIONAL POLICE OFFICER WEEK; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

B. Consider Resolution #16-16 designating the week of May 15, 2016 as National Public Works Week.

Mike Pollocoff:

Mr. President, this is Municipal recognition week, and this is one of my favorite ones, Public Works Week because public works is one of those things that some of you see and some of you don't see. The water and sewer and the storm sewers are underground. The need for adequate storm sewers was identified by some citizens earlier. It's a critical thing we do along with solid waste collection and recycling.

Pleasant Prairie is extremely fortunate in that we have a very competent and dedicated group of employees who provide these services, carries them out, the engineers that design our facilities before they're built and monitor the ones that are built who do a good job. So I'd request that the Board consider Resolution 16-16 and adopt this resolution for National Public Works Week.

Village Board Meeting
May 2, 2016

Michael Serpe:

So moved.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave. Any further discussion on this item?

SERPE MOVD TO ADOPT RESOLUTION #16-16 DESIGNATING THE WEEK OF MAY 15, 2016 AS NATIONAL PUBLIC WORKS WEEK; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

C. Consider Resolution #16-18 designating May 15-21, 2016 as National EMS Week.

Mike Pollocoff:

Mr. President, this resolution is for EMS week. We've just seen earlier a sample of the quality of work that our paramedics are capable of providing. Pleasant Prairie is one of those communities where we just don't have some EMS personnel. We have paramedics who are also full-time firefighters. They do extensive training throughout the year, and they're capable of providing basically emergency room services out in the field in coordination with the hospital. It's a great group of people led by Doug McElmury. And I request that the Board consider adopting Resolution 16-18 designation the 15th to the 21st as National EMS Week.

Dave Klimisch:

So moved.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Any further discussion? I'm just glad we're recognizing these personnel for the work they do. It's unfortunate the rhetoric out there today. If you listen to the campaigns and what's going on they're treating public works or government workers as second class citizens and records. And these are the people that do a first class job and give you more than your dollar's worth for every dollar you pay in in taxes. And it's unfortunate there's this diatribe out there, and there's people that seem to follow it and [inaudible]. But they're the first

Village Board Meeting
May 2, 2016

ones that stand in line when they need the service but are unable to get the recognition and gratitude for what our folks do. So thank you to all of you for what you do.

Michael Serpe:

You know, John, all three of these are well deserved recognitions. But the Village, and I think, Brian, you caught on real quick tonight, the Village is blessed with a whole -- our entire staff is top shelf people, our engineers, our community development, assistants, the IT people, everybody, and John's group. We're blessed with a fantastic group of people that when you call in something in need they respond. And not every municipality can say that, but I think we can and we can say it with confidence. So we should have a recognition for all public employees really, not just a select few. Everybody is doing their job, and that's what makes this whole thing run.

John Steinbrink:

John, that sounds like he's forgiving us for not plowing his street that one day.

John Steinbrink, Jr.:

That was a one-time deal, sorry about that.

John Steinbrink:

We have a motion and a second. Further discussion?

KLIMISCH MOVED TO ADOPT RESOLUTION #16-18 DESIGNATING MAY 15-21, 2016 AS NATIONAL EMS WEEK; SECONDED BY SERPE; MOTION CARRIED 5-0.

D. Consider Ordinance #16-11 to repeal and recreate Chapter 405 of the Municipal Code relating to Design Standards and Construction Specifications. (Second Reading)

Matt Fineour:

Mr. President and members of the Board, this is a continuation of the item that was presented last Board meeting. On the last Board meeting I spent about ten minutes on it. I probably will run a little bit longer on this to give you a little bit more in depth overview on Chapter 405. Again, the purpose and intent of Chapter 405 is really to establish uniform design standards and construction standards within the Village of Pleasant Prairie. The Chapter 405 includes sections including the administrative section. It includes a section of design standards. It includes a section of construction matters or construction coordination. It also includes record drawings and as built requirements, Village standard construction specifications and Village standard details that go along with those construction specifications.

Village Board Meeting
May 2, 2016

What I'm going to do is I'm going to spend a little time on each section. I'm going to try to keep it brief but give you I guess kind of the nickel tour of each section. So the first section, the administrative section, it's important to note that this ordinance involves more than just the engineering department. It goes over -- almost all the departments are included in this ordinance in one way or fashion, the community development department, engineering department, public works department, building inspections, fire and rescue department. We're all involved as far as development and construction of development and construction standards.

Section 2 starts with the design standards. And really the first part is really pretty basic. And that's just the engineering plan standards. It tries to provide a uniform way, uniform plans for record keeping review and understanding so everybody is kind of submitting something in the same format. It makes it easier for Village staff.

The next section, sanitary sewer section, is sanitary sewer design. And, again, all of Section 2 are just design standards. It kind of goes over the design engineer, what we're looking for for submittals of sanitary sewer plans. So, again, it deals with public sewers, private sewers, preparation of plans, general design requirements, plan items, typical design requirements to include service area and design capacity. We also look for the location of the sewers. We try to dictate where the sanitary sewer might go in the middle of the road versus somewhere else on the road. Sewer depths, laterals, manholes, easements, maintenance agreements for private sewers, that type of thing. That's for sanitary sewers.

For storm sewers and stormwater management that's section 2.2. Again, it's kind of the same thing. It's a design standard requirement that allows a design engineer to look at the ordinance and see what it is that we're requiring for the design plans. Typical design requirements is sizing of the sewers, again, sewer location, sump pump, laterals, things about down spouts, roof drainage where they're discharging to open channels and, again, maintenance agreements for private sewers and so forth.

We have a design standard for watermain, kind of the same thing looking for watermain design requirements in that section which goes into, again, location, sizing, the depth of the watermain, valve spacing for the watermain, system looping, laterals, hydrants, all those type of things that are included in a water system we try to touch upon in the design standards and requirements for that utility.

We also have a design standard just for roads including preparation of plans, design requirements, plan items. For roads there are some new design requirements that are included in this 405 versus previous requirements. We do have new typical sections for residential streets, also other streets as far as the sections and how they're made if you will. We've included a section of under drains which we haven't really required in the past, a geotechnical soils report, that type of thing for roadways.

Like I said, we did change our design standards a little bit for roads, residential roads in particular. The Village standard was a 37 foot back-to-back road, I mean back of curb to back of curb 37 feet wide. Older standards for the Village included an asphalt road, five inches of asphalt. Like I mentioned last time some of the older subdivisions don't even have five inches of

Village Board Meeting
May 2, 2016

asphalt. Some have four, some have three and a half I think thicknesses. Our new design standards is a 33 foot wide road with a concrete base and an asphalt wear surface on top. So we call that a composite road. It's a concrete underlayment and then has an asphalt wear surface on top. We reduced the width of that road to accommodate some of the extra cost there of that road section.

Also including in new design standards we have sidewalks on roadways. Some of the standard details here, this is a standard detail for the residential minor street. Standard residential commercial collector street same type of section. It is a 49 foot wide road. It's the same as we've always had in the past is a 49 foot road. Changes being that, again, it's a composite road with an asphalt underlayment -- or, sorry, concrete underlayment with an asphalt wear surface. The standard industrial street, again, the same kind of section that we used to have it's a 45 foot wide road. And industrial streets in the past have had a concrete base with an asphalt on top. So that had not changed as far as this road section.

We have a standard residential boulevard section for residential roads that would have a boulevard if need be. Standard cul-de-sac detail if you will. And this we have a private minor residential street in case somebody is proposing to have a residential road that is private in nature, not public. If it's private in this case it can be asphalt. But, again, they're the ones that are going to be maintaining that road.

For these new road standards what we're looking at is long-term maintenance of the roads. So new roads are being built a little bit beefier which produces a little bit higher construction cost, but in our view reduces the long-term maintenance cost of these roads. What I have here is kind of an estimated maintenance cost for roads that we've been experiencing. The first one here is a maintenance estimate on a square yard basis of what our new roadway would be. So the new roadway we're looking at a maintenance life of 40 years. WE estimate that to be \$65 per square yard in those four years. For the older type section where we had asphalt the maintenance over that 40 years is about \$138 a square yard. And that's with doing some maintenance in between those things to try to make the roads last longer. We've got to micropave in there a couple times. Again, those are maintenance items to try to increase the longevity of the road.

If we have no maintenance on the new roadway section, in other words with the asphalt wear surface, we'd let that go until its life, we mill it off and we repave it. It's \$55 a square yard. And if you did not maintenance for the asphalt road, you just let that go and you didn't try to increase the longevity of it you would have \$169 a square yard over that 40 years. You kind of put that all together, and this is kind of a summary of items for an example roadway cost. So for a 37 foot wide road it's about \$205 a foot, and that's a road section that's just the asphalt, the aggregate underneath. We're not talking about utilities in the road. It's just the road section. A 33 foot wide composite roadway with sidewalks is \$252 a foot. So it's a little bit pricier with that construction cost.

In the maintenance cost when you include those maintenance costs for a 37 foot and a 33 foot wide road you can see that for a 33 foot wide road although it costs \$252,000 to construct that 1,000 feet, the maintenance is \$201,000 over that 40 years. An asphalt road you have a little bit less construction cost, \$205,000, but your maintenance costs are quite high, \$567,000. So that

Village Board Meeting
May 2, 2016

kind of gives you an idea there. So what we're trying to do is create a road section that for the long term the Village can start affording those long-term maintenance costs versus reconstructing asphalt roads all the time.

Mike Pollocoff:

This is a critical or significant departure from what we've done. Previously our road profile standards have been developer friendly in the sense that in one case we went from the beginning where you could have a gravel road, let it sit for a year, then put in one course of asphalt and then come back and put another course of asphalt on it. It enabled the developer to spread their costs over time. But what we've seen is that those roads still need a lot of help over time, and we're behind on those.

So assuming the Board adopts this, and we've already heard some voices of concern from developers saying this is really going to cost me a lot in the front end and it does as Matt's number show, it does cost more in the front end, but you've got to think about the nature of public finance right now. And under levy limits right now once you get a subdivision put in and you collect \$100,000 on that subdivision a year in taxes in 2016, you're going to collect \$100,000 in '17, \$100,000 in '18. The amount of money we're going to collect is going to stay fixed, and the cost of asphalt is going to go up, and the cost of labor to put asphalt in is going to go up. So the only way to really get ahead of this, I don't think levy limits last forever, at some point everybody is going to see that things are difficult to shape. But we need to get ahead of it and have a better profile road that's going to stand up better.

If you look at the roads in LakeView Corporate Park those have been able to hold up. We've basically taken the wear course of asphalt off, the concrete has held up, and we just put the inch and a half of asphalt back down and we're back in business. It's going to be a change that, like I said, is going to make some developers uncomfortable, and it might add to the cost of a new home in the subdivision. But the offset is it's not increasing the property taxes for road maintenance for existing residents in the subdivision. So I think this is one of the things in Matt's standards that's going to serve the Village well for years to come to get a handle on this and how we build roads and how we maintain them. The numbers bear it out.

And we can see just how we've been struggling over the past 30 years trying to keep up with asphalt work, and it's hard to do because the price of asphalt is tied to the price of oil. And for many, many years we've been paying a premium for it. And every year it goes up we do less paving. So this is one of the things that needs to change. I think it's going to be a good change.

Matt Fineour:

Continuing on, Section 2.5 it is grading and erosion control standard. This is different from years past. I've kind of classified some land activities for engineer design land activities versus surveyor design land activities versus just minor land activities which kind of all represent what land activities as far as design standards whether an engineer has to prepare it, a surveyor can prepare it or a landowner or a contractor can actually submit something for it.

Village Board Meeting
May 2, 2016

Section 2.6 deals with construction specification manuals. This is really the manual that's placed together that goes along with the construction plans. It has the construction specifications in there, sometimes the contract itself in there between the contractor and the owner or developer. But it is the document that we go by as far as having construction specifications in there.

Section 2.7 deals with residential lots of surveyors and grading certifications, plat of survey for the actual building permit, plat of survey for the foundation certification and plat of survey for the final occupant grading certification. We've done a little change here. We ran into quite a few problems with single lot developments where we leave the lot as far as occupancy with a rough grade where in years past we've required spot grades around the edge or perimeter of the lot. And that's caused problems because then in the end the actual homeowner they hire a landscaper, it kind of changes in the end. Swales get filled in or whatnot, and we come back out and have to work with the landowner and who they hired as far as re-establishing the lot to its proper grade.

So in this case we have a final occupancy grading certification which is a final lot as built after the lot is done completely with topsoil and seed on it. We've kind of established it in a way that we're not requiring an additional survey, but it is a final survey. And from our last meeting from reading one to reading two I did add the section where it says lot condition for conditional occupancy. There's some additional language in there that just spells out a little bit more clearly how the lot should be at a point of conditional occupancy when the builder or the Village allows then the homeowner to move in and the builder starts backing away from the project.

Section 3 deals with preconstruction conferences and construction progress meetings. Pretty much on all developments these days we are having preconstruction conferences prior to groundbreaking before grading commences. Before any work is done Village staff here gets together with the developer and contractors for the project and tries to go over all the project and inspection requirements and that type of thing. So this kind of just outlays that requirement and things about those construction conferences that we expect.

Section 3.1 is construction inspection services and contract administration. Again, these are mostly for public improvements, and they do deal with private improvements as well. But when we have a public road or public water going in we do inspect those installations, and the developer is still involved in that as well. So this chapter outlines those requirements for inspections.

Section 3.2 deals with residential subdivision construction. It kind of outlines a little bit of progress for constructing a subdivision. I'll point out that from years past there's two changes really. One is the construction schedule. As Mike mentioned with the new roads we're going with the one phase construction where kind of everything is built in one year versus a three year layout where you might have a gravel road for one year, and you wait until 50 or 75 percent of the homes are built and then you put in asphalt and so forth. So this is kind of a one phase development. And also construction staking is now being done by the developer. However, with our construction services we are doing verification of their staking as part of inspection services.

Section 4 deals with record drawings and as built requirements. And these are record drawing and as built requirements for all sites, commercial sites or public improvements or private

Village Board Meeting
May 2, 2016

residential improvements. We try to get record drawings not only to verify that things were built correctly, but we also want to include utilities and so forth in our geographic information system that we keep on our computer that allows all departments really to have access to assets as far as utilities and allows public works to do asset management as well as for those new utilities that get installed.

Section 5 actually deals with all the Village standard construction specifications. So when I talked about the construction manual these are the construction specifications for all the utilities, our public infrastructure. When I say construction specifications these are what dictate the type of material that can be used, the type of hydrant that can be used, all those little details that the contractor needs as far as building a project or including those construction specifications.

And then finally we've got Section 6 which deals with all the standard details that the Village has as part of those construction specifications. So sanitary sewer manhole details, storm sewer details, watermain type details are put out in details that a design engineer can take right off and put in the plan.

With that if there's any questions you can ask. The only other thing that is a change from last time that did not get placed in there that if you do adopt this you can include this in there is one is they're making an addendum right away for the handicap ramps that we install. The constructions specifications right in there have the color of natural, and we're going to change that to yellow. So we're just going to make that change right away if you adopt it. Other than that if there's any questions I'd be happy to answer them.

Michael Serpe:

Since the last meeting were there any concerns from any developers, any contractors?

Matt Fineour:

No, other than what Mike mentioned as far as subdivisions and stuff. There is going to be a more up front cost for those beefier roads.

Michael Serpe:

A lot of work went into this. Nice job. I'd move approval of --

Steve Kumorkiewicz:

Second.

Michael Serpe:

-- resolution. Let me find it here.

Village Board Meeting
May 2, 2016

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion

SERPE MOVED TO ADOPT ORDINANCE #16-11 TO REPEAL AND RECREATE CHAPTER 405 OF THE MUNICIPAL CODE RELATING TO DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

John Steinbrink:

Thank you, Matt.

E. Consider an award of contract for the 192 Force Main Relay project on 88th Avenue north of STH 50.

Matt Fineour:

Mr. President and members of the Board, this is an award of contract for the 192 force main relay. As you see the picture up on the board there, there is an existing force main that corresponds with a lift station by 68th Street there. The force main goes from 68th Street south to State Highway 50 and discharges to a gravity sewer down there. That existing force main is in disrepair. It's been breaking weekly if not daily. Public works has been out there repairing it all the time. They kind of did a quick design and permitting to get this relayed and permitted so a new force main could be constructed, and that's what this force main does.

The project was designed, all permits have been obtained, and the project was placed out to bid. A total of three bids were received from this project. The low base bid was from M & E Construction for \$163,845. High bid was from RJ Underground at \$352,208. And there was a middle one, again, at \$300,000. The \$163,845 is not necessarily way low. It is kind of more or less what we expected from an estimated cost standpoint. The two higher bids although we didn't ask directly we feel they were higher for a couple reasons. One is this is a rush project. We want to make sure this gets done quickly. And, two, those other two contractors are involved in the Sheridan Road watermain project which in our preconstruction meeting with that they identified they're doing a lot of directional drawing themselves for that project. So we recommend an award of contract to M & E Construction for \$163,845.60.

Dave Klimisch:

So moved.

Kris Keckler:

Second.

Village Board Meeting
May 2, 2016

John Steinbrink:

Motion by Dave, second by Kris. Any further discussion? Matt, how does this project proceed? We keep that 192 existing in use, or do we lay one along side or do we have to bypass pump?

Matt Fineour:

This will be a new force main, so the existing force main will be in use. They will construct this new force main, and there will be at a point where they make the new connections there will be a time frame where they have to bypass pump at that lift station. But for the most part during most of the directional drilling that existing force main will still be --

John Steinbrink:

So it's being laid right next to the other one?

Matt Fineour:

Yes.

John Steinbrink:

Further comment or question? Those in favor?

KLIMISCH MOVED TO AWARD A CONTRACT FOR THE 192 FORCE MAIN RELAY PROJECT ON 88TH AVENUE NORTH OF STH 50 TO M & E CONSTRUCTION IN THE AMOUNT OF \$163,845.60; SECONDED BY KECKLER; MOTION CARRIED 5-0.

F. Consider Amendment #4 to the Settlement Agreement between the Village and VIDHYA Corp VIII, Inc. regarding the BP Amoco gasoline station and convenience store located at 10477 120th Avenue.

Matt Fineour:

Mr. President and members of the Board, this deals with a settlement agreement. It's actually settlement agreement number four, the fourth settlement agreement for this contamination issue at BP by 165. It's kind of good news in a way. If you look at the slide up there, I guess what I'll do is give you, again, a little idea of what's going on out there originally. The little green box by BP gas station there is a treatment that they installed maybe a little over three years ago. Now it's been in operation for three years. It has three groundwater pumping wells that pump the groundwater into that treatment system and then treat it and then discharge it back out into the drainage ditch. Again, this was done several years ago due to several illicit discharges that were being noticed petroleum being discharged into the ditch, and presumably that was from groundwater contamination getting into the storm sewer system or the storm sewer bedding or some other conveyance way of finding its way to the ditch line.

Village Board Meeting
May 2, 2016

Over the past three years they've been treating this groundwater. They've been monitoring the site. They've been testing the groundwater as far as chemical analysis every quarter. What I have circled in yellow there is all the groundwater monitoring wells that they take tests from. So there's nine of them there. And all the ones in yellow are presumably they're good. They're below DNR enforcement standards. There's not much contamination in there as they're testing it. There's two that are kind of highlighted in orange there that still have some residual contamination. They're slightly above the DNR enforcement limits. They've actually reduced quite a bit over the past. And each one of them has had tests in the past where they've been below enforcement standards, so they're kind of like covering right there.

Over the course of time they've been pumping this out, and this kind of looks like it's getting to be the right time to kind of proceed with their proposal as far as shutting down the system and seeing what essentially happens monitoring-wise after that. What I mean by that is that there's contamination on the site. There's always going to be some level of residual contamination on the site. But the treatment system itself as far as pumping water can only do so much. And we've got seven out of the nine wells that are really good, two that are like right on the edge of being below enforcement standards.

What their proposal is to shut down the system and keep monitoring those wells. So ideally it would be nice that over the course of the next year as they continue to monitor it those wells show stability, that there's no rise in contamination. And if you want to be more ideal the two wells that show any would still be reducing contamination through just natural attenuation. Only testing will tell. That's what we're going to see. If for some chance they shut it down and they continue to monitor it and those residual contamination levels continue to rise in those things, then that's an answer as well that they might have to turn the pump back on and continue pumping. I don't know if we have anybody on BP's behalf that might want to speak on behalf of this.

But the plan is to shut it down. The DNR is on board with that. I myself don't have any objections to it as long as it's closely monitored. And, like I said, I think this is a step that needs to be taken one way or the other as far as analyzing the site and working towards a site closure. That's really the ultimate goal here is to try to analyze the site and get the site to a point where they can make an application to the DNR for site closure.

I'll just make one comment on site closure. When we talk about site closure on there, again, these are wells that we know there is going to be some residual contamination left onsite. Site closure allows the treatment system to potentially go away. But there might be conditions on a site closure like they still need to have it capped meaning you have asphalt on it, a good surface on it. Another condition could be that if there's any disturbance, any redevelopment of the site you have to do more testing of the soils to make sure that if there is residual contamination they're disposing of it properly and so forth. With that I'll answer any questions, and I'll let a representative from BP speak as well.

Village Board Meeting
May 2, 2016

Michael McTernan:

Attorney Michael McTernan, 6633 Green Bay Road, Kenosha, Wisconsin. I don't have anything more to add other than we still have a lot of work to do over the next year plus while we work through the testing phase. So obviously things could change, but this is the path that the engineers, the DNR and staff has reviewed, and hopefully we can continue to see progress here on the site. So thank you for your consideration. If you have any questions my client is here as well. Thank you very much.

Dave Klimisch:

Reading through the proposal for after it's shut down it said that there will be at least once a day observation of the discharge. And then after a month there will be three times a week testing. In that first month will there be testing of the water on a frequent basis? I don't see that.

Matt Fineour:

Their proposal is they'll have a -- we've been testing or they've been testing all along. They'll test it once right before they shut down. And then they'll shut it down and they'll do another groundwater test of all nine wells one month into it. So what we want to do is during that month they're going to monitor the well levels, we'll monitor the ditch line to make sure there's no elicit discharges. And then we'll allow that water level -- what happens is those pumping wells right now kind of artificially reduce the groundwater level as they're a cone of depression around them.

So we want that to be able to recharge the groundwater, get to a level and then retest it in a month, and then continue to test it. And after that year you're either going to see a trend of increasing contaminants, stable or decreasing contaminants still without that system on. So one month into it you test it. If it goes way up then it's an indication that the treatment system might have to go back on. If it's stable then they'll continue on.

Dave Klimisch:

What do we do between day one and that first month? Are we testing, are we like visually monitoring?

Matt Fineour:

You're visually monitoring during that one month.

Dave Klimisch:

So if we see the trillium discharge then we activate the system again?

Matt Fineour:

Correct.

Village Board Meeting
May 2, 2016

Dave Klimisch:

But we're not testing the water that first month?

Matt Fineour:

We'll test the water at the end of one month. Allow enough time for that contaminant to either increase or not. I mean it's a reasonable amount of time.

Steve Kumorkiewicz:

The system when they shut down there's going to be maintenance, they're going to maintain the equipment, too? Because if they shut it down for a year and they need to restart it they've got to keep up to date.

Matt Fineour:

Right. The system itself will be there, it will be maintained so at any point in time they could turn it back on. So it will be there. It's one of the concerns I had even at the end of the year is to make sure that -- the money has already been invested in putting that system in there. We don't want to prematurely take it out. So by the time that system -- shut down is one thing, but when you take it all away you want to be comfortable at that point in time that, yeah, we're all comfortable and that can go away. Otherwise, yes, it will be there, it will be ready to push a button and turn back on if need be.

Michael Serpe:

Has the DNR been made aware of this and they're on board?

Matt Fineour:

The DNR has been made aware of it. They've been working with the DNR in developing a plan, and it has been approved by DNR. They're on board with it.

Michael Serpe:

Okay, all right. That's good. We come back again, what, in another year?

Matt Fineour:

Yeah, they'll come back in another year unless tests show otherwise. The settlement agreement itself in the agreement if the results are not favorable for keeping it shut down they turn it back on. They continue with the existing agreement.

Village Board Meeting
May 2, 2016

Michael Serpe:

Okay, so you're looking for approval of amendment number four?

Matt Fineour:

Yes.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

SERPE MOVED TO APPROVE AMENDMENT #4 TO THE SETTLEMENT AGREEMENT BETWEEN THE VILLAGE AND VIDHYA CORP VIII, INC. REGARDING THE BP AMOCO GASOLINE STATION AND CONVENIENCE STORE LOCATED AT 10477 120TH AVENUE AS PRESENTED; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

G. Receive Park Commission recommendation and consider Resolution #16-17 approving the CTH C Shared Use Pathway Project to be located on the south side CTH C connecting the north trailhead of Prairie Farms Trail to River Road.

John Steinbrink, Jr.:

Mr. President and members of the Commission, Kenosha County in conjunction with Wisconsin DOT is proposing, as you can see on the map, on the slides here, an off street trail on County Trunk Highway C. There's a couple of recommendations and a couple of options that they're looking for, either having the path on the north side, having it on the south side or a combination of the two.

Just a little bit of history with some of the trails in the area. When I-94 was reconstructed a few years back in the Highway C interchange and I-94 was reconfigured, there is an off street trail that goes from the Bristol limits all the way down to River Road on the south side underneath I-94 that was kind of done in preparation to have a continuous trail system. More recently the Prairie Farms Trail as a part of the sewer D interceptor line from Bain Station Road all the way down to Lake Andrea shown on the east or the right hand side of your screen has been completed. It's a ten foot wide limestone path. It's very popular within the community. Everyone that runs and walks and brings their pets and animals through there. That's a 1.8 mile trail.

Village Board Meeting
May 2, 2016

Recently staff has gone through a finished the bridge on the Don Hackbarth Trail that we brought before you a couple weeks ago, and actually named the trail the don Hackbarth Trail from Lake Andrea all the way up to the head of 114th Avenue, River Road. That's a 2.2 mile stretch. And then obviously we have the loop around Lake Andrea, the 2.3 mile loop that's very widely used, an asphalt trail.

This is really important to staff and the community to have this on the south side. One of the issues that we're running into is that we want to make sure that the recommendation does follow on the south side. So when the Village has events or when future use is happening, whether it's in 5 years, 20 years or 100 years, that they don't have to cross County Trunk Highway C. As you can see on these slides up on the screen now there's a lot of 5K runs, a lot of triathlons, or just a lot of general use. The LakeView RecPlex is a huge recreation center, a lot of activity going on there. And when the weather's nice there's a lot of people outside. There's really been a big demand for having a large off street network and this would complete that.

If we could get the next slide. And so the project overview is, like I mentioned, this is a Kenosha County and DOT sponsored project with an anticipated construction of 2018. They're looking to make it a ten foot wide asphalt pathway. Now, the pathway is not going to be on the road. It's actually going to be off street. And so you're going to have County Trunk Highway C, you're going to have a break, a grass median or some other sort of a distance separated from the road and then the ten foot wide path. This will incorporate a new bike and pedestrian bridge over the Des Plaines River. There is some planned minor acquisition for any grading that we have. And it will serve as an important connector trail for the Village and for the County.

And so some of the challenges that the consultant brought forward, and the Village staff did recognize is that if you have it on the north side you are going to have two crossings at County Trunk Highway C. You have to get from the Prairie Farms Trail, one point cross County Trunk Highway C, traverse on the north side and at some time cross back. As many of you know there's a lot of traffic on County Trunk Highway C. And with development and construction on Highway 50 that road is only going to become much busier.

There is a significant drainage impact on the west side of the project, and there is a lot of potential damages within one property on the eastern portion of the roadway intersection. And so we're really not recommending anything on the north side whatsoever. A combination of having it on the north and south side is you really have the same challenges. You're still crossing Highway C two times. And so staff is not recommending that.

We are recommending it on the south side. The positive obviously, like I've stated, there are no crossings on County Trunk Highway C. It provides a continuous future loop from the overall trail system, potential for improving ditch drainage for the property owners with construction of the path, improving sight distances for intersections on 103rd and 104th area. And there is a large right of way which I'll show you on the next slide with future church property and a horse farm.

The challenges is that there are some tree removal having it on the south side. And there are some right of way impact for some of the residential properties. The staff really does believe that this is really the one opportunity that we have to put this trail which we believe is in the right spot

Village Board Meeting
May 2, 2016

on the south side and really consider the safety of anyone using the path as soon as it's built or in 10 years or in 20 years by not having to have it cross County Trunk Highway C two times.

The slide up here is something obviously -- these pictures were taken in the wintertime even though I guess it could have been a month ago or a couple weeks ago. It shows different cross-sections of the south side on County Trunk Highway C. You do see the large open spaces just to the east of River Road with the field there. You have the crossing across the Des Plaines River way, a large open field, and then there are some residential properties just to the eastern side of there. The current recommendation on April 6, 2016 Village Park Commission unanimously approved a recommendation to the Village Board of Trustees to endorse to Kenosha County that the County Trunk Highway C shared pathway be located on the south side of Highway C.

And so the next steps just to give you an idea of what's going on we're looking at -- Kenosha County would be looking at doing some survey work and some plans, some plat and some right of way acquisition having it out to bid in July with construction in 2018. And so what we're looking for this evening is to receive the Park Commission recommendation and consider the resolution approving the shared pathway project to be located on the south side connecting the north trail head of Prairie Farms Trail to River Road. And then we'll pass this resolution on to Kenosha County.

Kris Keckler:

Move approval of Resolution 16-17.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Kris, second by Dave. Further discussion?

Dave Klimisch:

As we talked about in the Parks Commission this is an exciting closed loop opportunity. As the years go forward it gets harder and harder to make it, so this is a great time to do it, south side, miles and miles of a closed loop system. I hadn't seen the pictures of the bridge over the water on the trail so I look forward to getting out there and seeing it.

John Steinbrink:

Further discussion?

Village Board Meeting
May 2, 2016

KECKLER MOVED TO CONCUR WITH THE PARK COMMISSION RECOMMENDATION AND ADOPT RESOLUTION #16-17 APPROVING THE CTH C SHARED USE PATHWAY PROJECT TO BE LOCATED ON THE SOUTH SIDE CTH C CONNECTING THE NORTH TRAILHEAD OF PRAIRIE FARMS TRAIL TO RIVER ROAD; SECONDED BY KECKLER; MOTION CARRIED 5-0.

John Steinbrink:

That brings us to Item H. Do you want H and I together?

Jean Werbie-Harris:

Yes, please.

- H. Receive Plan Commission recommendation and consider approval of two (2) Certified Survey Maps to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street to create two parcels to be dedicated to the Village for park related purposes as part of the Village Green Center development.**
- I. Receive Plan Commission recommendation and consider Ordinance #16-12 to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District.**

Jean Werbie-Harris:

Mr. President and members of the Board, we have two requests this evening. The first for certified survey maps, and the second for zoning map amendments. These are for two properties to be created in the Village Green Center property which is located just west of 39th Avenue at Springbrook Road, just to the south of actually Springbrook Road extended. There's two stars that have been identified for the two locations.

As part of the Village Green Center development we have worked with the developer to identify two different areas or two different lots to be dedicated to the Village of Pleasant Prairie for park-related purposes. In exchange we've been working with the developer with respect to some stormwater enhancement improvements and some road connections and some other work that we've been working with the applicant on. So Lot 1 is just west of 39th Avenue. It's approximately 149,037 square feet. It's about 350 feet of frontage on 39th Avenue. Again, this is an area that is going to be developed for public park-related purposes as well as stormwater purposes being dedicated to the Village.

As part of the development of the Village Green, the Lot 2 area is an area that's going to be continued to be developed by the developer for commercial and residential and other related

Village Board Meeting
May 2, 2016

purposes. The one unique feature of this Lot 1 is it's a combination of a couple of different areas. Part of the area is made up of land being dedicated specifically by the developer. Part of it is an area of vacation area from Springbrook Court. And then there is a small triangle area that was dedicated or I should say vacated by Kenosha County or transferred from Kenosha County to the Village of Pleasant Prairie. So it makes up that Lot 1 area for public park purposes.

The second certified survey map is identified just simply as Lot 1. It's actually the first one that's shown on the slide. And that area is also identified for public park-related purposes. There's also going to be stormwater and other purposes for that particular area. Both of these lots are currently zoned A-2, General Agricultural District. Both of these lots would be placed into the PR-1 designation so that they would be Neighborhood Park Recreational District areas.

There were a couple of modifications that needed to be made to the certified survey maps which the surveyors are making for us to reflect the dedicated easement language, as well as some stormwater drainage easement language. In addition there's a note that is being added to the certified survey map. The first one I discussed where Springbrook Court is located there are some utilities that are located under that vacated Springbrook Court, and there's some state statute language that indicates that even without a separate easement being recorded villages or utilities they have rights to those underground utilities. Even though the road was vacated and the land goes back to property on either side the Village is retaining its right for the utilities that are underneath that vacated road right of way. And that's being reflected on the certified survey maps.

This is a matter that was before the Village Plan Commission at their last meeting. There was a public hearing for the consideration of the zoning map amendment. The staff recommends approval of the certified survey maps as well as the zoning map amendments as presented subject to the comments and conditions as outlined in the staff memorandum.

Steve Kumorkiewicz:

This was very well discussed at the Planning Commission meeting. As a result I'm going to make a motion to approve the Certified Survey Map and adopt Ordinance 16-12 as presented.

Michael Serpe:

Second.

John Steinbrink:

Motion by Steve, second by Mike. Further discussion?

Village Board Meeting
May 2, 2016

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE TWO (2) CERTIFIED SURVEY MAPS TO SUBDIVIDE THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 39TH AVENUE AND SPRINGBROOK COURT AND THE PROPERTY LOCATED WEST OF SPRINGBROOK ROAD AND NORTH OF 101ST STREET TO CREATE TWO PARCELS TO BE DEDICATED TO THE VILLAGE FOR PARK RELATED PURPOSES AS PART OF THE VILLAGE GREEN CENTER DEVELOPMENT; SECONDED BY SERPE; MOTION CARRIED 5-0.

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #16-12 TO REZONE A PORTION OF THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 39TH AVENUE AND SPRINGBROOK COURT AND A PORTION OF THE PROPERTY GENERALLY LOCATED WEST OF SPRINGBROOK ROAD AND NORTH OF 101ST STREET FROM THE A-2, GENERAL AGRICULTURAL DISTRICT TO THE PR-1, NEIGHBORHOOD PARK-RECREATION DISTRICT; SECONDED BY SERPE; MOTION CARRIED 5-0.

John Steinbrink:

That concludes those two items, Jean, then?

Jean Werbie-Harris:

Yes.

J. Receive Plan Commission recommendation and consider a Development Agreement and related plans for the off-site public improvements for the development of a 424,164 square foot speculative industrial building on the vacant land located on the east side of 88th Avenue about ¼ mile south of Bain Station Road.

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request for a development agreement at the request of John Burroughs of Majestic Realty. This was before the Village Plan Commission at their last meeting as part of a site and operational plan approval as well as a development agreement approval recommendation. So I'm going to be covering a little bit about the site and operational plan as well.

The particular property is located on the east side of County Trunk Highway H which is about a quarter mile or so south of Bain Station Road on the east side between We Energies and 88th Avenue. They are requesting to put a 424,164 square foot speculative industrial building. As you will recall, in the past there was a conceptual plan that had showed various opportunities for them to do a single building, two buildings, three buildings. What they've decided at this point is to move forward with two buildings on this particular property. The northern one is the one that has received its approval by the Plan Commission at their last meeting on April 25th.

Village Board Meeting
May 2, 2016

What they're requesting to do is to begin their mass grading to install underground utilities, to construct footing and foundation and get going on this first building. The building has been designed so that it could accommodate up to four tenants. And it is really identified as a warehouse distribution building at that size. Quite a few parking spaces and handicapped accessible parking spaces and trailer parking spaces have been identified on this building site. The nice feature about this particular building is it's not going to be constructed in a north/south direction but rather east/west. So you will not be seeing all of those truck docs parallel to Highway H for this particular building.

So as part of this project and moving forward with respect to this building, the developer needs to enter into a development agreement with the Village of Pleasant Prairie in order to address some of the offsite and a few of the onsite development related improvements. For example, based on the TIA, the traffic impact analysis that was done for this particular project, the majestic project, it will be requiring reconstruction of a portion of County Trunk Highway H, construction of acceleration and deceleration lanes, a bypass lane, some adjustments and modifications to the gravel shoulders, pavement markings, traffic signs and some related road repairs at their entrance.

In addition, there's going to be some storm sewer improvements that need to be completed. They'll be doing some hydrant and valve adjustments, some sanitary sewer manhole adjustments and an installation of a new manhole. They'll be also doing some public street trees and terrace restoration all within the County Trunk Highway H right of way. In addition, onsite there is a 14 foot wide gravel sanitary sewer maintenance path that's going to be constructed by them and then turned over to the Village as well.

As you remember, you may recall, there is an existing sanitary sewer line that traverses through their property on a diagonal on the east side of the property. So we have requested and they are putting a 14 foot wide gravel sanitary sewer maintenance path over that sanitary sewer for us to have reasonable access to that line for maintenance purposes.

So the developer is then responsible for providing financial security, insurance certificates and other type of field staking inspection requirements in order to secure all of these public improvements being placed in the public road right of way and, again, the gravel access path. So the development agreement is to secure that obligation by the developer.

Mike Pollocoff:

Jean, if I could interrupt. Didn't we have sessions with the developer concerning their fair share contribution to the roundabout at Bain Station and 88th?

Jean Werbie-Harris:

Absolutely. As part of the TIA and our discussions with Kenosha County and as reflected in the development agreement, the developer is required to make a contribution to the Village of Pleasant Prairie who will in turn transfer those funds to Kenosha County. I'm looking for the dollar amount. I think it's \$163,000 that the developer is required to deposit with the Village of

Village Board Meeting
May 2, 2016

Pleasant Prairie. Again, this is for the upgrading and improvements basically for a future roundabout at the intersection of County Trunk Highway H and Bain Station Road.

There was some initial discussion by Gary Sipsma and the County as to making that location a signalized intersection. But after further review they have decided that they are going to move forward with a roundabout at that intersection. And they are undertaking that preliminary design for that roundabout with likely construction in 2017. And the amount of money is \$163,500.

Mike Pollocoff:

And that was based on the numbers that were just announced for the State program aid for that. Those numbers are reflected in this amount? That just came out so I'm not sure how current the \$163,500 is.

Jean Werbie-Harris:

I received this information from Gary in the last two weeks.

Michael Serpe:

What about public safety as far as street lighting on H and more caution lights?

Jean Werbie-Harris:

I did have a conversation with Gary Sipsma regarding both of those matters as well. He's the Highway Director for Kenosha County. And in the first instance Gary would like to make sure that there is lighting at their entrance which is parallel to Highway H. And then there's going to be some significant lighting on the building and along the whole parking area that is parallel to 88th Avenue. He would like to have some discussion reflected in our comments with respect to a future possibility of lighting to be installed on Highway H. But he is concerned about putting too much lighting on Highway H at this time due to the fact that with each successive building that we put on Highway H that they will be bringing quite a bit of lighting for their uses. And he just doesn't want it to overwhelm the adjacent highway.

Michael Serpe:

Who is making that statement?

Jean Werbie-Harris:

The County Highway Director. He said that he would certainly look at it for appropriate locations for lighting, and it certainly can be a project that is cost shared with the adjacent landowners. But we do have farms all along the west side of Highway H, and he just felt that it might not be appropriate to put a lot of lighting up and down Highway H.

Village Board Meeting
May 2, 2016

Michael Serpe:

I don't disagree with that. All I'm looking at is a 400,000 and some square foot building probably expanding to a million like they originally wanted it going to have a whole lot of semis coming and out of that place. And that is an open road that freezes over in the wintertime very quickly because of its topography. And if semis are going to be coming and going and that lighting is not good in there we have a potential for some good accidents, and I don't want to see that happen.

Jean Werbie-Harris:

And I brought that up to him. And he indicated that it's not something that certain we look at one time and then we say we're not going to address this in the future. But he said as we continue to expand uses on Highway H that we should re-evaluate that at each successive time. At the other areas in the corporate park where we have public roadways intersecting, we have lights periodically every 400 to 500 feet out in the corporate park, and on the main streets like 165 they're more frequently than that. Here until we get to that point there are no streets currently proposed on the west side because that's all farmland all the way from Bain Station all the way down to Prairie Springs Park. So he indicated that we need to continue to evaluate it.

And if it comes to a point where it's necessary we should put something together. I did sit with our master electrician and inspection superintendent. We did talk about a strategy as to how lights could be placed. Is Sandro still here? He's not here. He did talk to me about placing possibly lights every 400 to 500 feet, type 2, 5,000 was the temperature. They would be LED dark sky compliant. So we did start to put together a concept or a plan or a strategy as to how it could be placed there. I think it probably involves a little bit further discussion because, again, just because we have the farm fields on the other side of the street, and Gary wanted to see exactly and go through the photometric plan that was being submitted by Majestic to see how it could impact that highway.

Michael Serpe:

You look at the EMCO site two bad accidents there involving a train that was blocking. I mean a semi is going to be just as dark as a train almost. I'm just saying it's a wide open area that's dark at night, and in the wintertime you've got freezing roads. You've got to give some people some warning that there's semis coming and out of this place.

Mike Pollocoff:

The Board has the option because we did put streetlights on H around 165 and coming up through EMCO at 100th. So we do that as a streetlight assessment for a streetlight district. And we can define the property owners that are driving that need and it would pay that monthly fee for it. And in the corporate park we've done that through We Energies. I'd recommend we not do that because that's an expensive operation. But we'd need to get a contribution up front to put in LED and a lighting system that we would use. I think I wouldn't be surprised if we couldn't get away with just putting the lights on the east side of the road and lighting up the road as necessary.

Village Board Meeting
May 2, 2016

Jean Werbie-Harris:

And I did mention it to the developer that this was a strong possibility that that might be a recommendation from the Board.

Steve Kumorkiewicz:

[Inaudible] at one time we were talking about a subdivision going in the west side of H, and we considered the [inaudible] do you recall that?

Jean Werbie-Harris:

That was a long time ago. We did put together a neighborhood plan for that area. And there would be two different connection points going to the west. So two public streets would connect to go west from that location.

Steve Kumorkiewicz:

The consideration [inaudible] about the traffic going in and out [inaudible]. Also, in the east side of H right by the building we've got fire protection over there, we have fire hydrants, right, that we installed when the power plant was about to go there?

Mike Pollocoff:

There's two water mains on H.

Steve Kumorkiewicz:

Okay was that paid for or not?

Mike Pollocoff:

Was that paid for?

Steve Kumorkiewicz:

Yes.

Mike Pollocoff:

That was paid for by P G& E.

Steve Kumorkiewicz:

That's what I want to know. Okay, thank you.

Village Board Meeting
May 2, 2016

Michael Serpe:

John, I'd move approval of the development agreement.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve for approval of the development agreement. Further discussion?

Jean Werbie-Harris:

I'm sorry, what was the direction to the developer regarding the street lighting? That there's a possibility for a street lighting district to be created? And then we would proceed at that point.

Mike Pollocoff:

I don't think it's a possibility. I think it's --

Jean Werbie-Harris:

Inevitable?

Mike Pollocoff:

-- an actuality. We want the lights to be designed to the Village standard. And that property is going to have to pay for the monthly operation and depreciation on that system to maintain it. I don't have a problem with not putting it in south of the current site, but we should get that laid out and planned so we know what we're doing and everything is in place. That would be a Village owned system that they would pay for as a construction cost. And then we would bill them on a monthly basis. They would dedicate that to the Village, and then there would be an ongoing monthly payment for the energy and for depreciation on those assets so we have money to be able to set aside to take care of when replacement is needed. Not unlike what we do with some of the existing businesses in the corporate park, Jelly Belly or those uses off of Green Bay Road.

Dave Klimisch:

Jean, I have two questions. Will there be the EMS camera system here so police and fire -- in an emergency they can use the cameras to see what's going on?

Village Board Meeting
May 2, 2016

Jean Werbie-Harris:

A DSIS system?

Dave Klimisch:

Yes.

Jean Werbie-Harris:

No, we don't have any in the corporate park and it's not required.

Dave Klimisch:

That's more in a retail setting?

Jean Werbie-Harris:

Retail, planned developments, commercial, large residential developments.

Dave Klimisch:

And then I see there's going to be 292 automobile parking spaces. Other developments we've had we've been close to the parking limit. Is that way over what the formula says we need?

Jean Werbie-Harris:

No, they did it based on what's required for the zoning ordinance standards based on the amount of square footage for the building. We have a standard based on so many square feet of a building and how many people on the largest work shift. There's a standard that's been applied so that they have adequate parking.

John Steinbrink:

We're probably going to have to notify the County to put a deer crossing sign up near the cemetery.

Michael Serpe:

You're the only one who hit a deer.

John Steinbrink:

Right now there's a large number that cross there. So increased traffic and people not paying attention. All right, we have a motion and a second. Any further discussion?

Village Board Meeting
May 2, 2016

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A DEVELOPMENT AGREEMENT AND RELATED PLANS FOR THE OFF-SITE PUBLIC IMPROVEMENTS FOR THE DEVELOPMENT OF A 424,164 SQUARE FOOT SPECULATIVE INDUSTRIAL BUILDING ON THE VACANT LAND LOCATED ON THE EAST SIDE OF 88TH AVENUE ABOUT ¼ MILE SOUTH OF BAIN STATION ROAD; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

- K. Receive Plan Commission recommendation and consider a Conceptual Plan for the property generally located south and east of 110th Street and 116th Avenue for the development of three (3) industrial buildings for the proposed Riverview Corporate Park (North).**

Jean Werbie-Harris:

Mr. President and members of the Board, we received an email this afternoon requesting that this item be withdrawn from the agenda. So staff recommends that the Board accept that request and it be withdrawn at this time.

John Steinbrink:

Do you need a motion for that?

Mike Pollocoff:

Yes.

KECKLER MOVED TO GRANT THE REQUEST THAT CONSIDERATION OF A CONCEPTUAL PLAN FOR THE PROPERTY GENERALLY LOCATED SOUTH AND EAST OF 110TH STREET AND 116TH AVENUE FOR THE DEVELOPMENT OF THREE (3) INDUSTRIAL BUILDINGS FOR THE PROPOSED RIVERVIEW CORPORATE PARK (NORTH) BE WITHDRAWN FROM THE AGENDA; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

- L. Receive Plan Commission recommendation and consider authorizing the completion of the private improvements for the previously approved expansion of the Westwood Estates Manufactured Mobile Home located at 7801 88th Avenue.**

Jean Werbie-Harris:

Mr. President and members of the Board, the Village has been working with the owners of Westwood Estates for several years. And this is related to the phased construction of public and private related improvements for the Westwood Estates Manufactured Home Park. The Home Park is located east of 88th Avenue, and it extends just south of Highway 50 all the way south to about 85th Street, and then extending over to the railroad tracks.

Village Board Meeting
May 2, 2016

Nielsen Madsen and Barber had originally worked with the owners and the Village on the approval and platting of this mobile home park. We started that back in 1997, 1998, and now we are coming down to the final phase of this particular development. The initial phase included mass grading of the site and construction of two stormwater detention basins and the installation of sanitary sewer improvements. Since that time four additional phases of construction have taken place on the site which allowed 67 of the 85 lots to be considered buildable. The remaining 18 lots for which private infrastructure needs to be completed to become buildable are lots 285 through 291 and 316 through 329. And that's shown on the exhibits in the information that you have.

Some of the final private improvements that are left to be completed are pavements and watermain on Pine Street, Oak Street to Evergreen Drive, and Evergreen Drive lot 284 to 85th Avenue; storm sewer on Evergreen Drive from lot 284 to 85th Avenue and the intersection of Evergreen Drive and Pine Street; and water services and risers for lots 285 to 291 and 316 to 329. Public utilities for a majority of the mentioned 18 lots has already been completed.

Since the original design documents were more than 15 years old, Nielsen Madsen and Barber no longer uses that original software so they had to modify the plans and add additional drawings through their Adobe process. Modifications to the particular infrastructure have been presented to the staff and reviewed by staff. In order for them to move forward with the construction they need to obtain the following permits because they've long since expired. In addition, a preconstruction meeting would be needed in order to move forward.

They need to obtain their WI DSPPS general plumbing permits for private onsite water mains and storm sewers, the Village of Pleasant Prairie erosion control permits, the Village of Pleasant Prairie work in the right of way permits. And then, finally, they need to get the Village exterior plumbing permits for private water and private storm sewer mains because inspections are done by Pleasant Prairie. Since all the mass grading was completed a long time ago and they are not disturbing more than an acre, they will not be required to get a Wisconsin DNR NOI permit.

In addition to completing the park build out, it's the owner's intention if funding allows to do some minor asphalt base patching in order to clean up the site a little bit. The staff recommends approval as does the Plan Commission from their last meeting for the approval of these private improvements for the expansion of the manufactured home park, again, the Westwood Park at 7801 88th Avenue. There would be not letter of credit with respect to this project as they're just completing all private related improvements. The Village is not going to be doing any of the inspection on these projects. These are all going to be private inspectors that are going to be completing off this project. Staff recommends approval as presented and subject to the comments as outlined including the preconstruction meeting.

Steve Kumorkiewicz:

So moved to approve.

Village Board Meeting
May 2, 2016

Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Further comments on this item?

KUMORKIEWICZ MOVED TO CONCUR WITH THE COMMISSION RECOMMENDATION AND APPROVE THE COMPLETION OF THE PRIVATE IMPROVEMENTS FOR THE PREVIOUSLY APPROVED EXPANSION OF THE WESTWOOD ESTATES MANUFACTURED MOBILE HOME LOCATED AT 7801 88TH Avenue; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

9. VILLAGE BOARD COMMENTS

Dave Klimisch:

One quick thing. In regards to the dark store meeting that we have on Wednesday, this process decimated the funding for municipalities in Michigan. The State of Indiana saw it coming, so in a Republic controlled house a bipartisan solution was passed in the State of Indiana. So there is a very similar solution offered in Wisconsin with the Republican controlled House and Senate. It's a bipartisan solution that seemingly from our point of view is something that can work. I'm looking forward to the meeting on Wednesday. And hopefully our state representatives can see the simple solution and how bipartisan it is.

Steve Kumorkiewicz:

I got a chance to do that last year and they just ignored it. I have the idea they are going to delay it, delay it, delay as much as they can.

Dave Klimisch:

If Indiana did it we can do it.

Michael Serpe:

I agree.

10. ADJOURNMENT

SERPE MOVED TO ADJOURN THE MEETING; SECONDED Y KECKLER; MOTION CARRIED AND MEETING ADJOURNED AT 7:40 P.M.