



MINUTES VILLAGE BOARD

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

A regular meeting of the Pleasant Prairie Village Board was held on December 2, 2019. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Mike Pollocoff, Dave Klimisch and Mike Serpe. Also present were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Chief of Police; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; Sandro Perez, Inspection Superintendent; Dan Honore', IT Director; Carol Willke, Human Resources Director; Craig Anderson, Recreation Director, Tom Patrizzi, Facilities Superintendent; Steven Linn, Communications Manager, and Jane C. Snell, Village Clerk. Three citizens attended the meeting.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CITIZEN COMMENTS**

Jane Snell:

Mr. President, there were no signups this evening.

John Steinbrink:

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

5. **ADMINISTRATOR'S REPORT**

Nathan Thiel:

Mr. President and Village Board members, just one item to pass along. On the 15th we actually celebrated the open house for the Prairie Pleasant Convention and Visitors Bureau. Many of you were in attendance. But I just wanted to give them a shout out, and also remind us all that the website, the tourism website is up and running. And so please check it out. And if you find anything that needs to be corrected let us know, but I think it's pretty clean. So we were excited for that unveiling. And that's all I have.

John Steinbrink:

Thank you, Nathan. That moves us on to New Business.

6. NEW BUSINESS

John Steinbrink:

Do you want A and B taken together, Jean?

Jean Werbie-Harris:

Yes, please.

John Steinbrink:

Motion to take A and B together.

Dave Klimisch:

So moved.

Michael Serpe:

Second.

John Steinbrink:

Motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**KLIMISCH MOVED TO TAKE NEW BUSINESS ITEMS A AND B TOGETHER;
SECONDED BY SERPE; MOTION CARRIED 5-0.**

- A. Consider approval of Ordinance #19-42 Zoning Text Amendment of the Prairie Ridge Plan Unit Development as it relates to Sherwin Williams development to be located on 91st Avenue between 76th Street and Prairie Ridge Boulevard.**
- B. Consider approval of Certified Survey Map to create parcel for the proposed Sherwin Williams development to be located on 91st Avenue between 76th Street and Prairie Ridge Boulevard.**

Jean Werbie-Harris:

Mr. President and members of the Board, both of these items are at the request of Kevin Vernick with MEV PP, LLC agent. And this is for Sherwin-Williams for the development of a 4,000 square foot paint store to be located on the east side of 91st Avenue between 76th Street and Prairie Ridge Boulevard. The two items before the Village Board this evening are the first is a Certified Survey Map. They intend to create two lots, one for the Sherwin-Williams store at 1.277 acres. And a second lot, Lot 2, which would be 3.603 acres. And this would be for further commercial development pursuant to the Master Conceptual Plan. As you know, this is an area that has been developing parcel by parcel in this area between 76th and Prairie Ridge Boulevard. And so these are the last of the two parcels in this particular corner that are to be developed.

Sherwin-Williams then is also requesting a Planned Unit Development for some ordinance amendments. In consideration of the modifications to the text they are proposing to sprinkler the entire store as well as install a DSIS system. As you can see this is on Lot 1 just south of BMO Harris Bank where there's going to be cross-access provided between BMO Harris and this property. They'll have access out to 91st Avenue, and then there will be cross-access to the parcel to the south.

The two modifications to the zoning ordinance that they are requesting, part of the PUD, is that Lot 1 of the CSM will be 1.277 acres instead of the required two acres. And then, secondly, the wall signs on the building will be increased from the 75 square feet to 115 square feet in total for this particular use. The PUD also is being modified just to address that VK Development Corporation is no longer, and this probably could have been done a while ago, that they are no longer in charge of the association. It's really the Prairie Ridge Commercial Association that will need to formally approve any plans for this development.

This was before the Village Plan Commission at their last meeting wherein they received Site and Operational Plan approval. It's the intention of Sherwin-Williams to try to be under construction or at least start their grading to get under construction yet this year. So they would like to be operational in 2020. With that the staff recommends approval of both the Certified Survey Map as well as the Zoning Text Amendment which is Ordinance 19-42.

Mike Pollocoff:

I'd move approval with a comment and a question.

Kris Keckler:

Second.

POLLOCOFF MOVED FOR APPROVAL OF ORDINANCE #19-42 ZONING TEXT AMENDMENT OF THE PRAIRIE RIDGE PLAN UNIT DEVELOPMENT AS IT RELATES TO SHERWIN WILLIAMS DEVELOPMENT TO BE LOCATED ON 91ST

**AVENUE BETWEEN 76TH STREET AND PRAIRIE RIDGE BOULEVARD;
SECONDED BY KECKLER; MOTION CARRIED 5-0.**

Mike Pollocoff:

My question is, and this is a good development, I don't have a problem with it, but do we need to get a PUD, included in the PUD the fire sprinkler system because the state didn't require a paint store to not have sprinklers?

Jean Werbie-Harris:

Because of the size of the store, and it's only 4,000 square feet, that they are not required to have sprinklers.

Mike Pollocoff:

Even if it's paint?

Jean Werbie-Harris:

Correct.

Mike Pollocoff:

That's surprising. I'm glad we got it then.

John Steinbrink:

Further discussion?

Dave Klimisch:

I have a question. It's going to be cross-connected to the lot to the south. Is there a lot to the east where that dotted line is?

Jean Werbie-Harris:

So there's a cross-connection to the north for BMO Harris, to the south where there's going to be a future one story building, and then to the south it also cross-connects to the east to Care Animal Hospital which then connects to Prairie Ridge Boulevard.

Dave Klimisch:

Okay, thank you.

John Steinbrink:

Motion and a second. Any further discussion? Hearing none, those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

Michael Serpe:

Move approval of the Certified Survey Map.

Dave Klimisch:

Second.

John Steinbrink:

We have a motion and a second. Further discussion? Hearing none, those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

SERPE MOVED FOR APPROVAL CERTIFIED SURVEY MAP TO CREATE PARCEL FOR THE PROPOSED SHERWIN WILLIAMS DEVELOPMENT TO BE LOCATED ON 91ST AVENUE BETWEEN 76TH STREET AND PRAIRIE RIDGE BOULEVARD; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

- C. Consider approval of Certified Survey Map to dedicate additional right-of-way on 122nd Avenue and Goldbear Drive on behalf of Haribo America Manufacturing LLC.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request of Matt Fineour, our Village Engineer, on behalf of Haribo of American Manufacturing, LLC. They are and we are requesting a Certified Survey Map to dedicate some additional right-of-way to the Village of Pleasant Prairie.

The additional right-of-way as shown on the slide will be west of 122nd Avenue or adjacent to Goldbear Drive -- excuse me, adjacent to 122nd Avenue and north of Goldbear Drive.

Specifically, on the north end of the Haribo property which is just south of Highway C, additional right-of-way is being dedicated to accommodate a relocated driveway wherein they're requesting that the driveway width be greater than 35 feet. And as such because there is objection by the DOT, if it would be greater than 35 feet, they are dedicating that right-of-way at that location to the Village so that we can accommodate that wider driveway for their truck traffic that's going to be entering the northern portion of their site. Again, this is where it connects to 122nd Avenue.

And then also as a result of the final roadway plans, additional right-of-way is needed on the north side of Goldbear Drive. And, again, this is very minor, it's just over 1,400 square feet. But it's being dedicated to accommodate the public improvements including the public sidewalk that is located within the right-of-way adjacent and within Goldbear Drive. So the staff recommends approval of the Certified Survey Map to accept these additional right-of-way dedications. Again, 122nd Avenue will still remain a state jurisdictional highway. But just that right-of-way that's being dedicated on the CSM will be owned by the Village of Pleasant Prairie.

Kris Keckler:

Move approval of CSM as outlined.

Mike Pollocoff:

Second.

John Steinbrink:

Motion and a second. Further discussion? Hearing none, those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

KECKLER MOVED FOR APPROVAL OF CERTIFIED SURVEY MAP TO DEDICATE ADDITIONAL RIGHT-OF-WAY ON 122ND AVENUE AND GOLDBEAR DRIVE ON BEHALF OF HARIBO AMERICA MANUFACTURING LLC; SECONDED BY POLLOCOFF; MOTION CARRIED 5-0.

- D. Consider approval of Agreement between the Village of Pleasant Prairie and American Valuation Group, Inc. for appraisal and litigation services as it relates to Pleasant Prairie Premium Outlets.**

Nathan Thiel:

Mr. President and Village Board members, attached for your consideration is an agreement for appraisal services with American Valuation Group, Inc., to act as the appraisal expert on behalf of the Village of Pleasant Prairie in this matter. Pleasant Prairie Premium Outlets, LLC, has filed a claim for executive assessment in Kenosha County Circuit Court covering the years of 2018, '19 and '20. The American Appraisal Group, Inc., are nationally acknowledged experts in the valuation of retail malls of all types and would serve the Village well in defending against the claim brought by Pleasant Prairie Premium Outlets, LLC. Staff would recommend moving forward with this agreement.

And one thing that I would mention that because this is a matter that's a case that's currently ongoing, it's not one that we really want to discuss. If we need to solicit advice or counsel from legal then that would be reason to take the matter into more of an Executive Session. But we didn't post it that way because we felt this was pretty plain and simple. But I wanted to at least let you guys know where we're at with this.

Michael Serpe:

With that I move approval and send it forward.

Dave Klimisch:

Second.

John Steinbrink:

We have a motion and a second. Any further discussion? Rocco, one question. Looking at your signature what is at the end of your name there?

Rocco Vita:

[Inaudible]

John Steinbrink:

I'm not sure. I've never seen that before.

Rocco Vita:

[Inaudible].

John Steinbrink:

Oh, I didn't know that.

[Inaudible]

John Steinbrink:

Further discussion? Hearing none, those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED FOR APPROVAL OF AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND AMERICAN VALUATION GROUP, INC. FOR APPRAISAL AND LITIGATION SERVICES AS IT RELATES TO PLEASANT PRAIRIE PREMIUM OUTLETS; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

7. Consent Agenda

- A. The Cottages Phase 1 Letter of Credit Reduction Request No. 9.**
- B. The Cottages Phase 2 Letter of Credit Reduction Request No. 6.**
- C. November 18, 2019 Village Board Meeting Minutes.**

Michael Serpe:

Move approval.

Kris Keckler:

Second.

John Steinbrink:

Motion and a second for approval of the consent agenda. Any discussion? Hearing none, those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**SERPE MOVED FOR APPROVAL OF THE CONSENT AGENDA ITEMS A, B, AND C;
SECONDED BY KECKLER; MOTION CARRIED 5-0.**

8. VILLAGE BOARD COMMENTS

9. ADJOURNMENT.

Michael Serpe:

Move to adjourn.

Kris Keckler:

Second.

John Steinbrink:

Motion and a second for adjournment. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**SERPE MOVED FOR ADJOURNMENT OF THE MEETING; SECONDED BY
KECKLER; MOTION CARRIED 5-0 AND THE MEETING WAS ADJOURNED AT 6:20 P.M.**