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E-Newsletter

If you're interested in receiving the full-color email version of the Village Newsletter, visit PleasantPrairieOnline.com and enter your email address in the box near the bottom of the page.

You can choose to opt out of the paper mailing list by emailing newsletter@plprairie.com. Include your name and postal mailing address along with the words "email only." Once your name has been removed, we'll send you a follow-up email to confirm.

Reduce waste by viewing your copy online. ☐

Let's Get Social



Twitter [@PIPrairieWI](https://twitter.com/PIPrairieWI)

Facebook [@villageofpleasantprairiewi](https://www.facebook.com/villageofpleasantprairiewi)

The Village regularly posts updates related to roadway projects, weather related events, community development, recycling, photo contests, and more on social media. ☐



*A great place to
live, work & play!*



Purchase and Sale Agreement Approved between Haribo of America and the Village of Pleasant Prairie



In March of 2017 the Village of Pleasant Prairie announced that German confectioner HARIBO of America Manufacturing, LLC selected Pleasant Prairie, Wisconsin as the future location of its first U.S. manufacturing facility. HARIBO will become the first tenant of the Prairie Highlands Corporate Park located west of Interstate 94 between CTH C and CTH Q.

On December 18, the Pleasant Prairie Plan Commission considered and sent a favorable recommendation to the Village Board to approve a Certified Survey Map (CSM) to subdivide several properties owned by the Village within

Tax Increment District (TID) #5. Later in the evening the Village Board approved the Certified Survey Map which detailed the location of two outlots and two lots within the development. Haribo will be purchasing Lot 1 located at the southwest corner of 120th Avenue and CTH C which is approximately 136.8 acres. The CSM also shows rights-of-ways for future roadway construction and access points.

Along with approving the CSM, the Village Board also approved the Purchase and Sale Agreement. The Village will sell the land to Haribo for \$20.7 million. \$13 million was paid in December 2017, and the remainder will be paid after the Village completes improvements west of Interstate 94 in 2018.

HARIBO anticipates construction of the manufacturing facility to begin during 2019 with commencement of production

and distribution during 2021. HARIBO is a third generation family company based in the city of Bonn, Germany.

The confectionary company is best known for its gummi candies, with its GOLD-BEARS® being the number one selling gummi-bear in America. HARIBO first opened a U.S. sales office for its products in 1982. HARIBO of America, Inc. is headquartered in Rosemont, Illinois.

The Village created TID #5 to enable the development of this new corporate park.

Estimates place the value of TID #5 at \$307,308,400 once it has reached maturity. □



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2018 Election Dates and Voting Information

Spring Primary - Tuesday, February 20, 2018

Spring Election - Tuesday, April 3, 2018

Partisan Primary - Tuesday, August 14, 2018

General Election - Tuesday, November 6, 2018

On election dates, Village polling locations will be open from 7:00 a.m. to 8:00 p.m. Sample ballots for each election are posted to PleasantPrairieOnline.com in the **News** section once they become available. More information about voting in the Village is available at PleasantPrairieOnline.com under the **Voting** tab, on pages four and five of your Village Calendar and Resource Directory, or by telephone at **262.694.1400**. ☐

Voter Photo ID Rules & Absentee Voting



The **Voter Photo ID law** is in effect in Wisconsin. Whether requesting an absentee ballot or voting at the polls on Election Day you will be required to provide a valid document establishing your proof of ID in order to receive a ballot. The Village encourages all residents to plan ahead and to make sure you have an acceptable form of photo identification

The following **forms of identification** are valid if unexpired or expired after the date of the most recent general election which was November 8, 2016.

- Wisconsin Driver License
- Wisconsin State ID Card
- Military ID Card
- U.S. Passport Book or Card

The following forms of photo identification are also acceptable.

- Certificate of Naturalization, within two years of issuance
- Driver License Receipt issued by WisDOT, valid 45 days from the date issued
- ID issued by a federally recognized Wisconsin Indian Tribe
- A photo ID card issued by a Wisconsin accredited university college, or technical college, that contains the following; date the card was issued, signature of student, expiration

date within two years after date issued, and this ID must be accompanied by a separate document that proves enrollment.

Absentee Voting

Any qualified elector who is unable or unwilling to appear at the polling place on Election Day may request to vote by absentee ballot. The elector must also be registered in the Village of Pleasant Prairie before an absentee ballot request will be processed.

To Receive an Absentee Ballot by Mail

- Absentee Ballot requests must be submitted in writing.
- Requests can be submitted in person, by mail, email, Fax or at the **MyVote Wisconsin** <http://myvote.wi.gov>.
- An Application for Absentee Ballot can be mailed to you or you may download this form from **PleasantPrairieOnline.com**.
- A written request, other than completing an Application of Absentee Ballot, must list your current name and current voting address within the municipality and the address where the absentee ballot should be sent.
- The last day to submit a request for an Absentee Ballot to be sent by mail is 5:00 p.m. on the Thursday before each election.
- Photo ID is required.

In Person Absentee Voting

- You may personally visit Village Hall, Monday through Friday, between 8:00 a.m. and 5:00 p.m. The Village Clerk determines when in person absentee voting begins at Village Hall with the last day being 5:00 p.m. the Friday before each election.
- Photo ID is required.

To learn more, visit the Wisconsin Government Accountability's Photo ID website, www.bringit.wisconsin.gov for information about this law. If you have questions regarding election matters, please contact: Village Clerk Jane Snell at **262.694.1400** or clerksoffice@plprairie.com. ☐

2018 Utility Budgets

Water and Sewer



The budgets will keep water and sewer rates steady during 2018 and will not require an increase. Pleasant Prairie's water and sewer rates are based on the size of the meter and the volume of water used. Water rates are tiered based on the number of gallons

consumed; while sewer rates are calculated with a winter-based average to account for water used on lawns or in yards that will not pass through the sanitary sewer system. Pleasant Prairie posts rates (utility fees) and detailed information at PleasantPrairieOnline.com under the Services/Utility Department tab.

During 2018, the water utility will continue upgrading water meters and make upgrades to the supervisory control and data acquisition (SCADA) to monitor energy usage in the water system using updated reports at the water booster stations. SCADA is a computerized control system that reports activity in sewer and water utilities. One time capital water utility projects include the 29th Avenue water main extensions, replacing flow meters at reservoirs, water lab equipment, and a generator at Lakeview Tower.

As part of the sewer utility budget, staff will rebuild the Bentz Lift station in 2018. The old lift station has exceeded its useful service life. The new lift station will have new pumps, a back-up generator, safety grating, controls, and monitoring devices. A new security fence will be constructed around the lift station. An ongoing goal is to reduce the amount of Inflow and Infiltration (I/I) that leaks into the sewer system. Areas within the sewer district will be evaluated by staff over the winter months to identify where the worst I/I flows are entering the system. Staff will use portable flow meters and smoke testing equipment to help identify those areas and they will be repaired to lower the treatment costs to the Utility. A SCADA historian upgrade, alarm software and radio upgrade will take place as joint sewer and water utility projects during 2018.

Utility staff will continue to implement new technology to streamline operations and improve efficiency to help control costs. The water utility remains debt free. At the end of 2018, the sewer utility is expected to have approximately \$2.47 million in outstanding principal, with \$700,000 paid in 2017 and \$670,000 projected to be paid in 2018. The Village intends to pay down the remaining debt by 2020 and to build reserves for future infrastructure replacement. □

TID #6

Boundaries Established

The Pleasant Prairie Plan Commission considered and approved a resolution proposing the boundaries of Tax Increment District (TID) No. 6 in the Village of Pleasant Prairie. Main Street Development, LLC, the company developing this project has requested this funding for Main Street Market which will be located at the northeast corner of the intersection of HWY 165 (104th Street) and Green Bay Road (HWY 31).

A Master Conceptual Plan for Main Street Market, a mixed use development, was approved at the December 4th Village Board meeting. The project will be developed on approximately 21 acres and could include a grocery store, restaurants, a pharmacy, and a gas station/convenience store. Froedtert South, Inc. is planning a four-story medical office building and clinic at this location.

TID #6 will be established with the purpose of capturing incremental taxes to pay the public debt and Developer Revenue Bonds for public infrastructure costs. If also approved by the Village Board and the Joint Review Board, TID #6 will be funded using public debt to fund public infrastructure improvements on HWY 165, 102nd Street intersection and Old Green Bay Road in the amount of \$2,133,600. The Developer Revenue Bonds will fund anticipated, public improvement project expenses estimated at \$4,964,750.

A mixed-use tax increment district such as the one being established has an expenditure period of fifteen years with a maximum life of 23 years. The Village will apply revenue from TID #6 first to pay off administrative costs, then debt services and finally the Developer Revenue Bonds. The Village is proposing to retire TID #6 in 2038. The first meeting of the Joint Review Board took place on December 18, 2017. A public hearing on the proposed creation of TID #6 and the Project Plan was held by the Plan Commission on January 8, 2018.

The Village Board is expected to consider the TID proposal on February 5, 2018 and the second and final meeting of the Joint Review Board to create TID #6 is will take place on February 15, 2018. □

Chick-fil-A Inc. **Site and Operational Plans**



During a public hearing on Monday, December 11, the Pleasant Prairie Plan Commission approved a Conditional Use Permit and Site and Operational Plans for the construction of a 5,000 square foot Chick-fil-A restaurant to be located within the Prairie Edge development located south of Highway 50 (75th Street) and west of 91st Avenue in the Prairie Ridge development. The request was made by Jason Hill on behalf of Chick-fil-A, Inc. for the restaurant that will include an outdoor dining area and a drive-thru. Chick-fil-A's operator model is unique in that the operator is part owner with Chick-fil-A. The restaurant is proposed to be open Monday through Saturday from 6:00 a.m. to 10:30 p.m. and will be closed on Sundays. The restaurant plans to employ a total of 75 employees with 30-40 of these employees being part-time. There will be two shifts with up to 15 employees working each shift.

Chick-fil-A is one of the largest chicken restaurant chains. They pride themselves in quick service and customer service. The company's philosophy is that their restaurant becomes an integral part of the communities where they are located through scholarships and sponsorships, including sponsorship of youth sports teams, and support of educational activities and leadership initiatives.

A Digital Security Imaging System (DSIS) and related access easement were also approved as part of the site and operational plans. Hill also requested a Zoning Text Amendment to amend the Prairie Edge Planning Unit Development ordinance related to sign modifications. The Village Board approved this Amendment at the December 18 meeting. Construction is proposed to begin in August of 2018 with completion anticipated in January of 2019. □

Central Storage Warehouse Corporation **Site and Operational Plans**



During a public hearing on Monday, December 11, the Pleasant Prairie Plan Commission sent a favorable recommendation to the Village Board to approve a zoning text amendment made at the request of Jack Williams on behalf of Central Storage Warehouse Corporation.

The company is a public refrigerated warehousing company headquartered in Madison, WI. The Plan Commission considered and approved Site and Operational Plans for the construction of an 18,000 square foot addition to the Central Storage Warehouse Corporation located at 7800 95th Street in the LakeView Corporate Park. The existing facility is a food storage and distribution freezer warehouse of 176,138 sq. ft. The building varies in height from 20' at the loading dock to 40' at the high point of the freezer. This is the final addition that can be made in this location because they will be at capacity.

Along with the addition there will also be four new loading dock doors and nine additional parking spaces added. The addition will also make it possible for the company to hire additional employees. Currently, 32 employees are employed full-time. Upon completion of the project they anticipate having 36 full-time employees and 2 part-time employees working at the site. Shipping and receiving hours will not change from their current schedule.

At the December 18 Village Board meeting the Board approved the Zoning Text and Plan Amendments to rezone this property and create the Planned Unit Development. □

Through Your Frame: Photo Contest Winners

The Village wants to thank those who participated in the second round of the **Through Your Frame Photo Contest**. The three winning photos are to the **right** with titles and entrant names listed below. The three winners received a gift certificate to a local restaurant. There were 32 photos submitted during the second photo contest round. It was difficult to choose just three winners, so there are also three honorable mentions pictured **below**.

You can view the color versions in the Village e-newsletter. Entries and winners were also posted to Facebook at [@villageofpleasantprairiewi](#).

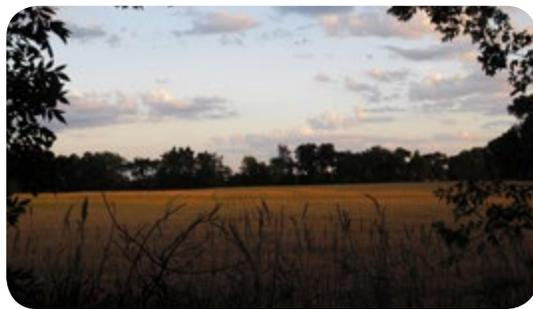
Later this spring, the Village will announce the 2018 photo contest. The theme of this year's contest will be **Animals on the Prairie**. Selected photos will then be used in the 2019 Village calendar. Watch upcoming newsletters and the Village website for more details. □



Bird Love by Zoe Arreguin



Fall Warmth by Andreas Beyer-Bowden



Late Summer Prairie by Christine Robbins



Water Deer by David Kreutz



Edithton Beach Sunrise by Doug Stacey



Sunrise Over Flowers by David Kreutz

Firefighter Promotions



Firemedic Thomas Overocker



Firemedic Jeffrey Gunhus



Firemedic Adam Craig

Congratulations are in order for three individuals who were promoted to lieutenant in the Village's Fire & Rescue Department. All three members have met the department's requirements for the position, navigated an outside assessment panel, a Police & Fire commission review and a Chief's interview. In addition to the basic requirements these members bring with them their own unique range of skill sets that will help serve and mentor the department into the future. They assumed their roles at the beginning of January with a formal swearing-in ceremony happening later in the month.

Firemedic Thomas Overocker began working at Pleasant Prairie in 1999 as a Paid on Call Firefighter and later in 2002 as a full-time Firemedic. As a former Eagle Scout he has mentored past Explorer programs for the department. Among his many activities, Tom is a member on the Mutual Aid Box Alarm System (MABAS) Division 4 (Lake County) High Angle Special Response Team (SRT).

Firemedic Jeffrey Gunhus originally from Bristol, came to the Village from the Rice Lake area. Jeff started full-time in April of 2012. Like Tom, Jeff is also a High Angle SRT member for Division 4. Jeff manages the uniform process for the department and has been involved in several activities that have led to more efficient operations.

Firemedic Adam Craig came to the Village in April of 2012 from the Seattle area. Adam coordinates the vehicle maintenance for the department. He played a key role in the development of the aerial platform requirements. He is also a member of the Kenosha County Fire Investigation Task Force. □

Chabad of Kenosha Synagogue / Learning Center

The Pleasant Prairie Plan Commission approved a resolution to amend the Village Comprehensive Plan and sent a favorable recommendation to the Village Board to conditionally approve the amendment related to property located at 6939 88th Avenue (HWY H). A portion of the Prairie Lake Neighborhood Plan will be designated for institutional use for the Chabad of Kenosha Synagogue/Learning Center instead of residential development as shown on the adopted land use plan. The site will be developed to include a 5,200 square foot Jewish synagogue as a place of worship and study center. The main building will include a gathering space, library, classrooms, a mikvah, two guest rooms, restrooms and a kitchen. It will include a 3,000 square foot hospitality home which will serve as a place for members who need a place to stay in order to observe religious practices and who need access to a kosher

facility. The facility will be completed in four phases. During phase one, the land will be purchased and the existing home on the property will be renovated. Installing the municipal water main will be phase two. The third phase will be the construction of the synagogue, parking lots and storm water retention facility. Phase three would likely be completed within the next five years, and the final phase to be constructed is the hospitality house. Chabad of Kenosha's mission is to serve Jewish people living in Kenosha and its surrounding communities. The facility will be open to the public from 8:00 a.m. to 5:00 p.m. weekdays with activities and worship being held on Saturdays. There will be one full-time and four part-time employees at the facility. The prayer hall is proposed to have regular seating for 50 people, but they anticipate that number to be lower. During special events the facility will be able to accommodate up to 100 people. □

Shop with a Cop/ Firefighter Thank You



The Pleasant Prairie Professional Police Association and the Pleasant Prairie Police and Fire & Rescue Departments would like to express their gratitude for those who supported the 12th annual Shop with a Cop/Firefighter charity event in December. This event is a way for members of these departments to help local families who may not otherwise have the means to celebrate the holidays in a traditional manner.

Shop with a Cop/Firefighter took place on December 9, 2017. Nineteen children were paired with officers and firefighters and had an opportunity to pick out gifts for family members.

This event takes place annually, and could not run effectively without the support of generous sponsors and volunteers who helped children wrap gifts for their loved ones. □



Emergency Updates

The best way to be prepared is to sign-up to receive updates through **NIXLE** before an emergency occurs. In order to receive emergency text messages to your smart phone, you can text "53158" to 888777 or visit **NIXLE.com** where you can enter your information. □

Pleasant Prairie has a Rich Agricultural History



Local resident Paul Maerzke generously donated a restored McCormick-Deering 10-20 Gear Drive Tractor, pictured here to the **Pleasant Prairie Historical Society**. From 1923 – 1939, 215,551 of these tractors were produced by International Harvester in Chicago, Illinois. In the name McCormick-Deering 10-20, the 10 stood for 10 horsepower in the pulling mode and 20 was the horsepower off the belt pulley. During World War I, horses were sent overseas and utilized for military forces, creating a shortage of work horses for agriculture in the United States. While the military worked to replace horses on the front lines, farmers also began to look into tractors as an alternative to aid in agricultural production. The Fordson, McCormick-Deering 10-20, and John Deere Waterloo Boy were among the most popular tractor models to fill the need for power on American farms.

International Harvester Company was formed in 1902 from a merger among the five largest tractor manufacturing companies and was brokered by the J.P. Morgan banking firm. For years after the merger, International Harvester Co. sold two similar lines of equipment, one named McCormick the other Deering to appeal to loyal customers to each brand.

It is believed by this tractor's previous owner that this particular McCormick Deering 10-20 tractor once belonged to the Town of Pleasant Prairie and was used by the Town's Public Works Department for various purposes in the 1930's. Further research is being conducted into the old Town records to confirm this information and the specific uses of the tractor. If you have any donations or stories you would like to share, please contact Jean Werbie-Harris at the **Pleasant Prairie Historical Society** at 262-947-3600 or HistoricalSociety@plprairie.org. □