

**VILLAGE OF PLEASANT PRAIRIE  
COMMUNITY DEVELOPMENT AUTHORITY  
Village Hall Auditorium  
9915 39th Avenue  
Pleasant Prairie, WI  
July 25, 2017  
5:00 p.m.**

A regular meeting of the Pleasant Prairie Community Development Authority was held on Tuesday, July 25, 2017. Meeting called to order at 5:00 p.m. Present were John Steinbrink, Larry Nelson, Mike Serpe, Kate Jerome and Jill Sikorski. Tom Reiherzer and Gary Hutchins were excused. Also present were Tom Shircel, Executive Director; Jean Werbie, Community Development Director; Kathy Goessl, Treasurer and Jane Romanowski, Secretary.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. MINUTES OF MEETINGS - March 20 and May 17, 2017**

**SERPE MOVED TO APPROVE THE MINUTES OF THE MARCH 20 AND MAY 17, 2017 MEETINGS OF THE COMMUNITY DEVELOPMENT AUTHORITY AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY JEROME; MOTION CARRIED 5-0.**

**4. CITIZEN COMMENTS - None.**

**5. COMMISSION COMMENTS - None.**

**6. NEW BUSINESS**

**A. Consider a Water Main, Access Construction and Maintenance Easement on property owned by the CDA located at the southwest quadrant of I-94 and STH 165.**

Tom Shircel:

If you recall back in May, the CDA did a Purchase and Sale Agreement between the CDA and Uline to purchase this property at the southwest corner of I-94 and STH 165 and currently Uline is doing their due diligence on this property. As a part of that, if you remember, there is a water main easement that traverses the east and north sides of this property as you can on the exhibit in your packet and that was a 20 inch water main that was put in a couple of years ago to service Uline which is located further west on Hwy. Q west of the Interstate. So the direction tonight is to have me sign this easement on behalf of the CDA granting this easement for the water main so that it will clean up the water main issue. As far as Uline is concerned, when they officially purchase the property they will know

that easement is there and is recorded. With that, I'm asking for your authority for me to sign the Grant of Easement.

John Steinbrink:

What would you like to see happen here Tom?

Tom Shircel:

Well, Uline has thrown out some ideas of what they might do on this piece of property. If you recall about seven years ago, this property was called Prairie Springs Pointe and we had some conceptual diagrams that showed a hotel, some retail, a gas station on this 18.5 acres. So with Uline's purchase of this property they have indicated perhaps an office or a hotel use. It is a pretty big chunk of property but they haven't specified to this date as to what they want to do.

John Steinbrink:

What would you like the Authority to do? What Action?

Jill Sikorski:

Do you need a motion?

Tom Shircel:

A motion and second to approve the easement.

Mike Serpe:

Will our Public Works do the work out there?

Tom Shircel:

The water main is already in. This easement was never officially recorded on the property. Now that we are selling the property, we need to clean it up so Uline is aware that the water main easement is present on the property so they can't build on it obviously.

Larry Nelson:

Can we make a bike path out of it?

Tom Shircel:

We'll discuss that on the next agenda item.

**SERPE MOVED TO APPROVE A WATER MAIN, ACCESS CONSTRUCTION AND MAINTENANCE EASEMENT ON PROPERTY OWNED BY THE CDA LOCATED AT THE SOUTHWEST QUADRANT OF I-94 AND STH 165, TAX PARCEL NO. 91-4-122-251-0153; SECONDED BY NELSON; MOTION CARRIED 5-0.**

- B. Consider dedicating a small portion of CDA owned property into right-of-way to accommodate a ten-foot wide multi-use pathway on the West Frontage Road.**

Tom Shircel:

This again is a proposed dedication of CDA land to the State of Wisconsin which owns the right-of-way of the West Frontage Road. So if you look on the exhibit, it sort of has that yellow pin where this sliver of land is to be dedicated. The last page shows the small sliver of land that is adjacent to the West Frontage Road – 294 square feet only – so there is a multi-use ten-foot wide path going along the West Frontage Road. In order to make this happen in certain areas, the DOT needs more right-of-way to make that path work and to maintain a separation distance from the path to the edge of the curb there. So the State is asking the CDA, who owns this land yet, the land where the retention basins are south of the West Frontage Road, they are asking for the CDA to dedicate that 294 square feet to the State of Wisconsin DOT to help facilitate the construction of that multi-use path. So I'm asking for a motion to authorize me to execute this Quit Claim Deed again to dedicate that 294 square feet, that small sliver of land, from the CDA to the State of Wisconsin DOT.

**NELSON MOVED TO APPROVE THE DEDICATION OF A SMALL PORTION OF LAND OWNED BY THE CDA TO THE STATE OF WISCONSIN, IDENTIFIED AS TAX PARCEL NO. 91-4-121-251-0154, TO ACCOMMODATE A TEN-FOOT WIDE MULTI-USE PATHWAY ON THE WEST FRONTAGE ROAD; SECONDED BY SERPE; MOTION CARRIED 5-0.**

- 7. Consider entering into Executive Session pursuant to Section 19.85(1)(e) Wis. Stats. to discuss, deliberate or negotiate the purchase of public property, investing of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session.**

**JEROME MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY SIKORSII; ROLL CALL VOTE: STEINBRINK – YES; NELSON – YES; SERPE – YES; SIKORSKI - YES; JEROME – YES; MOTION CARRIED.**

John Steinbrink stated The Authority will return to open session for the purpose of adjournment only. No other business will be conducted.

**8. RETURN TO OPEN SESSION AND ADJOURNMENT**

**SERPE MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY SIKORSKI; ROLL CALL VOTE: STEINBRINK – YES; NELSON – YES; HUTCHINS - YES; SERPE – YES; SIKORSKI - YES; JEROME – YES; MOTION CARRIED AND MEETING ADJOURNED AT 5:45 P.M.**