

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

Village Hall Auditorium

9915 - 39th Avenue

Pleasant Prairie, WI

February 4, 2019

6:00 p.m.

A regular meeting of the Pleasant Prairie Village Board was held on February 4, 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; Craig Roepke, Chief of Fire & Rescue; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, Human Resources Director; Dan Honore, IT Director; Sandro Perez, Inspection Superintendent; Craig Anderson, Recreation Director and Jane C. Snell, Village Clerk. One citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. RECOGNITION - CITIZEN RECOGNITION TO CORY BAKER AND GWEN GERNENZ**

Chief Roepke:

Mr. President and members of the Board good evening. Tonight we have a great story to share with you on an event that we'd like to do more of these as they come up. We had an incident on January 16th at Costco where we had a woman collapse. And I'll just share with you the events. January 16th, like I mentioned, at 1327, that's 1:30 for normal people, in the afternoon received a call for a person who was pulseless and not breathing at the Costco parking lot.

Pleasant Prairie Police and fire units responded as typical for this incident type. Once on scene we kind of learned the following events. As I mentioned a 60 year old person had fallen in the parking lot. It was determined by a bystander who we'll introduce shortly, Gwen, who found that this person was not breathing to which she immediately started CPR chest compressions. A Costco employee, Cory Baker also arrived, and shortly thereafter an AED that Costco keeps onsite arrived. Cory applied the AED, allowed it to perform its analysis, and the unit advised a shock was advised. Cory immediately delivered the electric shock. And to which both caregivers then determined that there was now a pulse and the person was breathing.

When our ambulance arrive from Station 2 which as you know is a fairly short distance from Station 2 to Costco, the person was conscious and speaking with both individuals. And the person was transported to a local hospital to receive further care. So the interventions today, for them to become involved is fairly significant in today's society as far as community involvement.

Village Board Meeting
February 4, 2019

And undoubtedly this is the main reason why this person has survived today. And it's the reason why we train and we equip and this is what we strive for. I'd like to also introduce Dave Piccolo and Terri Harold from Froedtert South who also would like to speak a little bit, and then we'll make some presentations.

Terri Harold:

Good evening. Nationwide there are over 350,000 sudden cardiac deaths which occur every year. Many of these victims are healthy with no known heart disease or other risk factors. Sudden cardiac death is not a heart attack. It occurs when the electrical impulses to the heart become very erratic or very rapid causing the heart to suddenly stop beating. Effective bystander CPR provided immediately after a sudden cardiac arrest can double or triple a victim's chance of survival. But only 32 percent of cardiac arrest victims receive CPR from a bystander. And although the number is growing, still only ten percent of the people who suffer a sudden cardiac arrest outside of a hospital actually survives.

So we're happy to commend the rescuers for staying level headed and providing the immediate care this patient needed. It is Froedtert South's pleasure to recognize everyone involved that afternoon, but especially Gwen and Cory by presenting some commendations to them. So if we could have Gwen and Cory come up please.

Chief Roepke:

Mr. President and members of the Board, it should also be noted that Cory Baker who is a Costco employee is also a firefighter/EMT on Twin Lakes and Lake Geneva. And Gwen is a nursing student at Herzing. So, again, a fortunate situation to have two individuals that had education and background in life saving. So with that we're here to recognize both Gwen and Cory, and I'll just read the plaque. In recognition of your selfless act in an effort to save a life and render aid in time of need, the Village of Pleasant Prairie Police and Fire Departments offer our sincerest thanks and gratitude this day February 4, 2019.

Dave Piccolo:

Thank you, Dave Piccolo from Froedtert South as well. And our commendation reads: Whereas Gwen and Cory trained in CPR AED responded with other rescuers to a report of a cardiac arrest; whereas on arrival the rescuers utilized the utmost in skill and judgment in a timely and decisive manner to intervene on behalf of the patient; and whereas the result of the rescuer effort was a successful resuscitation, Froedtert South hereby commends Gwen and Cory for their excellence in the performance of their skills.

And if I just may add looking at the heart rhythm that the patient sustained, it's a very uncommon rhythm, and it is very difficult to treat. So I'm positive without the early intervention of the CPR and the early defibrillation that we would not have had the positive outcome that we had in this particular case. So for somebody to take the initiative to step in early and to do that I think it shows great fortitude. So, again, a great round of applause for them. Gwen, Cory, any comments? Any thoughts, comments?

Village Board Meeting
February 4, 2019

Mike Pollocoff:

I think it just goes to prove a couple things. One is the money that we spend on having the fire department provide CPR training you know when those classes are available, we've always known it's money well spent, and we've got a great group of people to do it. And, secondly, to Costco. Sometimes when the Village tries to get people to put in the defibrillator equipment there's some push back. And Costco has always been a good corporate citizen, and they had the equipment available and they actually had somebody that was ready to use it, and you can't ask for a better situation. So this is a service and a capability that I just hope continues to keep growing and growing in our community. Chief, thank you and your team for good work.

Michael Serpe:

Chief, we should get a picture with all the firefighters and Gwen and Cory as well. I think that will be nice. Good, good.

5. MINUTES OF MEETING - JANUARY 21, 2019

Dave Klimisch:

Move approval of the minutes.

Michael Serpe:

Second.

John Steinbrink:

Motion and a second. Any discussion or additions? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**KLIMISCH MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD
REGULAR MEETING OF JANUARY 21, 2019, AS PRESENTED IN THEIR WRITTEN FORM;
SECONDED BY SERPE; MOTION CARRIED 5-0.**

Village Board Meeting
February 4, 2019

6. CITIZEN COMMENTS

John Steinbrink:

Please be advised per State Statute Section 19.84(2), information will be received from the public on items not on the agenda; however, no discussion is allowed and no action will be taken under citizen comments. Do we have a signup sheet?

Jane Snell:

Mr. President, we have one signup this evening, it's Stephanie Judge.

Stephanie Judge:

Hi all. My name is Stephanie Judge. I'm a representative of The Nature Conservancy. And you would like my address, it's 633 West Main Street in Madison, Wisconsin, 53703. I'm leading the restoration project related to Items under number 8. I just wanted to let you know I'm here for questions if you have any. Thanks.

John Steinbrink:

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

7. ADMINISTRATOR'S REPORT

Nathan Thiel: Nothing to report

8. TABLED BUSINESS

- A. Receive Plan Commission recommendation and consider approval of Resolution #19-01 to vacate a portion of the Schmidt's First Addition to Pleasant Prairie Subdivision rights-of-way.**

John Steinbrink:

Right away do we have a motion to remove from the table?

Mike Pollocoff:

So moved.

Dave Klimisch:

Second.

Village Board Meeting
February 4, 2019

John Steinbrink:

Motion and a second to remove from the table. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

Jean Werbie-Harris:

President Steinbrink, I would request that Items A, B and C all be removed from the table and action and discussion take place at the same time for all three items.

John Steinbrink:

Motion to include A, B and C then.

Dave Klimisch:

So moved.

John Steinbrink:

All right, we're going to add it to it.

POLLOCOFF MOVED TO REQUEST THAT TABLED ITEMS A, B AND C BE REMOVED FROM THE TABLED BUSINESS AND THAT ALL THREE ITEMS BE TAKEN AT THE SAME TIME; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

- B. Receive Plan Commission recommendation and consider approval of Ordinance #19-02 for a Comprehensive Plan Amendment to amend Village 2035 Land Use Plan Map 9.9 as it relates to property located between 116th and 128th Street east of Sheridan Road.**
- C. Receive Plan Commission recommendation and consider approval of Ordinance #19-03 Zoning Map Amendment as it relates to property located between 116th and 128th Street east of Sheridan Road.**

Jean Werbie-Harris:

Members of the Board, the three items before you, A, B and C were tabled at the last Village Board meeting. I'd like to just briefly go over the project one more time and then provide some

Village Board Meeting
February 4, 2019

additional information that the staff has gathered since that time. The Nature Conservancy known as TNC has purchased 150 acres of land generally located between 116th and 128th Streets, east of Sheridan Road for a wetland restoration project to be known as Chiwaukee West Restoration Plan. The land area is west of the Chiwaukee Prairie State Natural Area which is west of the railroad tracks.

This area over time has been ditched, drained and is a degraded agricultural land that the TNC intends to restore to its natural hydrology and vegetation to host a mix of dry prairie, wetland swales and oak savannas. The TNC plans to work with the Village in the future to plan for public access opportunities for this site, including walking trails. The site will feature a mix of grassy habitats intermixed with shallow wetlands, providing additional habitat for shorebirds and other types of animals or mammals such as Blanding's turtles that have already been documented as nesting in the site's sandy agricultural fields. But restoration will also enhance opportunities and enhance viability of the entire area.

The site currently hosts about 67 acres of undesirable woody brush and trees interspersed with oak and hickory trees. There's almost 75 acres of agricultural fields and about 5.8 acres of low prairie and a few remnant native vegetation areas along the railroad tracks on the east side of the site. These areas are more particularly described as part of their restoration plan. Phase 1 is ongoing planning, permitting and neighbor notifications. Phase 2 site preparation between now and 2019 including removal of some undesirable woody trees and shrubs and vines. Phase 3 covers the restoration of the site's hydrology and replanting of native vegetation. And Phase 4 covers the intensive monitoring and followup for at least three years for the site.

This is an area primarily with their recent acquisition, areas at the very south end of their site was identified at one time as the Schmidt's First Addition of Pleasant Prairie Subdivision. This was platted about 80 years ago. This subdivision never developed along with a lot of areas along south Sheridan Road. And, in fact, this property along with some of the other properties went back to Kenosha County through back taxes and has now been recently sold and purchase by The Nature Conservancy. As part of their progress is towards the restoration. They also intend to vacate or request to vacate any of the platted roads within the Schmidt's First Addition Subdivision.

Comprehensive Land Use Amendment Map 9.9 currently shows, and again this is based on the 2010 Comprehensive Plan, that a Low Medium Density Residential Commercial and Mixed Land Use with and Urban Reserve Area could have developed on the site. Isolated natural areas have also been designated, and field verified wetlands on the site have been identified as well. Their intent is to modify the Comprehensive Plan so that no urban development occurs in this area.

They also are requesting a Zoning Map Amendment to mirror the Land Use Plan Map. And the petitioner specifically is requesting to rezone the properties from the Agricultural District, A-2, as well as the C-2, Upland Resource Conservancy District. And then the areas would be placed into the C-3, Natural and Scientific Area Resource Conservancy District similar to Chiwaukee Prairie. And those areas that are specifically lowland or wetland they would remain unchanged. And all of those that are classified as wetland would be placed into the C-1, Lowland Resource Conservancy District.

Village Board Meeting
February 4, 2019

So TNC continues to acquire land as identified in the Chiwaukee Prairie Carol Beach Land Use Management Plan for preservation based on a willing seller. So this is land area that is east of the tracks. As of 2015 when TNC transferred their property to the DNR, there were about 56 lots that still needed to be acquired. Since that time Chiwaukee Prairie Preservation Fund has acquired 14 additional lots within the area and three more lots further north. So a number of groups come together in order for land to be continued to be acquired as part of the Chiwaukee Prairie Preservation. Again, this area that's identified in green is an extension of the Chiwaukee Prairie area also known as the Chiwaukee Prairie West Area.

With that I would like to have one of our other planners, Aaron Kramer, go through some of the additional questions and concerns that were raised at the last Board meeting with respect to opportunities that would be lost because urban development would not take place on the east side of Sheridan Road south of 116th Street, and to address some of the other questions and concerns that were raised.

Aaron Kramer:

So the first thing to know about the area proposed for this area is that all sanitary and water assessments have been paid for the infrastructure that has gone in both in the 1990s the sanitary sewer and in the early 2000s the water. There are several challenges with this site. One being the wetlands which have forced the proposed subdivision to the south not to be built out. As well as the topography actually dictates that any area further than roughly 300 feet from Sheridan Road to the east would require a sanitary lift station to support any development beyond that point. That combined with the placement of the wetlands as indicated by the Kenosha County Area GIS map have presented several challenges for this site.

What this ultimately means is that we're kind of left with in terms of an opportunity cost the 21 acres immediately surrounding Sheridan Road to the east that would be from where that manufacturing residential area is to the north past the solitary residential site and to the south. This area is roughly broken into two segments. The one on the north of that residence is zoned conservancy. The one to the south is agricultural. What this means is that the buildability of this area is roughly half of that 21 acres that immediately abut Sheridan Road.

When calculating out what the Village actually spent to oversize both the water and the sanitary main what we're looking at is for its total intended service area was a cost of over \$200,000. So the intended service area is to the west of Sheridan Road as well, and that's actually where the lion's share, the net land, that was intended to be serviced by these two utility mains is currently located. So the area in blue is the area that would have to have a sanitary lift station in order to service it. That area shaded in red is the area that is immediately assessable or buildable or readily buildable based on the infrastructure that is currently in place.

So if we look at that cost of oversizing the sanitary sewer and water mains, that \$200,000 is spread across that entire area that is surrounded by the dotted line. So if we take away the area that would need a sanitary lift station to actually support that development as well as the wetland,

Village Board Meeting
February 4, 2019

what we're looking at, that area shaded in red is roughly four percent of the remaining land that is able to be serviced by the sanitary main as well as the water main.

So when we're looking at the opportunity cost for the investment that the Village put in to oversize both the water and utility main, what we're looking at is when we take out -- when we hold everything constant for the area as a whole and really break it down, we're looking at roughly 21 acres of readily developable land. From that 21 acres if we're looking at the area that is currently zoned agricultural, if we wanted to say, hey, based on the current zoning at the time of installation what could the Village get instead of putting this area into conservancy, and that would be roughly around 12 homes could be built to the R-3 zoning standard if connected directly to Sheridan Road. These 12 homes would provide in utility fees on average around \$11,000 annually, and these would all need DOT approval, but that's not withstanding the point. If the entire area shaded in red were to be developed which would require that northern part to be taken out of the conservancy zoning which it is currently and was in, then that number could double to roughly \$22,000 or 24 homes.

So at this time I think what we're looking at is really the Village has had all of its assessments paid on this land. The Village in order for the readily developable land in this area, that area shaded in red, which could be developed we could see based on the current zoning out there roughly 12 homes. And from those 12 homes based on the utilities that were put in the opportunity cost if you were would be roughly \$11,000. At this time are there any questions on the numbers that we're looking at in terms of the opportunity cost for the oversizing of the water utility mains for the area proposed for the Chiwaukee Prairie West area?

John Steinbrink:

Mike?

Mike Pollocoff:

Just a couple questions. So the annual opportunity cost is \$11,000 if I understand you right, it's an annual fee?

Aaron Kramer:

Roughly, yes, for that readily available land.

Mike Pollocoff:

Okay. When you looked at the special assessments for the parcel were connection fees included in those assessments?

Aaron Kramer:

All outstanding fees that were levied have been paid. So if the connection fees were listed against these tax parcels then they have been paid. If they were not then they were not included.

Village Board Meeting
February 4, 2019

Matt Fineour:

I don't believe connection fees were included in the assessment [inaudible] frontage.

Mike Pollocoff:

Did the assessment schedule show if there was laterals installed?

Matt Fineour:

That I can't remember. There probably was laterals per lot. I don't know if those several like large vacant lots how many laterals were placed in there. I'd have to go back and check. I'm thinking for the large vacant ones they usually don't install the laterals on that one especially since this sanitary is off the road so they couldn't connect it without going into the road.

Mike Pollocoff:

Right. Well, I'm glad -- I mean to most people \$11,000 a year is a lot of money, but I'm glad it's not larger than that. And my only other question, and I didn't ask you this at the time, but [inaudible] to check is if there was any stubs for the manholes out into the area that now is going to be conservancy, or if we have any laterals they're going to be sitting there. Its hydric soils so they're going to be wet. And I just as soon not see that opportunity for infiltration into the sanitary sewer main because that's our opportunity to pay more for the treatment that we're going to be paying to the City of Kenosha.

I appreciate the analysis, good work. And I do request, though, that going forward I think this is my second or third go around with The Conservancy purchasing land where there's utility improvements. And before they buy any more I'd really like to direct staff that an analysis be done on public improvements because I'm assuming The Conservancy doesn't want to pay for it. So what is the level of improvements that the rate payers are going to be paying for so they can have land in conservancy? We haven't looked at that before, we've just dealt with it as a loss. But I appreciate on this one here that you got that number for us. Going forward I think that's an important part of the analysis that should take place.

John Steinbrink:

I think as we discussed last time there was an agreement way back that was the most contentious agreement we probably entered into was which lands would be developable, which lands would not be developable, which lands would be purchased willing buyer/willing seller, and that includes anything with willing buyer/willing seller. But the Village when we do this we have to address the issue of failing systems in an area, and Sheridan Road has quite a few failing systems in the area or did at that time. And that was the oversizing which would be negligent on our part not to design a sewer to meet the future needs of an area and we did that. As Mike said we would like to always be notified if we could ahead of time. And this was an area designed for development. And fortunately or unfortunately it was purchased for conservative reasons. And

Village Board Meeting
February 4, 2019

that's probably not a bad thing, it's a good thing. But it puts the Village in somewhat of a bind when this happens. So as one of the parties that has always abided by the agreement this is the position the Village gets put in by abiding by the agreement. Further comment?

Nathan Thiel:

The only comment is, Mike, I think that's a fair request for us moving forward to look at the investments that we have put into utilities and just making sure from our standpoint if there are any opportunity costs or a loss there. One thing I would say just about the \$11,000 I mean, yeah, that's an opportunity cost, but when that \$11,000 would actually come into play we haven't seen a development on Sheridan Road for quite a while. I think that these improvements have happened now for a good 20, 30 years or going on 30 years, and so I think that there are other areas within the Village that we'll most likely see development and investment sooner. Yeah, it's sad to see any infrastructure go into play and not be utilized to its full potential. But moving forward staff will make sure that we evaluate infrastructure that's in play.

Mike Pollocoff:

Because I think it's apparent that it's not going to be a concern of The Conservancy if we have improvements there or not. So we're the only ones that are going to check for it. I think if they're going to acquire lands that about utility improvements we should know what it is and know what our loss is. And I think that we need to evaluate the cost of buttoning that utility up so this is not going to be used or not going to be televised [inaudible] identify what that cost is for modifying that improvement so it's tight once they start using it for their purpose. But, again, that will be an ongoing cost that the utility has.

Nathan Thiel:

Right, making sure that we don't have any other infiltration increasing our operating costs.

Mike Pollocoff:

Right. With that I would move -- are we ready for a motion?

John Steinbrink:

Sure. Jean, were you complete on your presentation? Yes, we are.

Mike Pollocoff:

Resolution 19-01, I move Resolution 19-01 supporting the vacation of the right of ways within Schmidt's First Addition.

Michael Serpe:

Second.

Village Board Meeting
February 4, 2019

John Steinbrink:

We have a motion and a second. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

Michael Serpe:

Move approval of Ordinance 19-02.

Kris Keckler:

Second.

John Steinbrink:

We have a motion and a second. Any further discussion? Hearing none, a roll call vote has been requested.

Jane Snell:

Mike Pollocoff?

Mike Pollocoff:

Aye.

Dave Klimisch:

Aye.

Michael Serpe:

Aye.

John Steinbrink:

Aye.

Village Board Meeting
February 4, 2019

Kris Keckler:

Aye.

Kris Keckler:

Move approval of Ordinance 19-03.

Michael Serpe:

Second.

John Steinbrink:

We have a motion and a second. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries. Thank you for coming down. We know you made that long trip from Madison again, but the weather cooperated with you somewhat. Thank you.

POLLOCOFF MOVED TO APPROVE RESOLUTION #19-01 TO VACATE A PORTION OF THE SCHMIDT'S FIRST ADDITION TO PLEASANT PRAIRIE SUBDIVISION RIGHTS-OF-WAY; SECONDED BY SERPE; MOTION CARRIED 5-0.

SERPE MOVED TO APPROVE ORDINANCE #19-02 FOR A COMPREHENSIVE PLAN AMENDMENT TO AMEND VILLAGE 2035 LAND USE PLAN MAP 9.9 AS IT RELATES TO PROPERTY LOCATED BETWEEN 116TH AND 128TH STREET EAST OF SHERIDAN ROAD; SECONDED BY KECKLER; ROLL CALL VOTE – POLLOCOFF – YES; KLIMISCH – YES; SERPE – YES; STEINBRINK – YES; KECKLER – YES; MOTION CARRIED 5-0.

KECKLER MOVED TO APPROVE ORDINANCE #19-03 ZONING MAP AMENDMENT AS IT RELATES TO PROPERTY LOCATED BETWEEN 116TH AND 128TH STREET EAST OF SHERIDAN ROAD; SECONDED BY SERPE; MOTION CARRIED 5-0.

9. NEW BUSINESS

- A. Receive Plan Commission recommendation and consider approval of a Master Conceptual Plan request for vacant property located at 7821 120th Avenue for the development of a Hyatt Place Hotel and Kings and Convicts brewery.**

Jean Werbie-Harris:

President Steinbrink and members of the Board, this is a request for a Master Conceptual at the request of Mark D. Eberle on behalf of Branko Tupanjac, and this is for that vacant property located at 7821 120th Avenue. The project is proposing a hotel and a Kings and Convicts brewery. The development of this site is about 7.4 acres. This is just south of Highway 50 on the east side of 120th Avenue or the East Frontage Road in the Village. And this would be for commercial and manufacturing development, again, for a hotel and the brewery. As you can see on the slide it's intended that there will be some land that's acquired from the DOT on the north end for some additional parking. There will be a proposed hotel, and then the brewery will be on the south end of their development.

Specifically there will be two access points that are being requested from the Wisconsin DOT. Information is in house now with the DOT with respect to their TIA and the request of the two access locations. As you can see there will be some infrastructure improvements to 120th Avenue that will be required as part of the TIA that involves some widening, accel/decel lanes as well as some turn lane movements for the property.

The hotel on the north end is proposed to be 124 rooms with a private suite area with three rooms on the fifth floor. The main floor is intended to include lobby and reception area, restaurant and bar area, banquet and meeting rooms, kitchen and a pool area with banquet facilities and a terrace area on the fifth floor. Again, at this time it's conceptual in nature, and we don't have as much detail on the hotel at this point as it may be a Hyatt place or a similar franchise that would locate at that location.

So the primary focus is the Kings and Convicts brewery that you have before you. The Kings and Convicts derives from two founders' heritage, an Englishman which is the King and an Australian which is the convict who reside on the shores of Lake Michigan to some of the best brewing water in the world in a town that is rich in immigrant history with an undercurrent of anti-authority and love of the scoundrel. So as you can see what they're trying to do is trying to create an opportunity for not only a brewery but a destination for tourism and for gatherings, a restaurant and a vat room and a number of other special things that really will provide a nice tourist destination here in the Village of Pleasant Prairie.

The brew house and the cellar tanks will be visible from I-94 on the west side of the property. They'll have very large arch windows, and the tap room, restaurant and event space will all face east and will overlook the natural areas of the Kilbourn ditch and the associated wetlands and shoreland area of the Des Plaines River. The brewery will be an automated brew house will be the focal point. It will be situated behind the tap room bar with towering fermenters standing

Village Board Meeting
February 4, 2019

immediately behind holding the attention of the people there. The tanks will be on display internally and externally with glazed walls and lights highlighting the stainless steel.

As you can see the building is intended of a more permanent brick precast and stone structure. The other thing that they are looking to try to do is to highlight that this is actually in Pleasant Prairie, Wisconsin so there will be some identification signage on the building that identifies it's Pleasant Prairie. And then there's some illustrations and photographs that show a little bit about what the brewery is going to look like, the tap room, some other information about the floor plan that they intend to have.

What's really unique about the way the brewery is situated and where it's oriented is that facing to the east they will have a deck area that will be open and canopied over the building over a drive through on the lower level. And it will be overlooking, again, that conservancy. And as part of their design elements and their storytelling they will be highlighting some recent stories that we uncovered recently with the Historical Society that relates to the powder plant and the powder plant explosion and just generate a whole interesting set of stories and decor related to that for the community.

The brewery operations would be 5 a.m. to 5 p.m. Their tap room hours would be from 11 to 12 seven days a week. The estimated truck trips 4 to 6 under full operation. Production area employment 13 to 25 full and part-time staff. And then that tap room, kitchen and event employment between 70 and 90 full and part-time staff. Again, they have, and I'm not sure if I mentioned this, but they do have an existing facility down in Highwood, Illinois, and it's a much smaller facility.

And this will be a premier operation for them and actually create to be a very nice, again, tourist destination. The tap room will have such amenities such as a bar area, dining area, lounge area, patio with fire pits. Again, they'll have food that will be more of a classic American fare that will be served by their kitchen. And then the type of materials and equipment to be stored on the site that's all listed in the staff report.

Specifically this site will need to be serviced by municipal sewer and water. And the public sewer and water will be required to be extended to service the development in 120th Avenue. The developer will also be responsible for doing some updating or upgrading to the existing Chateau Eau Plaines lift station in order to accommodate this additional under this new development. A Certified Survey Map will also be required to create the parcel, divide some land. If they create two parcels it will be used for identifying easements that will be needed on the site as well as dedication areas on the site.

The total site is envisioned to provide for 492 parking spaces including the required handicapped accessible spaces. And the parking allocated to the brewery is about 114. We are continuing to review and evaluate this with them, and we will as the hotel begins to advance as well. There are some opportunities for possibly additional parking underneath the hotel, underground parking if it's going to be needed.

A Comprehensive Plan Amendment would be needed to show any location of the wetlands on the property. They had the wetland area field delineated last fall, last summer. Zoning Map and Text

Village Board Meeting
February 4, 2019

Amendments would be required as we are creating a somewhat unique development here, and we would be creating a planned development because we're doing a little bit of a mixture of manufacturing as well as commercial at this location because of the brewery operation. They understand that they will need to work with our Village Clerk and Department of Revenue with respect to the permits and licenses that they will be needing not only for the manufacturing but for the sale and consumption and distribution of beer from this site.

In addition because this is a retail use as well they will be complying with our DSIS agreements and requirements of the ordinance for the digital security imaging system for the camera system for the site. One of the things I can say also as part of this planned development and because of the vast amount of open space to the east and to the south/southeast and to the north on this site that will be undevelopable that they will be requesting as part of the PUD some of the reductions in some of our setbacks. But, again, there will be several hundred feet between this area and the nearby residential development. And then finally because it is in the approach of the airport for the City of Kenosha they will need to get the approval from the Kenosha Planning Department through this site, the airport overlay site plan review approvals.

So this is a Conceptual Plan. The Plan Commission and the staff recommended approval subject to a number of comments and conditions as set forth. Again, they will need to continue going through the process with respect to their TIA, infrastructure development and approval, site and operational plan approval, some Comprehensive Plan changes, they'll need changes and so on and so forth. But they are looking for the direction from the Village Board in order to move forward with that next step. If there's any questions about the site plans as they've been drafted to date they would be happy to answer any for you. Again, there was a public hearing before the Plan Commission at their last meeting.

Kris Keckler:

Jean, I had a quick one. With the two shared access pathways I believe I saw they only expecting about four to six deliveries or full sized semis that would be coming in.

Jean Werbie-Harris:

Four to six, correct.

Kris Keckler:

They could use those shared pathways?

Jean Werbie-Harris:

Yeah, the southern one as shown on the map that I have up on the screen, the southern one would be the one that's used by the four to six trucks per day. Obviously they would do some coordination as to when those trucks would come in, obviously not during a busier peak time of their customers. But the trucks would enter and then go to the south and wrap around the building, go around the east. And at the very north/northeast corner of the brewery there is a

Village Board Meeting
February 4, 2019

dock there and garage doors where they would back up into that and do their loading and unloading. And then circle around and come back right out that same entrance. My understanding is they are not intending to use that north entrance for any truck deliveries or pickups.

Kris Keckler:

For the hotel, though?

Jean Werbie-Harris:

The hotel may be able to use those, but the brewery will not use that for brewery related truck deliveries.

Kris Keckler:

It just seems a little tight to me, but that's what I thought was going to happen, okay.

Jean Werbie-Harris:

And we've had them put truck turning templates on the site to make sure that the turning movements could be made by the brewery. And then the road that wraps around the back and the sides that's a 30 foot wide fire lane.

Kris Keckler:

Okay.

Michael Serpe:

Since the Plan Commission last Monday when the paper came out Tuesday morning since then I've had about three or four people approach me. They're taking a lot of interest in this. I think it's going to be great for the Village. It's a unique concept. And even a couple that I arrested called me up and wanted to know if they could get a job there because they're ex-convicts.

John Steinbrink:

Is that as tasters?

Dave Klimisch:

Jean, I've got three questions. The water is that coming down from the Highway 50 area or is that coming --

Village Board Meeting
February 4, 2019

Jean Werbie-Harris:

I'll have Matt address the water.

Dave Klimisch:

Is that coming up from the east?

Matt Fineour:

The water is coming from the north so the water is already on 128th Avenue. It would just need to be extended south to this development.

Dave Klimisch:

Okay. And then the lights and the sound, there's a housing development 1,000 feet to the east, and I know there's trees and such in there. But the lights on the highway side are bright and beautiful. The lights on the other side, the east side, are they going to be minimized? And the sound that comes out from the music a lot of it will be muffled I know by trees. In the winter there's no trees.

Jean Werbie-Harris:

So two things. I did speak with them after the Plan Commission when we talked and two things. First of all the sound cannot emanate from their property. So if they have a band or wedding or some type of event there the doors need to be closed, or the sound has to be at a certain level that it's not going to be going across past their property and then past that 500 or 1,000 feet to the Chateau area. They're aware of that, they understand that that it cannot cause a noise or disturbance for the adjacent landowners.

Dave Klimisch:

So they do something special with the wall insulation or they shut the doors?

Jean Werbie-Harris:

They certainly can. I can honestly say that if I'm in Chateau the road noise is intensively much louder than anything else that I've ever heard. So I don't believe that it would be a problem. But we will talk to them specifically about that. Because they won't have amplified music on the outdoor patio area, for example. The music would be inside where the band would be set up.

Dave Klimisch:

Okay, and then the lights?

Village Board Meeting
February 4, 2019

Jean Werbie-Harris:

And then with respect to the lighting I did talk to them about that as well. Going back to the Kings and Convicts light itself everything is intended to be projected to the west. So any lighting up or down, as you can just see the type of lighting we haven't even gotten to that detail really yet, but it's intended to be shining on the building up or down. And if it's in the back it all has to be shielded downwards or directed downwards. It's not intended to shine out into the conservancy area. They don't want that either. And the same thing with the sign up on the roof, they would not have it shine so that it causes a problem for the east. There would have to be a backing on it or something or shielding on it so that it does not cause a problem.

Dave Klimisch:

Especially being above the tree line that light can go a long ways.

Jean Werbie-Harris:

That's right, correct.

Michael Serpe:

Does this brewery cause an odor to be emitted outside of the building?

Jean Werbie-Harris:

It shouldn't.

Michael Serpe:

It shouldn't, okay.

Mike Pollocoff:

Is the corporation looking at any financial participation from the Village?

Jean Werbie-Harris:

They've not asked to date unless they've talked to the Administrator.

Nathan Thiel:

No.

Jean Werbie-Harris:

They have not asked.

Village Board Meeting
February 4, 2019

Nathan Thiel:

One additional comment that I would make, and this is to Kris's point, this is located on a DOT frontage road. I know staff had discussed the need for a third access point. And from our standpoint that would be preferred. Unfortunately we don't have a lot of control with that. I know that the developer has approached the property owner to the south in an attempt to try to combine the sites so that there wasn't any concern or conflict. And to this point that property owner has not been a willing seller. So just by way of update. There is a thought process that if that site were every to be acquired there might be potential for that third access.

John Steinbrink:

As Trustee Serpe said people are excited about it. It's a great location, especially with the visibility there off the interstate and the proximity. We're all excited about it. Anything you'd care to add to Jean's presentation.

Nathan Thiel:

I would add one more thing. I hope everybody noticed that Pleasant Prairie was on the building. And considering that this is going to be a highly visible site at Highway 50 I realize that Highway 50 and 90/94 I realize that might seem a very small thing. But it's probably one of the most exciting things for me personally is that we'll get name recognition at this site.

Michael Serpe:

Hopefully get them going soon. I'd move approval of the Master Conceptual Plan.

Kris Keckler:

Second.

John Steinbrink:

Motion and a second. Was there anything you folks wanted to add to the presentation? All right, any further discussion. Motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

Village Board Meeting
February 4, 2019

SERPE MOVED TO APPROVE MASTER CONCEPTUAL PLAN REQUEST FOR VACANT PROPERTY LOCATED AT 7821 120TH AVENUE FOR THE DEVELOPMENT OF A HYATT PLACE HOTEL AND KINGS AND CONVICTS BREWERY; SECONDED BY KECKLER; MOTION CARRIED 5-0.

- B. Receive Plan Commission recommendation and consider approval of Master Conceptual Plan request for vacant property located at 9201 Wilmot Road for the development of three limited use industrial related buildings.**

Jean Werbie-Harris:

President Steinbrink and members of the Board, this is a request for a Master Conceptual Plan for the request of Kevin Risch with Clark Dietz, and this is on behalf of Prairie Holdings LLC. This is for the vacant property east of 9201 Wilmot Road. And it's a combination because it's a Master Conceptual Plan not only for a developer that's in the audience for Extra Space Storage, but there are a total of three lots that are being created as part of a Master Conceptual Plan that accompanied the vacant land area just adjacent to 9201 Wilmot Road.

There is approximately 17.6 acres of land located east of 9201 Wilmot Road at the southwest corner of Highway H and Highway C. And this is for a limited manufacturing development. The property is currently zoned M-1, Limited Manufacturing or light manufacturing. And it's proposed to be subdivided into three parcels and have its related site improvements.

So in looking at the Conceptual Plan Lot 1 is intended to be 3.7 acres, and it could be developed with just over a 14,000 square foot building. And that site would be located just to the west of the fire station and adjacent to a proposed stormwater basin that would be just south of that roundabout at that location. And then Lot 2 would be for Extra Space Storage, and I will get into that a little bit. They are looking for a 127,000 square foot climate controlled mini storage building. And Lot 3 would be 7.7 acres which could be developed with just under a 44,000 square foot building.

And as you can see it's intended to be developed as a unified business development. And that means that there would be shared cross-access from the private road system as well as shared stormwater management and stormwater ponds for the development. As you can see there is an existing road that the fire department accesses from Wilmot Road. That will continue to be a private road and will service not only the Fire Station Number 2 but will service all three of the sites.

There will be no new direct access points from any one of these buildings to the adjacent county highways, whether it's C or Highway H. Then there is another private road that is just kind of to the southwest of the fire station that is like the entrance to Lot 3 and would be the back door of Lot 2 Extra Space Storage. So the private roadway system as well as the private storm sewer system would be designed and implemented by the developer of the property.

The one project that is looking to get some initial conceptual plan approval this evening is Extra Space Storage. And what they are proposing to do is construct a 127,000 square foot climate

Village Board Meeting
February 4, 2019

controlled mini storage with access in the building. And what that means is just going back to the site plan real quick, as you come off of Wilmot Road or 88th Avenue, and then if you come up Wilmot and go to the right there will be an access which would be a garage door entrance as well as the main office entrance for the development. And as you can see by the site plan you would enter from that side, the garage door would open, you drive right through the mini storage building facility right down the center. And then through carts you would bring your storage items to any one of the units that you have rented.

Again, as you can see on the chart there are eight different sizes of storage units, the smallest being 5 by 5 and the largest 30 by 10, 300 square feet. So depending upon your needs that would be the size that you would be renting. And like I said there's a great variety to address any needs of the people that are looking for storage. Again, you enter on the west, do what you need to do, you drive through and exit on the south. There are a number of man doors on the east and west sides that in the event of an emergency you could get to a man door which gets to a sidewalk which gets you to the adjacent private roads. But, again, the only way to enter and exist whether it's a van or a truck or a car would be through the two doors that have been identified.

Because this is a mini storage facility and because of the way it's designed, there would be only one to two employees full-time at the site. They envision about ten daily trips from their customers is expected. Again, people store items for a month, but oftentimes it's months or a year or more than a year, and so there's not a lot of in and out by the people that are storing items at this facility. There will be 11 parking spaces including one handicapped accessible space. Again, that will be just adjacent to the main office entrance in the parking lot that they will provide.

A couple of comments were raised at the Plan Commission meeting. That staff has put together comments and conditions of approval with respect to some things relating to this site and a few things related to the architecture and colors and things like that. And they are working on those things for us. But, again, for a manufacturing site this is a very low intensity, no real semis or trucks coming except obviously if someone is going to be bringing something to store at this facility.

Our Village engineer has been working with Mr. Risch and Clark Dietz in order to put together, again, a Master Conceptual Plan with them to address sewer and water, stormwater, stormwater management through the retention basins and the overall development of this site. Again, the intent is to get that grading done for the site and to get these basins created, and then one-by-one develop the three sites. So with that the petitioner is in the audience as well as their engineer, and if Matt or I or anyone can answer any questions we'd be happy to.

Michael Serpe:

I just have on, Jean. I know it was brought up at the Plan Commission meeting about the green start color that the building has. I'm not against this building at all, but that building is right next to a nice residential area. If they have something that color next to a high end or relatively high end residential area I wish they would tone it down a little bit, something a little bit more pleasing

Village Board Meeting
February 4, 2019

if possible. I know it's your Arby's thing, but it is in area that is nicely residential, and that thing would stand out a little bit. As far as I'm concerned it would stand out too much.

Nathan Thiel:

Mike, just to clarify your point just a little bit further. You have two presentations. In the top you have the stark -- the building is the stark green, and then the signage is the white and the gray. On the lower half you have a different display of signage that would be on the back side of the building where it's the gray, and then the actual letters are the green. Would you feel the back end is less --

Michael Serpe:

That's fine.

Nathan Thiel:

Okay.

Jean Werbie-Harris:

So the framing around the front area if that was in the darker gray with the bright green letters that would be fine. We can certainly work with the developer.

Michael Serpe:

We still have no truck traffic on Highway C, is that correct?

Jean Werbie-Harris:

I believe that's how it's signed. This is a business on C so I mean we would want to make sure that any deliveries that come here come from the north. But they would actually need to come onto C or H in order to enter this facility.

Michael Serpe:

Lots number 2 and 3 are slated for manufacturing and that means semis just so they know about that.

Jean Werbie-Harris:

Again, Lot 2 was Extra Space Storage. So they're right at the roundabout intersection, so they will probably come from the north, and they will come either direction off of 88th Avenue or Wilmot Road to get to the site.

Village Board Meeting
February 4, 2019

Michael Serpe:

Hopefully.

Mike Pollocoff:

I'd like to make sure that the construction for Lot 1, 2 and 3 make sure that whoever the developer is in this case the mini storage that the construction equipment come in on H and not C.

Dave Klimisch:

I move approval of the Plan Commission recommendations for the Master Conceptual Plan.

Michael Serpe:

I'll second.

John Steinbrink:

Motion and a second. Any further discussion? Anything you folks care to add? I know you want to store beer in there or something. Could you come up here, please? Just give us your name and address for the record.

Bruno Haney:

Good evening. My name is Bruno Haney. I'm the owner and developer of the Extra Space Storage facility. At the last meeting it was brought to the attention of the color, and that is Extra Space's brand nationwide, worldwide. In looking at the LED screens it really comes across as a really high visibility -- it pops. It's much more like the Pleasant Prairie green. And that's really important because that is our brand. But just me seeing it even at our other facilities that's too bright. That's not what we have. We have a building right now that is with these three tones it's a fabulous looking building. In fact, the Town of Grafton even made a comment of it, after it was completed they actually said that they were pleasantly surprised at how nice it looked. So what I see here and what you see here the reaction of that green it's just too much. And that's not what we have. It's toned down so it's much more comfortable. I would say it resembles closer to this.

John Steinbrink:

Where would your closest facility be to us?

Bruno Haney:

I believe it's in -- the closest facility I believe there's one just across the border to the south, and I believe the north one would be Franklin.

Village Board Meeting
February 4, 2019

John Steinbrink:

And this other one do you know where that is?

Bruno Haney:

There's now seven in Wisconsin so it's not something new.

John Steinbrink:

Just to get a visual of the color.

Mike Pollocoff:

You'll be bringing a color panel to Jean that shows the true colors.

Bruno Haney:

Yes.

Mike Pollocoff:

Because even looking at your submitted artwork some of them are darker green, some are lighter green.

Bruno Haney:

Right. And that is a very branded specific color for the architect stored. We're in Milwaukee County, Washington County, Ozaukee County, and as I mentioned Franklin, throughout the state.

Michael Serpe:

We'll sell you the rights to that green if you're interested.

Bruno Haney:

Pardon me?

John Steinbrink:

Any other questions for the gentleman? Thank you very much.

Bruno Haney:

Thank you.

Village Board Meeting
February 4, 2019

John Steinbrink:

We have a motion and a second. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries. Thank you.

KLIMISCH MOVED TO APPROVE THE MASTER CONCEPTUAL PLAN REQUEST FOR VACANT PROPERTY LOCATED AT 9201 WILMOT ROAD FOR THE DEVELOPMENT OF THREE LIMITED USE INDUSTRIAL RELATED BUILDINGS; SECONDED BY SERPE; MOTION CARRIED 5-0.

C. Receive Plan Commission recommendation and consider approval of Resolution #19-02 for a Floodplain Boundary Adjustment for a culvert replacement located at 8000 128th Street.

Jean Werbie-Harris:

President Steinbrink and members of the Board, this is Resolution 19-02 -- is it 19-02 or 19-04, 19-02 for the support for a Floodplain Boundary Adjustment. And this comes at the request of Matt Fineour who is our Village Engineer. And this is on behalf of the Village for the proposed culvert replacements for the crossing of the tributary of the Des Plaines River. And this would be on the access road as you enter north which is also going to be known as Greenway Court. The Village is proposing to replace three existing culverts with two box culverts under the existing driveway access to the Residential Recycling Center at 8000 128th Street, and an additional pavement layer would be added to the roadway.

These culverts allow for floodplain waters to flow under the access driveway, and for information this access driveway is proposed to be dedicated as a public street as part of the Certified Survey Map that's being prepared for Greenway Court and Prairie Produce Farm. The culvert replacement and additional pavement layer will not amend the location of the 100 year floodplain, but the hydrolic analysis shows that a modification would increase the one percent annual chance event water surface elevations by .20 feet on the downstream side of the culvert about ten feet west of the culvert on the Village's property within the 100 year floodplain.

As a result the water survey elevation increase a floodplain boundary adjustment is required. This was a matter that was before the Village Plan Commission as part of their public hearing process. The Village Engineer is here if you have any questions with respect to anything related to these culverts.

Village Board Meeting
February 4, 2019

Mike Pollocoff:

I move approval.

Kris Keckler:

Second.

John Steinbrink:

Motion and a second. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

POLLOCOFF MOVED TO APPROVE RESOLUTION #19-02 FOR A FLOODPLAIN BOUNDARY ADJUSTMENT FOR A CULVERT REPLACEMENT LOCATED AT 8000 128TH STREET; SECONDED BY KECKLER; MOTION CARRIED 5-0.

- D. Receive Plan Commission recommendation and consider approval of Ordinance #19-04 to amend Section 395-72G of the Village Land Division and Development Control Ordinance.**

Jean Werbie-Harris:

Members of the Board, Ordinance 19-04 to amend Section 395-72G of the Land Division and Development Control Ordinance it's related to basement level sanitary sewer service for residential developments. The staff is recommending that Section 395-72G of the Village's ordinance be amended to clarify that all public and private sanitary sewer mains shall be designed and constructed to provide gravity basement service. Further new residential homes or units shall be connected with gravity basement sanitary sewer service unless approved by the Village Engineer based on a practical difficulty or an unnecessary hardship. This clarification would allow for existing lots that have municipal sanitary sewer within an adjacent street to have hung plumbing or grinder pump or ejector pit if the existing sanitary sewer cannot provide for gravity basement sewer service.

There was some ambiguity in the original ordinance. And then as we started going through the process we were coming upon some of these last homes on some of the more rural areas of the Village that we ran sewer by where the depth of the sanitary sewer was 16, 18, 20 feet, very deep, and we were running into some problems with respect to being able to service them. And so as a result there are a few of these, and the Village Engineer would like the opportunity not to have to

Village Board Meeting
February 4, 2019

go through a variance process every time that we run across one of these, but to be able to analyze the situation to determine if it makes some sense because of the difficulty created to allow for the hung plumbing.

Dave Klimisch:

How many homes could you see being impacted by this?

Matt Fineour:

I don't have an exact count, but some of the older areas if you will where sanitary sewer is it's basically areas where an existing lot there's existing sanitary sewer there, and they're just not going to get basement service. There's just no way around it one way or the other that they can basically allow that hung plumbing versus a variance, then going through the process of a variance. The number of homes it's not really a lot, but we're finding they're more common like in the areas that are not a designed subdivision or something like that where design engineer design the sanitary sewer, design the home and everything works. It's a little bit of the older areas or stuff like that which is filling in now because these are the only lots available at this point in time.

Mike Pollocoff:

Do you think we can interpret this if we just discover we're having a hard time providing basement level service because the elevation of the sanitary sewer that the engineer would be able to authorize them to suspend plumbing in their basement and come out at a higher elevation after a fact. I mean the house it here, and whenever we're having service problems there because of the difference between the inverted sewer and the basement is so tight.

Matt Fineour:

Right, like on Cooper Road or something like that. I think so. I mean the intent is really if there is a good reason to have hung plumbing then we authorize the hung plumbing but it's not a given. I mean we basically prefer the gravity sewer. But if there is a legitimate reason to approve it then we would.

Mike Pollocoff:

I think that's a great idea.

Jean Werbie-Harris:

For example, we've run into a couple areas where the soils are so terrible, off of 116th, Tobin. And to try to dig everything up and to go back in in that area would be very problematic and very costly, and it still might cause additional problems going into that main again.

Village Board Meeting
February 4, 2019

Dave Klimisch:

Move approval of Ordinance 19-04.

Michael Serpe:

Second.

John Steinbrink:

We have a motion and a second. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KLIMISCH MOVED TO APPROVE ORDINANCE #19-04 TO AMEND SECTION 395-72G OF THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE; SECONDED BY SERPE; MOTION CARRIED 5-0.

E. Consider approval of the Agreement between the Village of Pleasant Prairie and Bluestem Energy Solutions, LLC.

Nathan Thiel:

Village Board, I was introduced to this company. Basically their primary interest is looking to create public/private partnerships in which they come in, assess a community, assess facilities and determine whether or not there might be ways to establish renewable energy systems at the facility. They provide the capital infrastructure at their cost and then basically sell the energy to the partnering municipality.

So before you tonight is basically an agreement to perform a renewable energy study. There's no up front cost to the Village. They come and they assess the Village goals, facilities, energy use, try to make a plan that caters to the specific community. The study is typically completed within six months. And then at the conclusion should the Village wish to implement the recommendations the Village would basically be obligated to make two choices. They can either partner with Bluestem or they pay basically for the study. And they could do the recommendations outside the purview of Bluestem. The other alternative is for the Village to choose not to do anything, and basically we just separate as friends or not friends I guess, I don't know.

Village Board Meeting
February 4, 2019

The capped amount basically is \$25,000 for the study itself. But there is also an early exit clause that if we were to choose to exit early there's a ten percent potential penalty, and so that's why I had the \$27,500 there as the cap cost. As far as benefits, again, the Village doesn't have any up front costs. There would be no capital cost or maintenance cost in the future. It does diversify our energy supply. It allows us to purchase renewable energy, and basically they create a rate that's held for 25 years so there's rate certainty for a portion of the energy cost.

Clearly they're not going to capture 100 percent of our energy with renewables, but the idea is to buy down at least a portion of our costs with renewable energies. It's a way to be sustainable and environmentally friendly. Again, whether or not we choose that route is completely at our purview whether we want to accept the recommendations. As far as benefits to Bluestem they expand their portfolio, they get tax credits for capital costs because they're partnering with a public entity. And then they have a new clientele for energy sales.

I bring this forward primarily I know that We Energies made an announcement recently of wanting to do partnerships of energy sales and capital improvements with municipalities. This basically I think just provides an alternative, and I think will give us a larger array of possibilities. Anyways, it's before you if there's interest. I can answer any questions.

Dave Klimisch:

So if this moves forward would we be buying energy from them, or would they be installing renewable equipment in the Village?

Nathan Thiel:

Correct, they would be installing renewable equipment, and then we would be buying the energy that would be generated from that capital improvements or that infrastructure.

Dave Klimisch:

So they might use our rooftops for solar --

Nathan Thiel:

Correct.

Dave Klimisch:

-- similar to what We was offering.

Nathan Thiel:

Correct, what We Energies was offering. And, again, there's no obligation to proceed forward with Bluestem, but it does give us an alternative.

Village Board Meeting
February 4, 2019

Mike Pollocoff:

Move approval to enter into an agreement with Bluestem Energy.

Dave Klimisch:

Second.

John Steinbrink:

We have a motion and a second. Further discussion?

Nathan Thiel:

There is one other thing that I'd add. Clearly if we go in this partnership they would be coming into our community, they would be engaging with staff. I would welcome any of the Village Board that might have interest to participate in the discussion to come in and just let me know if you'd be interested.

John Steinbrink:

Are they working anywhere else in the area?

Nathan Thiel:

In my conversations with them Beaver Dam, there were a couple of communities in Wisconsin that they're working with. I know they approached me in my last community so I knew about them.

Dave Klimisch:

If this is a possible competitor to We do we know what We's deadline is for their system?

Nathan Thiel:

I have not approached We Energies. I can. I will say, though, that entering into this agreement would kind of pigeonhole us to at least be a willing partner with Bluestem for the time being. Should we at the end of it say we probably prefer to go with We Energies then we would most likely have to pay whatever the cost was for the plan that they presented or the recommendation that they presented.

Dave Klimisch:

If we say no we'd have to pay or we wouldn't have to pay?

Village Board Meeting
February 4, 2019

Nathan Thiel:

If we decided to implement the recommendation with another organization then we'd be clearly -- we'd be saying, hey, no thanks, but we're going to take your ideas and implement them elsewhere. So if the preference would be for me to go to We Energies and discuss potential possibilities with them first we could do that. I like the idea of us diversifying so that we're not completely -- any other questions?

John Steinbrink:

Trustee Serpe has a generator.

Michael Serpe:

It works, too. The world is going to come to an end in 12 years anyway I heard, this New York Congressman says that.

John Steinbrink:

Further comment or questions? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

POLLOCOFF MOVED FOR APPROVAL OF THE AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND BLUESTEM ENERGY SOLUTIONS, LLC.; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

F. Consider approval of Sex Offender Residence Board Member Appointment.

Nathan Thiel:

So before you Pauline Hammerbeck has been serving on this Board. We're recommending reappointment. Her term would be May 5, 2019 to February 4, 2024.

Michael Serpe:

I'd move approval with a question.

Village Board Meeting
February 4, 2019

Kris Keckler:

Second.

John Steinbrink:

We have a motion and a second. Mike?

Michael Serpe:

How many cases have we heard for residency so far?

Nathan Thiel:

Jane, do you want to answer?

Jane Snell:

One.

Michael Serpe:

One?

Jane Snell:

Yes.

Nathan Thiel:

In fact it was just two weeks ago?

Jane Snell:

January 7th or 9th, something like that.

John Steinbrink:

We had a motion and a second. Those in favor?

Voices:

Aye.

Village Board Meeting
February 4, 2019

John Steinbrink:

Opposed? Motion carries.

SERPE MOVED TO REAPPOINTMENT PAULINE HAMMERBECK AS A MEMBER OF THE SEX OFFENDER RESIDENCE BOARD FOR A TERM MAY 5, 2019 TO FEBRUARY 4, 2024; SECONDED BY KECKLER; MOTION CARRIED 5-0.

10. VILLAGE BOARD COMMENTS

Michael Serpe:

Welcome back John and Mike. You missed the cold. Glad you enjoyed yourself wherever it was, a cruise.

John Steinbrink:

Oh, we did suffer, yes.

11. ENTER INTO EXECUTIVE SESSION PURSUANT TO §19.85(1)(E) WIS. STATS, TO DISCUSS, DELIBERATE OR NEGOTIATE THE PURCHASE OF PUBLIC PROPERTY, INVEST OF PUBLIC FUNDS, OR CONDUCT OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.

Michael Serpe:

Move to adjourn to Executive Session.

Dave Klimisch:

Second.

John Steinbrink:

We had a motion and a second. You need a roll call?

Jane Snell:

Mike Serpe?

Michael Serpe:

Aye.

Village Board Meeting
February 4, 2019

Dave Klimisch:

Aye.

Mike Pollocoff:

Aye.

Kris Keckler:

Aye.

John Steinbrink:

Aye. The Board will return to open session for the purpose of adjournment only.

SERPE MOVED TO ENTER INTO EXECUTIVE SESSION AT 7:30 P.M.; SECONDED BY KECKLER; MOTION CARRIED 5-0.

12. RETURN TO OPEN SESSION AND ADJOURNMENT

After discussion, **SERPE MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY KECKER; ROLL CALL VOTE – STEINBRINK – YES; KECKLER – YES; POLLOCOFF – YES; KLIMISCH – YES; SERPE – YES; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 8:10 P.M.**