

**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**

**May 20, 2019**

**6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on May 20, 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 Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development 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 citizen attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - MAY 6, 2019**

Michael Serpe:

Move approval.

Dave Klimisch:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD  
REGULAR MEETING OF MAY 6, 2019 AS PRESENTED IN THEIR WRITTEN FORM;  
SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**5. PUBLIC HEARING**

John Steinbrink:

One correction here, Item A there is no public hearing, so Item A will become Item K and moved to the bottom of the agenda, the foot of the agenda.

**6. CITIZEN COMMENTS**

Jane Snell:

Mr. President, there are no signups this evening.

John Steinbrink:

Is there anyone wishing to speak under citizens' comments? Hearing none we'll close citizens' comments.

**7. ADMINISTRATOR'S REPORT**

**8. NEW BUSINESS**

- A. Receive Plan Commission Recommendation and approve two Certified Survey maps and Memorandum of Understanding for Public Improvements as it relates to Stateline 94 Corporate Park.**

Jean Werbie-Harris:

Mr. President, I would ask that this item related to the Certified Survey Maps and Memorandum of Understanding including TID #7 public improvement plans be tabled at this time and be taken up by the Board at a later date.

Michael Serpe:

So moved.

Kris Keckler:

Second.

John Steinbrink:

We have a motion and a second. That was Item A and what now?

Jean Werbie-Harris:

It's Item A but two items for Item A, the Certified Survey Maps and the MOU.

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John Steinbrink:

So both items under Item A.

Jean Werbie-Harris:

Correct.

John Steinbrink:

Motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO TABLE NEW BUSINESS ITEM 8A. RECEIVE PLAN COMMISSION RECOMMENDATION AND APPROVE TWO CERTIFIED SURVEY MAPS AND MEMORANDUM OF UNDERSTANDING FOR PUBLIC IMPROVEMENTS AS IT RELATES TO STATELINE 94 CORPORATE PARK AND TO BE TAKE UP AT A LATER DATE; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**B. Receive Plan Commission Recommendation and approve Ordinance #19-10 a Zoning Text Amendment as it relates to the vacant 136.8 acre property general located at the southwest corner of 120th Avenue and CTH C to amend Haribo Corporate Campus Development PUD.**

Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner at the request of Brian Dunn of Mead & Hunt on behalf of Haribo of America Manufacturing, LLC, is proposing to develop a 136.8 acre property in phases. The property is generally located at the southwest corner of 120th Avenue which is the West Frontage Road and County Trunk Highway C or Wilmot Road with a new corporate campus for Haribo to better serve their U.S. market.

The Corporate Campus facilities may include food processing/manufacturing of candy and confectionery products including Gummy Bears and other Haribo products, warehouse and distribution buildings, central administrative offices, retail store, promotional and related services and uses for their employees and promoting their Haribo products as well as any other ancillary uses such as daycare, fitness center, museum and gate houses.

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Before the Plan Commission at their last meeting they received Preliminary Site and Operational Plan or Phase 1 approval, and this was on May 13, 2019. This was for a 602,000 square foot manufacturing facility with administrative support facilities, 162,500 square foot buffer warehouse building, 6,400 fire pump utility building, 2,900 square foot central utility building, a 21,070 square foot gate house for the buffer warehouse building, and 640 square foot waste water pretreatment building. Construction of this initial phase is anticipated to start in the fall of 2019 with major construction of the buffer warehouse to be completed by the fall of 2020, and the Phase 1 of manufacturing to be completed on or after the fall of 2021.

This evening they are requesting a PUD or a Planned Unit Development Amendment. The amendment would allow for rooftop units to be screened by parapet walls and screen walls as shown below on their exhibits which is Exhibit C of the PUD Ordinance. Haribo is requesting the PUD modifications due to the proposed size configuration of their campus and other physical attributes of their proposed property including but not limited to the parcel topography as well as the visibility from nearby public roadways.

The other thing I'd like to note is that in addition to the screening that they are going to show, the mechanical or the rooftop units are intended to be gray or similar to the same color as the building. Again, this is a real closeup of the building, but the nearby roadways which are the interstate and the frontage road are considerably further in distance away. And this just shows you some of the other details. The red rectangle on the site that's just a red framing around their office facilities. It's just an accent color on the building.

There were previous approvals that were granted by the Village Board, a Comprehensive Plan Amendment, Ordinance 18-15, Master Conceptual Plan as well as Zoning Map and Text Amendments, Ordinance 18-16 and 18-17. And these were to rezone the property wetlands as well as the M-5 area and to place that initial PUD on the property. Again, specifically they are asking for a minor modification to that PUD in order to allow for minimized screening in certain areas and other screening that we are working through the process with to be located on the building. These exhibits when they are finalized will all be attached to the PUD so that there's a clear understanding of what we're looking at. The Plan Commission held a public hearing at their last meeting. The Zoning Text Amendment was approved as presented at the Plan Commission meeting.

Mike Pollocoff:

Mr. President, I'd recommend that the Zoning Text Amendment Ordinance 19-10 be approved as presented with the conditions.

Kris Keckler:

Second.

John Steinbrink:

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

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Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**POLLOCOFF MOVED TO APPROVE ORDINANCE #19-10 A ZONING TEXT AMENDMENT AS IT RELATES TO THE VACANT 136.8 ACRE PROPERTY GENERAL LOCATED AT THE SOUTHWEST CORNER OF 120TH AVENUE AND CTH C TO AMEND HARIBO CORPORATE CAMPUS DEVELOPMENT PUD; SECOND BY KECKLER; MOTION CARRIED 5-0.**

John Steinbrink:

A request has been made to take C, D and E together and then with separate action on each item.

- C. Receive Plan Commission Recommendation and approve Lot Line Adjustment of the vacant property located north of 9115 Old Green Bay Road.**
- D. Receive Plan Commission Recommendation and approve Certified Survey Map, Vacation of Easements, and Development Agreement and related Exhibits including the Site Development Plans for The Vista at Creekside proposed apartment development.**
- E. Receive Plan Commission Recommendation and approve Ordinance #19-11 and #19 12 for a Zoning Map and Text Amendment including Residential Development Plans for The Vista at Creekside proposed apartment development.**

Jean Werbie-Harris:

Mr. President and members of the Board, there are several items on the agenda this evening, and they're all at the request of S.R. Mills on behalf of Creekside Ventures, LLC. This is for a lot line adjustments between their property and the property owned by Eric and Deborah Davidson at 9115 Old Green Bay Road. And then a series of other documents, Certified Survey Maps, vacation of easements, development agreement and related exhibits including the residential site development plans. And then finally the Zoning Map and Text Amendments 19-11 and 19-12 including their residential development plans.

We do have quite few slides. We're going to go through them quickly. This is an item that has been before the Plan Commission several times. It has also been before the Board several times. And now we're following up with the final documents for the development of their project. The Creekside project is going to be divided up into two phases, a Phase 1 and a Phase 2. Phase 1 is to be referred to as The Vista at Creekside, and that's the phase just off of Old Green Bay Road at

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91st Street. And then on the east side of Creekside Circle that will contain seven 20-unit apartment buildings, a clubhouse and three detached garage buildings.

The Phase 2 which we're actually not going to be covering in detail tonight, that will be later this summer, is the Creekside Terrace development which is Phase 2 or the 49 single family lots and one two family lot. We have just received the preliminary plat, and the intention is that as they start to develop the public improvements in Phase 1 hopefully we'll get to the point where the processing of the Preliminary Plat and Final Plat will be completed, and the construction could continue into the Phase 2 area or the single family area.

As discussed previously, there was a great deal of discussion on the previous background information and the neighborhood plan for this particular project. It was at one point intended to be all condos, and now the final approval have identified it to be, and the Comprehensive Plan has been modified so that it will be multifamily as well as single family and one two family. They did at one point in 2015 submit a concept plan for all single plan which has since been withdrawn due to the cost involved in just doing the larger lot single family.

So in 2019 the Option 3a was approved by the Village Board on March 18, 2019. Again, that included the seven 20-unit apartments, 54 single family lots and one two family lot. On the slide that's up on the screen right now some of the other things that were included that we've discussed at length are public sidewalks now will be servicing the multifamily development as well as will loop around and service Creekside Circle and wrap around until it connects to the public park in the southeast corner of Creekside.

So, again, the first phase of this project is The Vista at Creekside. And as you can see there are six apartment buildings adjacent to 91st Street. The Clubhouse is immediately adjacent to Old Green Bay Road and 91st. And the stormwater retention basin is at that intersection. And then directly across the street will be one more seven 20-unit apartment building. All the remainder would be single family lots.

The Vista at Creekside we talked about how to break -- they broke up the different sizing of the units, and they will range in size from 713 square feet to 1,325 square feet. Eight units will have attached garages. There will be detached garages as well as parking available in the parking lots for all the tenants. The key here is that this style of development will be a condominium style, and that all the units will have individual entries from the exterior of the buildings, no common hallways or shared entrances. We've gone through the building elevations. We've made some minor tweaks even as late as last week with respect to some of the building materials, adding some additional brick and cultured stone to a number of the areas. The rest will be that LP SmartSide on the building.

The lot line adjustment which is the first item, as you can see there's a yellow rectangle on the slide. For some reason that was cut out and it was attached to the northern property. And they are going to detach it through a lot line adjustment and convey it to the Davidsons who have that longer flag shaped lot to the south at 9115 Old Green Bay Road.

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The Certified Survey Map that's on the agenda will create three lots, Lot 1 which contains the buildings south of 91st Street, Lot 2 which contains the buildings north of 91st, and then Lot 3 which incorporates that final building on the east side of Creekside Circle. The green cross-hatched area that you can see on the map is actually a wetland that was delineated for the property.

Public infrastructure and site access through Old Green Road to 91st Street there is sanitary sewer within the Creekside development. But they'll be extending municipal water down Old Green Bay Road south and the east on 91st Street into the development area. Primary access for construction will be Old Green Bay Road for not only the apartments but for the single family development as well.

I've mentioned earlier this is the larger view of the sidewalks being proposed. Phase 1 adjacent to the apartment development are those public sidewalks identified in green. And the Phase 2 will also have the sidewalks identified in green. And then the blue with the hatched area which extends to the northwest side of the site that is sewer access because municipal sanitary sewer is located in an easement at that location. And it's also going to serve as the pedestrian gravel trail.

In October of 2003 the Board had adopted a resolution to approve their floodplain boundary adjustment for the Creekside development under the previous developer which was Mastercraft. In January of 2005 the original developer has obtained all the permits from FEMA to begin the floodplain adjustment work. The floodplain boundary adjustment had begun in most of the areas but had not yet been completed for that northern segment of the property. So they do need to complete that. And then once they do and provide the as builts then FEMA's approval will be as built verified as well as final approvals. The Comprehensive Plan Amendments and such will be talking place through the Village. But, again, the work has to be completed before the work is all verified.

There are two small wetlands on the property that are proposed to be filled with Creekside Circle and 91st Street, and they have received approvals to do that. There were some other wetland areas that had developed over the years, but many of those are exempt. And then there are some wetlands on the property that are intended to be preserved and protected at this time, and they're identified as well.

The Zoning Map amendment which is another item on the agenda tonight is that all of the area identified for the multifamily will need to be rezoned into the R-11 Planned Unit Development. And some of the conditions that they are requesting or the flexibility that they're requesting is all outlined in the staff memorandum as well as the ordinance that you have in front of you. But the intent is that they will more than one multifamily building per parcel. They have requested a few minor setback modifications. Again, we have an extra wide 91st Street right of way, it's over 90 feet. So they're asking for slightly reduced setbacks. They asking for some minor modifications with respect to the required parking spaces.

And in consideration the community benefits that they had identified for us is that all of the buildings would be provided with fire sprinklers, that they're going to be providing a minimum of three pet free buildings, and they're limiting the size and the breed of the pets. And they're

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limiting no more than one pet per apartment not to exceed 40 pounds at mature size. They're adding some additional park equipment in the existing park that's at the southeast corner of the development. They are providing enhanced architectural details. And, again, we've just discussed some of those things and have finalized that with them with respect to some additional brick and stone on the buildings.

And then specifically they are also implementing some more extensive landscaping. They're putting in some privacy fences. And they've agreed to do this lot line adjustment with the neighbor to the south. And they have made some other modifications and upgrades on the garages that abut single family to the north, south and to the east in Creekside. In addition, these buildings will be serviced with a digital security imaging system or DSIS with easements granted to the Village, again, monitoring the exterior doors, common areas, parking areas and entrances.

So with that the developer is requesting approval of the lot line adjustment, Certified Survey Map, vacation of easements. I'm not sure if I touched on this, but there are a number of easements that were granted as part of the original condominium developments that are no longer needed. So they are proposed to be vacated at this time. When the Phase 2 area develops they will need to add some new easements as part of that final plat, and then those will be added at that time.

There's also a development agreement that has been draft as well as the exhibits. And then the site development and civil engineering plans for the development. And then finally the Zoning Map and Text Amendment for the R-11 PUD which has been drafted and is before you as well. So those are all the items related to the Creekside project. And the staff recommends approval subject to all the comments and conditions as outlined in the staff memorandums as well as in the development agreement. And the Plan Commission also had a favorable recommendation on all these items.

Michael Serpe:

Jean, have you or and the developer discussed the sidewalk going into the original Creekside with reference to the trees that may or may not be removed. And if they are removed whose responsibility is it to replace them?

Matt Fineour:

I'll just answer that a little bit as best I can. Right now we don't know what trees will go or stay. They have yet to survey that area and kind of lay out a sidewalk path. So I think once they get to that point we'll know the impact of those trees. And then that discussion and what's going to have to happen as far as what trees remain, what trees have to go and what trees may need to be replaced somewhere will have to be discussed.

Michael Serpe:

And do I understand there's no construction equipment going through Creekside original, is that correct?



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Jean Werbie-Harris:

That's my understanding.

Mike Pollocoff:

Mr. President, I move approval of the lot line adjustment.

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.

**POLLOCOFF MOVED TO APPROVE LOT LINE ADJUSTMENT OF THE VACANT PROPERTY LOCATED NORTH OF 9115 OLD GREEN BAY ROAD; SECONDED BY SERPE; MOTION CARRIED 5-0.**

Michael Serpe:

Mr. Chairman, I'd move approval of the Certified Survey Map.

Mike Pollocoff:

Second.

John Steinbrink:

We have a motion and a second. Does that include the easements and everything else?

Mike Pollocoff:

Yes. Development agreement and exhibits and site development plans.

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John Steinbrink:

Okay. Motion and a second. Any further discussion on Item D? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO APPROVE THE CERTIFIED SURVEY MAP, VACATION OF EASEMENTS, AND DEVELOPMENT AGREEMENT AND RELATED EXHIBITS INCLUDING THE SITE DEVELOPMENT PLANS FOR THE VISTA AT CREEKSIDE PROPOSED APARTMENT DEVELOPMENT; SECONDED BY POLLOCOFF; MOTION CARRIED 5-0.**

Item E?

Kris Keckler:

Move approval of Zoning Map and Text Amendments including the updated plans.

Michael Serpe:

Second.

John Steinbrink:

We have a motion and a second for adoption of Ordinances 19-11 and 19-12. Further discussion?  
Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**KECKLER MOVED TO APPROVE ORDINANCE #19-11 AND #19-12 FOR A ZONING MAP AND TEXT AMENDMENT INCLUDING RESIDENTIAL DEVELOPMENT PLANS FOR THE VISTA AT CREEKSIDE PROPOSED APARTMENT DEVELOPMENT; SECONDED BY SERPE; MOTION CARRIED 5-0.**

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John Steinbrink:

That moves us on to Item F.

**F. Receive Plan Commission Recommendation and approve an Affidavit of Correction to Certified Survey Map 2877 as it relates to Breeze Terrace Development.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request of Riz from JSD Professional Services, Inc., and this is for an Affidavit of Correction for Certified Survey Map 2877. There are two corrections that are required for this CSM. First is to correct a tie distance for the dedicated wetland preservation, protection and access easement located in the southwest portion of Lot 1.

And then the second correction is to modify a location of the eastern portion of the dedicated private water mains and private sanitary sewer mains access and maintenance easement. This revision to the easement is based on a revised location of the proposed sanitary sewer line for the easternmost building or Building I which required two sanitary services. Therefore, the sanitary main needed to be extended south and also shift slightly to the east to avoid running under a proposed dumpster enclosure. The revised utility location will now be within the corrected easement. The Plan Commission and the staff recommended approval of this affidavit of correction to CSM 2877 subject to the petitioner recording the correction document and providing the recorded information within 30 days to the Village.

Dave Klimisch:

Move approval of the affidavit of correction to the Certified Survey Map.

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.

**KLIMISCH MOVED TO APPROVE THE AFFIDAVIT OF CORRECTION TO CERTIFIED SURVEY MAP 2877 AS IT RELATES TO BREEZE TERRACE DEVELOPMENT; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**G. Consider and approve the 89th Street Intergovernmental Agreement between the Village of Pleasant Prairie and City of Kenosha.**

Matt Fineour:

Mr. President and members of the Board, this is an Intergovernmental Agreement between the Village and the City regarding the City's repaving of 89th Street between 39th Avenue and 30th Avenue. The street is a boundary street where in the Village of Pleasant Prairie contains some portion of the roadway within our jurisdictional boundary. Per the 1997 cooperative agreement with the City and the Village, whenever there's improvements made to a boundary street the parties shall pay for their pro rata share of the cost of such improvements. In this case the repaving total cost is \$893,000, and our portion is about 17 percent of that, about \$121,500 for our portion. And on the map there you can kind of see the area in blue is the City's street portion. The area kind of in yellowish tone there is the Village's portion, and it's about 17 percent.

What the City is doing is there's an asphalt section in there, a concrete section in there. The asphalt section they're kind of variable milling off pavement and reinstalling about four inches of asphalt. The concrete sections they're milling the concrete and installing four inches of asphalt on that as well. We'd recommend approval of this Intergovernmental Agreement. And as just a side note the Village is also repaving 7th Avenue. So in the end 7th Avenue is I think a two inch overlay which would be about \$70,000 and there will be a tradeoff. So in the end we'll take this \$121,500, subtract the \$70,000 that they owe us from 7th Avenue and do a final accounting that way. If there's any questions I'd be happy to answer them, but we'd recommend approval of this Intergovernmental Agreement.

Mike Pollocoff:

Could you give me what that cross-section was again that they're proposing?

Matt Fineour:

There's two cross-sections within the segment. One's an asphalt section. On that asphalt section they are basically from the crown of the road milling an inch, to the curb they're milling four inches, and then they're putting four inches of new asphalt on top of all that. That's the same as what they're doing also with the concrete section. They're also milling an inch from the crown to four inches on the curb and then installing four inches on top of the whole thing.

Dave Klimisch:

Move approval of the Intergovernmental Agreement.

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Kris Keckler:

Second.

John Steinbrink:

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

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**KLIMISCH MOVED TO APPROVE THE 89TH STREET INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND CITY OF KENOSHA; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**H. Consider and approve The Cottages at Village Green Phase 2, Letter of Credit Reduction Request No. 3.**

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening I bring before you a letter of credit reduction for public improvements for The Cottages at Village Green generally located north of 104th and west of 39th Avenue just to the eastern boundaries of the Village Green Subdivision. As you recall last year they completed Phase 1 of The Cottages which that development turned out very nice. Now they're working on Phase 2. The utilities are basically in, and that's what a lot of the LOC reduction is for. All that's really left in here or majority of it is the roadway and street trees and some of the peripherals with that.

So the LOC reduction that they're looking for tonight was \$437,683.24. We do hold the retainage of \$15,429.30 which will give them a net payout or reduction of their letter of credit of \$422,253.94. Everything has been inspected, videoed. We just hold the retention for the one year warranty period in case we need to do any additional work. We have some funds available for that. So I do recommend a letter of credit reduction number 1516 in the amount of \$422,253.94 for The Cottages of Phase 2 Village Green LLC.

Kris Keckler:

So moved.

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Dave Klimisch:

Second.

John Steinbrink:

We have a motion and a second. Further discussion on Item H? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**KECKLER MOVED TO APPROVE THE COTTAGES AT VILLAGE GREEN PHASE 2, LETTER OF CREDIT REDUCTION REQUEST NO. 3; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**I. Consider and approve agent change for Kwik Trip #172.**

Jane Snell:

Village President and Trustees, Kwik Trip has submitted a request to change the agent who holds a Class "A" Fermented Malt Beverage License as well as a "Class A" Intoxicating Liquor License - Cider Only. This is for the Kwik Trip on 8900 76th Street. The previous agent is no longer an employee of that establishment. They are requesting Michelle L. Kolkoski be appointed as successor agent. The requirements have been satisfied in submitting this request, and Chief Smetana has completed and approve the police check with respect to Ms. Kolkoski. I recommend approval of Michelle L. Kolkoski as successor agent for the Kwik Trip 172.

Dave Klimisch:

So moved.

Michael Serpe:

Second.

John Steinbrink:

Motion and a second. Any discussion on the agent change? Those in favor?

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Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**KLIMISCH MOVED TO APPROVE AGENT CHANGE FOR KWIK TRIP #172;  
SECONDED BY SERPE; MOTION CARRIED 5-0.**

**J. Consider and approve transfer to Mobile Home Licenses due to new ownership.**

Jane Snell:

Village President and Trustees, on March 24th the Clerk's office receive an application to transfer the mobile home park license for City View Mobile Home Park located at 4303 75th Street. The request obviously indicates the sale of the park from Continental Communities to RHP Properties doing business as MHC WI LLC which apparently occurred in February of 2019. The manager agent Sarah Burris remains the same. In addition to the application that the Clerk's office received a \$10 transfer fee and a \$5,000 surety bond pursuant to Chapter 221 of the Municipal Code. There are no delinquent accounts including property taxes. The Clerk is requesting that the Board approve the transfer of the mobile home license from Continental Communities to RHP Properties doing business as City View MHC Wisconsin LLC for the remaining term of the license which goes through December 31, 2019.

Mike Pollocoff:

Jane, did you happen to, not that you're required to, but did you happen to check on who RHP properties is?

Jane Snell:

I did not. I did go out to the Kenosha County land site, and I did look to verify that they were obviously the owners but, no, I did not. I know Rocco did send me an email with respect to the transaction, but I did not do any research with respect to that property.

Mike Pollocoff:

There's been a spurt of hedge funds acquiring mobile home parks and sites. We already have one in the Village, Westwood, that's been acquired by a hedge fund. It creates a little bit different animal [inaudible] our annual management of issues [inaudible]. There's a degree of separation between the park manager and the people that own it.

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Jane Snell:

I can certainly go back and do some more.

Mike Pollocoff:

I would still recommend we approve this, but just for when complaints come up and things like that find out who these characters are.

Jane Snell:

Absolutely.

Mike Pollocoff:

If this is a business that they're typically familiar with.

Michael Serpe:

Is that a motion?

Mike Pollocoff:

Yes.

Michael Serpe:

Second.

John Steinbrink:

Motion and a second. Further discussion? When do all the mobile home licenses come due?

Jane Snell:

They come due December 31, 2019. So I'll do another whole check and background check on all of them. And I certainly can do a little more in depth check on this one.

John Steinbrink:

That \$5,000 surety bond does that go back to the old owners and the new owners have to provide it?

Jane Snell:

The new owners have to provide it and they did.



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John Steinbrink:

Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**POLLOCOFF MOVED TO APPROVE TRANSFER TO MOBILE HOME LICENSES DUE TO NEW OWNERSHIP; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**K. Resolution #19-16 Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers in Connection with the Construction of the Old Green Bay Water Main Extension in the Village of Pleasant Prairie.**

Matt Fineour:

Mr. President and members of the Board, this resolution is the first step to declare assessment powers for installing a water main along Old Green Bay Road. This is part of The Vista at Creekside development. And although it's an assessment it's going to be a right of recovery assessment for the developer. As part of The Vista at Creekside they're going to be extending a water main down Old Green Bay Road to 91st Street, and then they will be going inside their development from there.

The water main will be passing two existing homes along Old Green Bay Road, and those will be the two homes that are affected by the assessment. The right of recovery will give the developer a right to recover costs from those property owners within ten years. There will be a public hearing at a future date. This resolution just declares the intent, and then the next steps will be the finalized plans, come up with an engineer's report and a public hearing for the assessment.

Mike Pollocoff:

Mr. President, I move we adopt Resolution 19-16, the resolution of intent to levy assessments.

Kris Keckler:

Second.

John Steinbrink:

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

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Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**POLLOCOFF MOVED TO APPROVE PRELIMINARY RESOLUTION #19-16 DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS IN CONNECTION WITH THE CONSTRUCTION OF THE OLD GREEN BAY WATER MAIN EXTENSION IN THE VILLAGE OF PLEASANT PRAIRIE; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**9. VILLAGE BOARD COMMENTS - None**

**10. ADJOURNMENT**

Kris Keckler:

Move to adjourn.

Mike Pollocoff:

Second.

John Steinbrink:

Motion and a second for adjournment. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

**KECKLER MOVED TO ADJOURN THE MEETING; SECONDED BY POLLOCOFF; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 6:40 P.M.**