

**VILLAGE OF PLEASANT PRAIRIE
COMMUNITY DEVELOPMENT AUTHORITY
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, WI
September 29, 2008
Immediately following the 5 p.m.
Plan Commission Meeting**

A special meeting of the Pleasant Prairie Community Development Authority was held on Monday, September 29, 2008. Meeting called to order at 5:15 p.m. Present were John P. Steinbrink, Mike Serpe, Larry Nelson, Gary Hutchins, Phil Godin, Kate Jerome and Tom Reiherzer. Also present were Mike Pollocoff, Executive Director, Jean Werbie, Community Development Director and Jane Romanowski, Secretary.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS**

- A. Consider Resolution #08-01 - Resolution accepting Declaration of Covenants, Conditions, Restrictions and Easements by and between Pleasant Prairie Land Association, Inc., PDD, LLC, KABA Development, LLC, the Village of Pleasant Prairie Community Development Authority and the Village of Pleasant Prairie.**

Jean Werbie:

Mr. President, the item on the agenda this evening is a resolution relating to the declaration of covenants, conditions, restrictions and easements, and this is for property that is identified to be located west of I-94 between County Trunk Highway C on the north, County Trunk Highway Q on the south and the Village of Pleasant Prairie as shown on the conceptual development plan on the slide.

Over the past two years, the Village staff has been working with the applicants which are actually the names that you referenced, PDD, LLC, Abbott, KABA Development, LLC, the Development Authority as well as the Village in order to put together some very detailed development plans for the property in question just west of the Interstate. Specifically, we have been working with engineers and architects, planners, attorneys and a whole host of people in order to put together some very detailed development-related documents, the first of which was the PDD-1 ordinance which is the very detailed development ordinance that was written specifically for a large, gated-like campus that is basically private in working with either single or multiple companies to develop on into the future.

As part of that PDD-1 document, we set forth very specific development standards, uses and provisions with respect to that property. The inside of the property is referred to as our core area of the development, and the outside or the periphery is identified as support or commercial-related business support services or the BA areas.

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As part of that PDD-1 ordinance, there are a couple of other accompanying documents or tools that we need in order to implement that ordinance, one of which is the development agreement. And the development agreement was put together also with those same parties, and that development agreement specifically set forth all of the detailed provisions for the development of public and private infrastructure and for the requirements for the development and use of that property.

What the development agreement also did was it said that we need to have two additional accompanying documents, the bylaws and the declaration of covenants, restrictions and easements, those two documents to help implement the development agreement and to develop the property. The declarations which are the documents that we are going to be considering through the resolution this evening were sent out to you last week. The declarations are to provide assistance in the preparation and the processing of the development application as they are submitted to the Village of Pleasant Prairie, and to provide for the construction, ownership and maintenance funding for the categories of improvements.

If you take a look at the declaration document itself, at the very end of the document there's a Table 1 to the declarations, and this Table 1 sets forth some very specific things with respect to the category of improvements on the site, whether they're public or private and what they are, the improvements as to who they're going to be constructed by, who they're going to be owned by, who they're going to be maintained by, and the maintenance funding arrangements for taking care of these improvements.

The development has been something that we've been working with the owners for a number of years, and we feel that this is the final development tool that would be needed in order to implement this project over the next up to 20 some years from now. And it was very important that it be in sufficient detail and to be intertwined so much with the PDD-1 ordinance as well as the development agreement itself so that there was that consistency from one document to the other so that whoever picks this information up after us in 5 or 10 or 15 or 20 years from now that they'll be able to understand exactly what purpose and intent of this development was and how it would be implemented over the years.

The declarations document does make general references back to the development agreement as well as to the PDD-1 ordinance, especially when it pertains to definitions and responsibilities and infrastructure improvements, and so it all does tie nicely together. We do have representative attorneys from both the Village, KABA, as well as PDD or Abbott to answer any questions that you may have. The intent this evening is to get your approval of this resolution so that we can just clean up any ministerial details and get this document signed up in the next two weeks so that all the pieces will be in place for this property to be developed in the future.

John Steinbrink:

Well, I think we've come a long way since the day we started if you think back to the Interstate and what was there and what this Commission or Committee went through and did. Our goal was always to achieve the highest and best use out there and get the best return for the taxpayers. You

look at what's proposed out there and I think the community is the real winner here. I guess we used our powers in a responsible manner to create parcels that were marketable. I don't think in our wildest dreams we would ever believe we would bring in a company such as Abbott and have that as more or less an anchor to the area. If you look at any good development there's always an anchor out there and Abbott is an anchor, a very reputable, well qualified, very respected company that when they're up and going I think a lot more is going to happen out there in a short time.

We're already seeing a good neighbor of yours to the south, Uline, come in. Probably couldn't have asked for a better tenant than that either out there looking at what they can do and bringing in their corporate headquarters and the jobs. In this day and age it's all about the economy and jobs, and we're not only working on the present, we're working on the future. And when things look pretty dim this is a bright light in Southeast Wisconsin and probably anywhere around the country right now.

I can't be more thrilled than to work with Marilyn and Ike and our attorneys here. Jean, unbelievable work on your part, Mike, the Commission. It was a vision out there for us to create something that was going to really do the job out there. This is the gateway to Wisconsin, a valuable parcel of property. For many, many years nobody could market anything out there because of what was out there. Nobody wanted to be next to, part of or anywhere in the vicinity of. Once it was all cleaned up it is a beautiful location with a lot of visibility. I've got to admit we've probably got the best company in there we could ever imagine. So thank you for choosing Pleasant Prairie, and we look forward to turning some dirt out there shortly.

GODIN MOVED TO ADOPT RESOLUTION #08-01 - RESOLUTION ACCEPTING DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY AND BETWEEN PLEASANT PRAIRIE LAND ASSOCIATION, INC., PDD, LLC, KABA DEVELOPMENT, LLC, THE VILLAGE OF PLEASANT PRAIRIE COMMUNITY DEVELOPMENT AUTHORITY AND THE VILLAGE OF PLEASANT PRAIRIE. SECONDED BY SERPE; MOTION CARRIED 7-0.

John Steinbrink:

So once again, thank you to Abbott, thank you to our staff and especially thank you to folks on the Commission because I think we made a lot of wise decisions along the way. There were some tough decisions but there was always a goal at the end and I think we achieved that. So thank you.

4. ADJOURNMENT

SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY GODIN; MOTION CARRIED 7-0 AND MEETING ADJOURNED AT 5:30 P.M.