

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
LAKE MICHIGAN SEWER UTILITY DISTRICT  
SEWER UTILITY DISTRICT "D"  
9915 39th Avenue  
Pleasant Prairie, WI  
October 20, 2008  
6:30 p.m.**

A Regular Meeting of the Pleasant Prairie Village Board was held on Monday, October 20, 2008. Meeting called to order at 6:30 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Peggy Herrick, Assistant Village Planner and Jane Romanowski, Village Clerk.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - SEPTEMBER 29 AND OCTOBER 6, 2008**

**ALLEN MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD MEETINGS OF SEPTEMBER 29 AND OCTOBER 6, 2008 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- 5. CITIZEN COMMENTS - None**
- 6. NEW BUSINESS**

- A. Receive Plan Commission Recommendation and consider a Zoning Map Amendment (Ord. #08-52) for the request of W. Craig Deaton, agent for Victory Baptist Church, owner of the property located at 3401 Springbrook Road, to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District, the non-wetlands on Lot 1 of the proposed Certified Survey Map to I-1, Institutional District and Lot 2 of the proposed Certified Survey Map to C-2, Upland Resource Conservancy District.**

Peggy Herrick:

I ask that we talk about Item B as well since they're both interrelated but separate actions will be required.

John Steinbrink:

Motion to bring Item B up at the same time?

Village Board Meeting  
October 20, 2008

Mike Serpe:

So moved.

Clyde Allen:

Second.

**SERPE MOVED TO CONSIDER NEW BUSINESS ITEM B WITH A, SECONDED BY ALLEN; MOTION CARRIED 5-0.**

- B. Receive Plan Commission Recommendation and consider the request of W. Craig Deaton, agent for Victory Baptist Church, owner for approval of the Certified Survey Map to subdivide a property located at 3401 Springbrook Road into two parcels.**

Peggy Herrick:

Thank you. This property is located at 3401 Springbrook Road, and they are requesting a certified survey map and a zoning map amendment. This property is currently owned by Victory Baptist Church and houses their Church and related facilities. They are requesting to subdivide the property. Lot 1 would be approximately 18 acres and the Church would remain on that property. Lot 2 is approximately 3.4 acres and it's proposed to be sold for development of a single family home. Lot 2 is a wooded area that they're looking to subdivide off for a single family home to be built.

The current zoning you can see on the slide is I-1, Institutional. There's some C-2, Upland Resource Conservancy District, and a portion of the property is zoned R-4, Urban Single Family Residential. There are wetlands on the property, and these wetlands were field delineated on August 20, 2008 by Dave Meyer with Wetland and Waterway, LLC, and they were approved by the Wisconsin DNR on September 23, 2008. These wetlands are proposed to be rezoned into the C-1, Lowland Resource Conservancy District to reflect the actual field delineated wetlands that were found on the property. The non-wetland areas of Lot 1 which would be the Church parcel are proposed to be zoned I-1, Institutional District, and Lot 2 is proposed to be zoned C-2, Upland Resource Conservancy District.

The petitioner had a tree survey done showing the location of the trees on the property, and in accordance with our regulations, the C-2 District regulations, we have the lot that has the trees on is less than five acres that can be subdivided and that lot can be reduced to the area of the trees provided that the lot is not less than 20,000 square feet which is about a half acre. Again, the tree area is about 3.4 acres and that will encompass Lot 2 which is proposed to be zoned C-2.

On the overhead you can see the tree survey that was done. All of the trees eight inches or larger were shown on this survey. There's a small area of chokecherry trees in the southeastern portion of the lot. The remainders of the trees are oaks. In addition to the trees that are on the property and being zoned C-2, there's a small area of trees by the wetlands that are also oak trees, and

Village Board Meeting  
October 20, 2008

those and the Lot 2 area are proposed to be put into a woodland preservation easement where there are further restrictions as to what the penalties are if trees are cut down. Lot 2 does not include those small bits of trees because they did not want to have any of the wetlands on that lot that they are selling to a property owner to build a single family home, so all the wetlands would remain on Lot 1.

With that, the Plan Commission did hold a public hearing, voted to approve the zoning map amendment as recommended and presented by the staff. They also recommended that the certified survey map be approved as presented subject to the comments and conditions that are found in the staff memorandum. With that, I'd ask for the Board's support of both these applications. Separate motions would be required.

Mike Serpe:

Mr. Chairman, I move approval of Ordinance 08-52.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion on this item?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #08-52 APPROVING A ZONING MAP AMENDMENT FOR THE REQUEST OF W. CRAIG DEATON, AGENT FOR VICTORY BAPTIST CHURCH, OWNER OF THE PROPERTY LOCATED AT 3401 SPRINGBROOK ROAD, TO REZONE THE FIELD DELINEATED WETLANDS INTO THE C-1, LOWLAND RESOURCE CONSERVANCY DISTRICT, THE NON-WETLANDS ON LOT 1 OF THE PROPOSED CERTIFIED SURVEY MAP TO I-1, INSTITUTIONAL DISTRICT AND LOT 2 OF THE PROPOSED CERTIFIED SURVEY MAP TO C-2, UPLAND RESOURCE CONSERVANCY DISTRICT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

Mike Serpe:

Move approval of the certified survey map.

Monica Yuhas:

Second.

John Steinbrink:

Motion and a second for approval of the certified survey map. Motion by Mike, second by Monica. Further discussion on this item?

Village Board Meeting  
October 20, 2008

Peggy Herrick:

Is that subject to the conditions outlined in the staff memo?

Mike Serpe:

Yes.

Monica Yuhas:

Yes.

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE THE REQUEST OF W. CRAIG DEATON, AGENT FOR VICTORY BAPTIST CHURCH, OWNER FOR A CERTIFIED SURVEY MAP TO SUBDIVIDE A PROPERTY LOCATED AT 3401 SPRINGBROOK ROAD INTO TWO PARCELS; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

- C. Receive Plan Commission Recommendation and Consider a Zoning Map Amendment (Ord. #08-53) to rezone the field delineated wetlands on the vacant property located at the northwest corner of Lakeshore Drive and 125th Street (platted but not constructed street) into the C-1, Lowland Resource Conservancy District. The non-wetland portions of the property would remain in the R-5, Urban Single Family Residential District and the LUSA, Limited Use Service Area Overlay District will remain on the entire property.**

Peggy Herrick:

Thank you. On October 13, 2008, the Plan Commission held a public hearing and recommended that the Village Board approve the zoning map amendment which is Ordinance #08-53 as presented. This is as a result of the property owner requesting a wetland staking on the property. The Southeastern Wisconsin Regional Planning Commission completed the wetland staking, and they are shown on the survey that is shown on the overhead. Those areas that were found to be wetlands are proposed to be rezoned into the C-1, Lowland Resource Conservancy District. The non-wetland portions of the property would remain in the R-5, Urban Single Family Residential District. The entire property would remain in the LUSA, the Limited Urban Service Area Overlay District, and the shoreland jurisdictional area of Lake Michigan would remain as well.

Steve Kumorkiewicz:

I'll make a motion to approve Ordinance 08-53.

Clyde Allen:

Second.

Village Board Meeting  
October 20, 2008

John Steinbrink:

Motion by Steve, second by Clyde. Is there further discussion on this item?

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #08-53 APPROVING A ZONING MAP AMENDMENT TO REZONE THE FIELD DELINEATED WETLANDS ON THE VACANT PROPERTY LOCATED AT THE NORTHWEST CORNER OF LAKESHORE DRIVE AND 125TH STREET (PLATTED BUT NOT CONSTRUCTED STREET) INTO THE C-1, LOWLAND RESOURCE CONSERVANCY DISTRICT. SECONDED BY ALLEN; MOTION CARRIED 5-0.**

**D. Consider Award of Contract to complete delinquent water connections.**

Mike Spence:

Mr. President, the Village is in the process of connecting water services of residents whose properties had previously had water laterals provided but did not hook up in the required amount of time. The residents were notified by mail and given another opportunity to connect on their own. They all did not connect. So subsequently we put out a request for proposals to hire a contractor to install the connections from the laterals for these services.

We put this out for bid. Seven proposals were received. And the work generally consists of installing one inch private external water service installation and one inch private internal water service plumbing. The contractor would also connect the existing water in the homes to one hose bib outside, so if a homeowner chose to they could continue the use of their well provided that they get it properly permitted.

So, as I said, we did receive seven proposals, and we are recommending—let me back up. There were seven properties that were indicated for the need to be hooked up. Two of those since have hooked up on their own so there are five remaining. The contract amount that was bid which included all seven was \$19,500, so that number will go down based on the reduction of two services. It is the engineering department's recommendation that the bid we awarded to AJM Contractors for this work.

Mike Serpe:

I have a question for Mike. Mike, is this the only seven that we have in the Village on projects that we've completed with water service that aren't hooked up?

Mike Spence:

That's my understanding, or at least that's what had gotten forwarded to us from the Finance Department. They're keeping track of hookups. I'm not aware of any other outstanding.

Village Board Meeting  
October 20, 2008

Mike Serpe:

The reason I ask is the number is kind of low and I was kind of surprised at just the few residents that have not hooked up.

Mike Spence:

That's good if that's the true percentage. We were just going on the information that we got from the finance department. So to my knowledge that's correct.

Mike Serpe:

I move approval of the contract for the connections.

Steve Kumorkiewicz:

I'll second with a question.

John Steinbrink:

Motion by Mike, second by Steve. Steve?

Steve Kumorkiewicz:

According to my figures it comes out to about \$2,800 a place roughly.

Mike Spence:

Yes, if you took that number and divided by seven.

Steve Kumorkiewicz:

Now, which one of the properties, what number in the list are the ones that are already corrected?

Mike Spence:

Do you want to know names or addresses?

Steve Kumorkiewicz:

The addresses more than anything.

Mike Spence:

There's one at 6228 and 6230, it's a duplex area, on 85<sup>th</sup> Street. The other one is 6327 84<sup>th</sup> Street. Those are the ones that have hooked up recently. It's not a question of just reducing it by two-

Village Board Meeting  
October 20, 2008

sevenths if you will. We did an estimate on a per foot. So the numbers that were bid will be adjusted by the actual amount of footage that the plumber or contractor will install. That was our conservative estimate on the footage which resulted in the \$19,000.

Steve Kumorkiewicz:

So it is different sizes of parcels?

Mike Spence:

Yes.

Steve Kumorkiewicz:

Thank you.

**SERPE MOVED TO AWARD A CONTRACT TO AJM CONTRACTORS TO COMPLETE THE DELINQUENT WATER CONNECTIONS AS OUTLINED BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**E. Consent Agenda**

- 1) Approve a Letter of Credit Reduction for the Bain Station Crossing Development.**
- 2) Approve a Letter of Credit Reduction for Timber Ridge Manufactured Home Park.**
- 3) Approve a Letter of Credit for the Springbrook Place Condominium Project.**
- 4) Approve Bartender License Applications on file.**

Steve Kumorkiewicz:

Move to approve.

Monica Yuhas:

Second.

**KUMORKIEWICZ MOVED TO APPROVE CONSENT AGENDA ITEMS 1-4 AS PRESENTED; SECONDED BY YUHAS; MOTION CARRIED 5-0.**

**7. VILLAGE BOARD COMMENTS**

Monica Yuhas:

Mr. President, this past Friday, October 17<sup>th</sup>, I spent the day in the Village's IT department. My first visit was to Rich Robinson. Rich works with the GPS, and he took me outside to show me

Village Board Meeting  
October 20, 2008

with the equipment how they go about mapping manholes and different items in the Village. Rich also explained the Hansen Asset Management System and how the database program is used by utilities and public works. This allows utilities to track lift stations, sewer mains and manholes, among other items, and can also keep track of work done in this department. Public Works also uses Hansen to keep track of garbage cans, and now with the computer in the garbage trucks the drivers know which house when they stop has level 1, level 2 or level 3 services. So they know if there's garbage outside the can if it's a level 1 they know to get out of the truck and pick up the garbage.

Rich also explained the ARC server and how it allows users to edit documents at the same time while other people are working on the document also. That's a recent new development and it's been very helpful to them in that department, because sometimes two or three people are working on the same document, and before it only allowed one person to edit and the other two were locked out. Now people can work on it simultaneously.

Steve Moreland does our Village websites and he was showing me how he was working on the RecPlex website to make it more user friendly. And he also showed me how he takes a picture of a newly appointed Commission member from a digital camera and the process that he uses to take it from digital format into the actual website. So that was very interesting, very talented. He also showed me the work that he's been doing with the summer camps with the kids regarding their own web pages and designs. He's been doing camps like that for them.

Ryan Marquart shared with me how he creates the RP TV network, the RecPlex TV network out at Pleasant Prairie and how he does the design pages that you see at the RecPlex. You'll see one half with sports going on or news and then the other half will have updated information about things that are going on in the Village. He does that himself so that was quite interesting. Ryan also shared with me the security cameras in the Village and how he is able to access that information and share it when the need arises.

We also went out to Prairie Ridge out there at the new Shoppes and I saw the new cameras that are installed. They're designed in a way where they really blend in very well with the aesthetics out there. And I saw the room that is out there that houses all that equipment out there as well. So that was very interesting. Chip Gehrke explained Avail software to me and how that works, and that ties in with public works and the garbage trucks and the picking up of the garbage.

Steve Sievert, our new database administrator, that was a budget item that we approved, and he is working very diligently on that. It's quite impressive to see the different types of software that they're using and how they're encompassing that, they're swimming it down and getting it on one database. Steve also shared how he gathers information with Gasboy. Now, Gasboy is used with utilities, public works, police, fire, anyone who uses gas. That tracks people going to the pump, it tracks who drives the vehicle, the mileage on the vehicle, how much gas was put in the vehicle, and it allows department heads to get a report showing how efficient those vehicles are. So you can see if there's a problem with a car because gas mileage has dropped from one week to the next, so that was quite interesting.



Village Board Meeting  
October 20, 2008

I would really like to give a big thanks to Ruth Otto. She took a lot of time in setting this day up for me. I do appreciate that as all the department heads have done when I've asked to spend a day in your department. It has really been beneficial to me as a Trustee to learn what goes on in your department, because I've had the hands on experience to see come budget time when you're coming to us why you're asking for what you're asking for. So I thank you. Ruth, again, thanks so much. It was very interesting.

Clyde Allen:

I have a couple things. One, the 80<sup>th</sup> Street extension opened today at 57<sup>th</sup>. Two, in Pleasant Prairie we have our own Ice Devils Hockey Team. I don't know if anyone was there. I just paid attention to what's going on. They won their opener last Wednesday. They had their home opener on Saturday. 200 people were there and they won their first two games. They proceeded to lose on the road and they lost last night. But my point is anybody that follows hockey, anybody that knows anything about hockey, Wisconsin Junior Hockey League, Junior Hockey is a very, very good high quality league. These are all 16 to 20 year old guys looking to get major big time scholarships from big colleges so the quality of hockey is there. You'd be amazed as to what you see when you go out there, and I'd guess I'd urge everybody to please go out and support them. They are the Pleasant Prairie Ice Devils and the support sure would be nice.

Mike Serpe:

I spent the night with Clyde watching the Ice Devils last week, and admittedly I don't understand what icing is and off sides, I just don't know. That puck goes faster than I can keep track of. But I thoroughly enjoyed myself. And when Clyde talks about the quality of players these kids play. I'm very, very impressed. There was even a fight on the ice amongst two players and that was pretty good, too. But it's definitely wintertime is coming and you're looking for things to do and there's going to be 19 or 20 more games, 28 more home games so keep an eye on it. If you want a real decent inexpensive night that's the place to be because it was definitely entertaining. Now I've got half my neighborhood going to go to the next game so we're looking forward to it.

Steve Kumorkiewicz:

I'd like to make two comments. Monica talked about the security system. It's amazing. I went to the shopping center where Target is now and the security system is the same as you go to the Prime Outlets. I was really surprised to see that because it helps the shoppers, the owners of the business, our police department. I think back to the past Trustees that voted against that because it was going to cost the business money. I said safety came first. I do recall that and I'm glad that we got it.

The other comment I'm going to make is the GPS system in our garbage collection trucks. I recall in one of the magazines that comes to the Village we're one of the first ones in the State to have that system installed so that's great. We're pioneers as in many things that we do in this Village. Thank you to the staff and thank you, Ruth, and everybody involved in the project. Thank you.

Village Board Meeting  
October 20, 2008

John Steinbrink:

I spent the night with Mike and Clyde at the hockey game. It's not that I don't have a life but it was an exciting game. I got to drop the puck. I got to keep the puck. Clyde was very jealous but it was a good game. It's another addition to the community that we're pretty proud of and they had a pretty good turnout there, too.

Mike Serpe:

Did you tell them that you cracked the ice when you went out there?

John Steinbrink:

No, I didn't mention that. It kind of looked like two Boy Scouts walking an old lady across the ice but I survived. Target had its opening a couple weeks ago. I was there tonight. They're doing a brisk business. Folks are anxiously awaiting the Penney's opening and I believe a Pet Smart. It was amazing how many people are awaiting those additions there to open. The other thing they're clamoring for is the restaurants, when are the restaurants coming. They want restaurants. Apparently we don't have enough restaurants and we need those there, so several people did mention that.

In a sagging economy I think things are moving along in the Village pretty much remarkably well. I think there's going to be an article in the paper tomorrow, they're going to talk about the downturn in the economy in the housing market and how it affects communities. I did hear a blip on the radio as the editors of the *Kenosha News* was talking to the radio station. He gives the news and he stated a \$400,000 shortfall for the Village. Apparently he didn't get the whole story, though, because part of that is due to the overage in the snow removal last year which affected a lot of communities and the extra salt that had to be bought out there. So that entire amount isn't due to the housing shortfall or downturn or the lack of building permits. It's a lot of other things in there, and we are making needed steps to correct that.

We don't want to have to go into reserves. We want to be prudent in our budgeting. I think when we get into that Board members are going to see exactly what's out there. But things are moving along. When we look at other parts of the country the Midwest is doing quite well as far as weathering out the downturn that has been in the economy. Anything else from Board members?

We do have trick or treating coming up. I guess we're in compliance with the City and Somers, is that correct? We're all going to be on Sunday. When is it?

Jane Romanowski:

Three to six.

Village Board Meeting  
October 20, 2008

John Steinbrink:

So all communities this side of the I will be in compliance and working together. Over at Barth Storage on 60<sup>th</sup> Street Sunday they had a trunk or treat they called it where different people were there, the Mayor was there, I was there, we were handing out candy. We had decorated vehicles with the kids. We had quite a turnout of kids and it was a safe trick or treating experience for all those involved. I think what's kind of nice for the kids is they get two days of trick or treating this way. A lot of them were there cashing in. They were all dressed up and did their best. Anything else to come before the Board this evening?

Steve Kumorkiewicz:

John, you mentioned Barth Storage about the Halloween party they have over there. I was supposed to be there Saturday to work on that and they called me . . . we're not going to do it but they did on Sunday anyway.

**8. ADJOURNMENT**

Mike Serpe:

Move to adjourn.

Clyde Allen:

Second.

Monica Yuhas:

I just wanted to have in the record about the steak by the fire on November 1<sup>st</sup> for the Fire Department. I think that's important to get that out. I see Chief Guilbert back there. Good food, good time.

(Inaudible)

Steve Kumorkiewicz:

For the Chief, it will be a problem at 4:30 for the fact that St. Therese has mass from 4 to 5 and that parking lot is going to be full. That will be a problem on Saturday.

(Inaudible)

Mike Serpe:

The church members can come to the steak dinner, too.

Village Board Meeting  
October 20, 2008

John Steinbrink:

Motion and a second for adjournment.

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY ALLEN; MOTION  
CARRIED 5-0 AND MEETING ADJOURNED AT 7:00 P.M.**