

**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  
September 29, 2008  
Immediately following the 5 p.m.  
Plan Commission Meeting and Community  
Development Authority Meeting**

A Special Meeting of the Pleasant Prairie Village Board was held on Monday, September 29, 2008. Meeting called to order at 5:30 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Michael Pollocoff, Village Administrator, Jean Werbie, Community Development Director and Jane Romanowski, Village Clerk.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CITIZEN COMMENTS - None**

**4. NEW BUSINESS**

- A. Consider Resolution #08-34 - Resolution authorizing 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, before you this evening is a request for approval of the declaration of covenants, conditions, restrictions and easements, and this is for the land development of property that is located north of County Trunk Highway Q and south of County Trunk Highway C in the Village of Pleasant Prairie just west of I-94.

Over the past two years the applicants as you read into the record, along with their professional, legal, architectural staffs, their planners, their civil engineers, their attorneys, their traffic consultants and the Village and all of the folks that have been helping us have been working with this company in order to put together and formulate a PDD-1 ordinance and to put together the documents related to that ordinance in order to develop this property into the future.

Specifically, the PDD-1 document or ordinance was a very specific zoning ordinance that was put together for this particular property with the understanding that this land would be developed as a potential gated-like campus that was not generally accessible to the general public but rather to a private company or private companies, and all the uses on this site would be centered on healthcare or pharmaceutical-related research and development uses.

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Specifically, this area was identified as the CA area or the core area of the zoning districts that we created for this property. There were zoning districts that were identified as business or commercial districts along the periphery of this area, one of which is owned by KABA Development, LLC, and the others owned by PPD-2 that would be developed for commercial or support services to the core area campus.

The development proceeded with the approval of this PDD-1 document, and subsequently we have also approved the development agreement that helps to specify the necessity for infrastructure improvements and all of the various types of private improvements that are needed for the support of this particular development. The development agreement, again, would be executed by all the parties but there were two pieces that needed to be completed in order to fulfill the exhibits of the development agreement, one of which was the bylaws which we did complete earlier, and then the second was the declarations document that you have before you.

Specifically, the declarations document then was to be used by all parties to provide some assistance in the processing of the development applications as they come forward for the development of this property and to provide for the construction, ownership, maintenance and maintenance funding categories for the development of these properties.

Table 1 which is the attachment to this declaration document at the end, it's the colored chart at the very back of the document, specifically sets forth the category of public and private improvements that would take place on these properties, who these improvements would be constructed by, who they would be owned by, who they'd be maintained by and the maintenance funding structure so that they would be taken care of.

So this document sets forth a mechanism for us to implement this development agreement and this ordinance that was created specifically and uniquely for this property today and into the future, 20 or 25 years into the future. The attorneys that we've been working with from Abbott and KABA and from the Village have helped us to intertwine all of these documents so that everything is very clearly understood from the beginning when that development does start out there to the very end, and it's going to be very easy for someone to pick up and understand exactly where we were going with how this development is going to take place and who would be responsible for what as it continues into the future.

This is a matter that was before the Village's Plan Commission this evening as well as the Village's Community Development Authority, and both bodies have approved this declaration, and the staff is recommending that the Village Board also approve these declarations with the understanding that there are a few administrative details that we do need to correct and we will need to get it all signed up in the next two weeks, and the staff recommends approval. We have worked through all of the details and any issues that we have had, so we are looking for your recommendation of approval this evening.

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Mike Serpe:

John, I for one look forward to the ground breaking and to the first building dedication that hopefully will be taking place sooner than later. Again, I can't say enough about how private enterprise and this government has worked together unlike what's happening in Washington.

Steve Kumorkiewicz:

I just have to say, John, if you'd allow me a few minutes, many years ago we never thought that we would have today the kind of business that we've got in Pleasant Prairie. I've been here for 46 years when we were a little township. When the Village was formed before that Mike and Jean have assembled an excellent team and the results are being seen today in the industrial park and the first TIF that we've got. Every time I go to a conference everybody talks about Pleasant Prairie. Mike and everybody in this community, Jean Werbie, put Pleasant Prairie on the map in Wisconsin. Nobody knew who we were. Now, everybody knows. We're not Kenosha anymore, we're Pleasant Prairie and we welcome everybody coming. Thank you for coming here. Thank you for choosing us. Everything has been said.

Mike Pollocoff:

This is a nice day, but I really would like to take this opportunity to thank Abbott for their confidence in the Village. We can do a lot of things to try and get the table set so it works out, but it's really nice to have a corporation of good standing invest their coming future in the years with us and take a chance on the little Village trying to get ahead and that's really nice. They're the ones that are going to commit and have committed significant capital already and will in the future and that's what drives the engine around here. I know I appreciate that as well as the rest of the Board. They've been in all my years just a first class operation to work with. As time goes on and they make their business decisions to grow and do whatever here it's going to be good for everybody. The only other thing that makes this a good night is having Jean back with us.

John Steinbrink:

You can't shut me up tonight. I can probably think of no other development that's going to have the impact this is going to have on our community and the economy and the future of our community and all of Southeast Wisconsin. I don't think we've seen anything like this since the creation of WisPark. And one of the architects of WisPark, and I'm not sure if you folks ever got to meet him, was Joe Andrea, Senator Joe Andrea. Joe was quite the guy. I don't know if we can call him a visionary but he had a lot of stuff that made some real changes here. One thing Joe used to always say is if you don't work together you're going to get nothing. And Joe made sure we worked together on a lot of projects down in the Kenosha area, the expansion of Highway 50, other things that were really instrumental to the growth, and probably his crowning thing was being one of the people in the creation of WisPark and seeing that through and making sure it happened.

We never forgot Joe and he was a friend to a lot of us here. We named the lake after him, a small token. We had the ability to do that before he passed away so we could all enjoy it together. But

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when he said it's about working together it is working together. As Mike stated earlier it was working with the State folks, the Abbott folks, the County, KABA especially Todd and his people. They just make these things happen. You put the Village in the mix and this is the product we get. So it is about working together and this is the result. Once again, welcome to Abbott.

**SERPE MOVED TO ADOPT RESOLUTION #08-34 - RESOLUTION AUTHORIZING 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 KUMORKIEWICZ; MOTION CARRIED 5-0.**

**5. VILLAGE BOARD COMMENTS – None.**

**6. ADJOURNMENT**

**YUHAS MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 5:45 P.M.**