

AGENDA
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 4, 2015
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Elect President Pro-Tem
5. Minutes of Meetings – April 6 and April 20, 2015
6. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
7. Administrator's Report
8. New Business
 - A. Consider Resolution #15-17 authorizing the issuance and sale of \$13,450,000 General Obligation Promissory Notes, Series 2015.
 - B. Consider Resolution #15-18 authorizing the issuance and sale of \$9,660,000 General Obligation Refunding Bonds, Series 2015.
 - C. Consider Resolution #15-16 designating May 10-16, 2015 as National Police Officer Week.
 - D. Receive Plan Commission recommendation and consider a Conceptual Plan to construct a full service Educators Credit Union on the vacant property generally located at the northeast corner of STH 50 and 91st Avenue.
 - E. Consider Operator License Applications on file.
9. Village Board Comments
10. Adjournment

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 – 39th Avenue, Pleasant Prairie, WI (262) 694-1400

**VILLAGE OF PLEASANT PRAIRIE
CHAPTER 98 – VILLAGE BOARD**

§ 98-3 Presiding officer.

A. Designated. The Village President shall preside. The Village Board, at the first meeting in each May, shall elect a President Pro Tem to preside in the absence of the Village President. In the absence of the President, the President Pro Tem shall preside. If the President Pro Tem is also unavailable, the Clerk shall call the meeting to order and the Trustees present shall elect one of their number President Pro Tem.

B. Duties. The presiding officer shall preserve order and decorum, decide all questions of order and conduct the proceedings of the meeting in accordance with the parliamentary rules contained in Robert's Rules of Order, Newly Revised, unless otherwise provided by statute or by these rules.

C. Appeals from decisions. Any member may appeal from a decision of the presiding officer. An appeal shall be sustained by a two-thirds vote of the members excluding the presiding officer.

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
April 20, 2015
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, April 20, 2015. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Mike Serpe and Clyde Allen. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Doug McElmury, Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, HR and Recreation Director; Dan Honore', IT Director; Sandro Perez, Building Inspection Superintendent and Jane M. Romanowski, Village Clerk. Six citizens attended the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC HEARING

- A. Consider construction of public improvements and levying special assessments for the construction of sanitary sewer in the Heritage Valley Subdivision and Final Resolution #15-13 authorizing said project.**

Mike Pollocoff:

Mr. President, this is the extension of the sanitary sewer main from the Heritage Valley Subdivision to the Pleasant Farms interceptor - we've been working on this for almost a year. What it accomplishes is the abandonment of a lift station that was at best a temporary lift station that needs significant work. It improves service for the area in the sense that now those residences are serviced by a gravity main and no longer by a force main.

If you look at the map up there it shows the sanitary sewer running from the lift station, it traverses at a northeast angle, and it comes back down and it meets the interceptor. I've given you a map that shows what the neighborhood plan reflects as the ultimate use of that area. The plan has been adopted. It provides for the extension of the Heritage Valley Subdivision and what that street layout would look like. That street layout is really what's dictating what the street is going to look like and given the lay of the land that's also the way it's going to look.

So with us tonight - this resolution is the resolution we're considering for the adoption of this improvement subject to your review of the comments that are made tonight by the residents. We've notified the affected property owners of this special assessment, and we prepared an assessment report that Matt Fineour will provide to you with how they came up with the cost of

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improvements and the logic for the assessment. This is a project that would probably take place in January or February. We want it to be a winter construction so we could be in the field without having some certainty that it's not going to be wet or it's easy to work in and the switch over between the lift station and going to the gravity main would go with no problems. With that, I don't know if you have any questions. I'd like Matt to address the assessment report and the determination of costs for this project.

Matt Fineour:

Thank you. Mr. President and Board members, the assessment for this project is being levied on a front footage basis of the sanitary sewer. If you look on the map there all the lengths shown there add up to 1,361 linear feet, and that is really the length of the sanitary sewer or frontages within the easement or property lines that the sewer is running through. The total project cost for the sanitary sewer is estimated at \$158,000 plus or minus. That broken down with the amount of linear feet that it's going through comes out to be \$116.59 per linear foot of sewer main.

The sewer is running through or adjacent to three different properties. One on the map there is owned by Kevek Enterprises, LLP. That's the big property there on the east side of the map. Property number two is Norstates Bank; the sanitary sewer is running north/south adjacent to the right of way along that lot. Property number three is also Norstates Bank, and the sewer runs in front of that property and also cuts through the sides of that property. With that then all three of those properties were assessed on a per front footage basis for that assessment, and Schedule C assigns the assessment numbers to each of those lots.

Mike Pollocoff:

Another thing I want to add to this, and it's found in the initial resolution, is typically when we do a sanitary sewer main assessment [inaudible] we're assessing both sides of the main which will in this case be a future road. Inasmuch as this development hasn't occurred, it does follow a master plan that we would utilize at some point when it would be developed. This special assessment is being deferred for those improvements until the connection really occurs to the property and the property is subdivided and at such time as a building permit is issued. So until that occurs, and that's really going to be the determination of the property owners when that takes place, that special assessment would remain in deferment and not be required to be assessed. So with that, we do have easement acquisitions involved with this project as well. And we've done a relocation order, and we're in the process of jurisdictional offers on that as well. With that we'd be ready to start the project.

Michael Serpe:

Before we start the public hearing, Mike, I missed it. Could you show us where the assessment is going to be, the assessed properties on the map?

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Matt Fineour:

Property one here, Kevek, LLC is this property that comes like this, goes down, and actually extends further south quite a ways before it comes across and back up. That's property number one. Property number two is Norstates Bank, and that's this property within here. It actually extends quite a ways to the west and back around. Property number three here is also Norstates Bank, and that comes down there, and it also extends off the map, the total lot there.

Michael Serpe:

Thanks, Matt.

Mike Pollocoff:

I'm ready to open it up, Mr. President.

John Steinbrink:

This being a public hearing, we're going to open it up to public comment or question. We ask that you use the microphone and give us your name and address for the record.

Jane Romanowski:

There were not signups tonight, Mr. President.

John Steinbrink:

Anybody wishing to speak on this item? Joe?

Joe Kevek:

Joe Kevek, 9100 80th Avenue. I oppose this because it's going to destroy my crop deal. I plan to be there for over 20 years. [Inaudible] all the time. I just purchased this property. I propose that they build a lift station which they're going to need to build when they finish the subdivision. Or, if that's inconvenient they could run the sewer along the property lines. I know it's going to cost over \$100,000 more, but it's going to be assessed \$100,000 anyway, and I've got a [inaudible] on the rest of the farm [inaudible]. My concern is that when they go through I'm going to have to go around manholes, and they're going to disrupt my crop deals on the property I just bought. [Inaudible] a year ago along the property lines or build the lift station so they can develop the rest of the subdivision. That's about it.

John Steinbrink:

Okay, thank you. Anyone else wishing to speak? Anyone else wishing to speak? Hearing none, I'll close the public hearing and open it up to Board comment or question.

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Michael Serpe:

Do we have an answer to what Joe asked for?

Mike Pollocoff:

Well, one of the alternatives Mr. Kevek identified was to run the sanitary sewer basically along the back fence lines of Heritage Valley up to the property lines and then extend it along the east/west line on the north parcel lot and then bring it into the sanitary sewer at that point. At that point the sanitary sewer really wouldn't be accessible or usable by that future development. It would be a sunk cost. You have to put a street on the other side so you'd have lots back to back, and the sewer would be between the lot lines so everybody would be running laterals to the sanitary sewer. So it just doesn't really follow design standards that we utilize in designing a sanitary sewer where you want to extend the sanitary sewer in an area where it works with geography in the most favorable way so you're not working against geography, and you're providing sanitary sewer for the future for the most amount of people. The sanitary sewer is going to be there over 100 years. It's not a 20 year improvement. It's going to last a long time.

Secondly, to put another lift station in the Village is not going to be the -- we're not going to be an entity that's going to develop this property. If a developer was going to develop the remaining part of Heritage Valley or some other part that would be an expense that they would have to make in order to [inaudible] the work to put in a lift station. That would be substantially larger to take care of that. We have no reason to believe that that's going to happen imminently or at some future time. That still wouldn't take care of the problems we have with the existing lift station. So that would, again, be money sunk to put it someplace else and then for the rate payers to hope that that develops. The most cost effective alternative was to put the sanitary sewer in the alignment that it is.

I have no doubt that Mr. Kevek has no intentions of developing it over 20 years, but economics change, peoples' minds change, we all try to look in the future as best we can. And that's why it's really important that when we lay out a sanitary sewer main we do it in the most cost effective and in a way that benefits ultimately the most property that can develop in an area.

Michael Serpe:

Is there anything stopping him from farming that field after the sewer goes in?

Mike Pollocoff:

The only thing that would really be an encumbrance would be where the manholes are, and they would be marked. The impact of that would be something that as the Village and Mr. Kevek works through the acquisition of the property there the value of that damage would be identified then and taken at that point. But outside of that he can crop over it.

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Michael Serpe:

How many manholes are we talking about in that, six?

Matt Fineour:

No, there are three manholes. There's a manhole right here at this junction right there. There's a manhole right there, and there's a manhole right there. Three manholes.

Michael Serpe:

Okay.

Steve Kumorkiewicz:

I have a question for Mike [inaudible].

Mike Pollocoff:

Well, the existing sanitary sewer that abandoned Sewer Treatment Plan D is already in place. It's underneath the bike trail. So this sewer will deposit its waste water from that subdivision into that interceptor line.

Steve Kumorkiewicz:

[Inaudible] thank you.

Kris Keckler:

Can you just restate when there was first initial awareness that this was the expected plan?

Mike Pollocoff:

We've been working on it probably -- it's been in our plans for a couple years. Then as we began the process to get the design going underway we became aware that the land had transferred from the bank that owned it at the time and Mr. Kevek's family bought the farm. We didn't do it because they bought it or for any other reason than that's what it was. Typically our plans for public improvements are announced, especially for the future ones, they're made a part of our capital improvement plan that we adopt with the budget every year. But in order to make sure everybody has equal access to the information when it happens we don't disclose when we're starting right of way acquisition or things like that. It's got to come out in a public forum so everybody has equal access to that information at the same time. So I have no doubt -- when we did our first title report it showed us as the bank, and then the subsequent ones identified that we did later showed the Kevek family [inaudible] the property.

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Michael Serpe:

And when would this be installed if this were to pass?

Mike Pollocoff:

The Village will be doing it with our crews, and I think John was looking at January, February. We want to be able to get in the field so that we're not working in mud or when it's wet.

Michael Serpe:

So if we approve this and we put this thing in it's going to be done not during growing season?

Mike Pollocoff:

Right.

Michael Serpe:

And if we identify the manhole covers Kevek Farms can continue to farm this land?

Mike Pollocoff:

Right. What we do on other manhole covers we have they put big wooden ties there so you can see them. There is an obstruction right at that point in the field.

Michael Serpe:

Move approval of 15-13.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion?

SERPE MOVED TO ADOPT RESOLUTION #15-12 – FINAL RESOLUTION AUTHORIZING CONSTRUCTION OF PUBLIC IMPROVEMENTS AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITTED PROPERTY FOR THE CONSTRUCTION OF 1200 LINEAR FEET OF SANITARY SEWER IN THE HERITAGE VALLEY SUBDIVISION BETWEEN 105TH AVENUE AND SEWER D; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

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John Steinbrink:

And this timing will be worked out with the Kevek family, and they'll know when we're going in and when we're doing everything?

Mike Pollocoff:

Sure, oh yeah. We're going to be getting the process to complete the negotiations for these in acquisition here in the next few months.

John Steinbrink:

And whether we went around the field or not we'd still be disrupting a bigger distance around the field.

Mike Pollocoff:

That's right.

5. CITIZEN COMMENTS

Jane Romanowski:

There were no signups tonight, Mr. President.

John Steinbrink:

Anybody wishing to speak under citizens' comments?

6. ADMINISTRATOR'S REPORT

Mike Pollocoff:

One thing I want to talk about is the construction project that's occurring on 39th Avenue. Today is our first day where the barricades went up for the traveling public. We're going to put more up because I think the barricades that were up today were more of a challenge to see if people could get past them and keep driving. But this next week serious construction is going to occur on 39th. That road will be torn up. People won't be able to drive on it.

The alternate access routes have been posted at all the locations on how to get to the Village Hall, how to get to Gordy's, how to get to the dentist office and how to get to Chase. Those are going to all have different access points and then the only people that should be on the road are the houses that are on 39th Avenue between 165 and approximately 100th Avenue. But they're going to maintain local access for those people only. So people will be able to get into the Village Hall and conduct business here either by going down Springbrook from 93rd Street or

residential users, citizens can go through the subdivision behind us from 165 and come back in that way.

We're hopeful this project is going to be done in early September but as all road projects it's conditioned on weather conditions throughout the construction cycle. So we're going to do the best we can. It's a State project, and I believe they're going to do the best they can to keep on schedule as well as our Public Works Department working on it as well. But this will be the week. Tomorrow morning things will be starting to tighten up.

7. CORRESPONDENCE

A. Receive notice from the Kenosha Water Utility of a 3% increase in sewer and water rates effective June 1, 2015.

Mike Pollocoff:

Mr. President, I received this notice from the Kenosha Water Utility announcing their intent to increase rates by 3 percent. Two years ago we went through a rate proceeding where Kenosha was seeking a 17 percent rate increase from the Village, and that eventually came down to 9 percent. There is a provision where they can raise their rates 3 percent since it doesn't meet the threshold for being able to open up a hearing.

We are going to contact the Public Service Commission, though, because one of the significant changes that have occurred since we had our last rate increase was the fact that Niagara became a user in the area and they are using a lot of water and will continue to use even more water. I think that Kenosha receives a significant benefit from that because they provide the water to us, but they don't have to bring the water to Niagara or pump it or store it or get it pressurized. So we'd like to be able to have that prospective look at what the impact is of having somebody that is going to be supplying a million gallons of water a day currently that wasn't perceived when they got their last rate increase and if that would limit that rate increase.

They're also requesting a 3 percent increase on sanitary sewer rates and a 3 percent rate increase on public fire protection charges that they make against the Village. I think the public fire protection is \$175,000 a year, so it would be a three percent increase on that and that really just gets it to the Village boundary on 80th and 7th Avenue. So if they choose to incrementally increase this over time they could get back to their 17 percent which I think really bears -- for all users of their service I think it's a good question to ask. If you're getting a million gallon a day increase in the volume you're selling, and you're accruing that money and you're not having to do anything extra because of it, how are you applying that to your proceeds and what does that do to your fund balance? I think it's going to be positive.

Under our rate order we're going to be passing those costs along. That doesn't mean there will be a 3 percent increase to Village residents, but that portion of their bill which is associated with buying water from the City of Kenosha or buying sanitary sewer service from the City of Kenosha is going to increase and that's probably the largest component of our utility cost is buying water from the Kenosha Water Utility and buying sanitary sewer service from them.

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Steve Kumorkiewicz:

This 3 percent [inaudible] service to all the customers or only [inaudible] is that right?

Mike Pollocoff:

Well, their 3 percent is across every customer they service that they sell water to.

Steve Kumorkiewicz:

[Inaudible].

Mike Pollocoff:

Well, with the rate order they got last time we did diminish how much of their cost comes to the Village since we only have one point of access. But the 3 percent - the majority is for the production of the water but the public fire protection fee is substantial as well, and that goes into our rates that we pay [inaudible] because that's a PSC regulated rate.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

That was one of the great mysteries of the last rate increase.

Steve Kumorkiewicz:

[Inaudible]

John Steinbrink:

Do you need to receive and file?

Mike Pollocoff:

Receive and file.

John Steinbrink:

Motion?

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Steve Kumorkiewicz:

Motion to.

Clyde Allen:

Second.

John Steinbrink:

Motion by Steve, second by Clyde to receive and file. Any discussion on this item?

KUMORKIEWICZ MOVED TO RECEIVE AND FILE A NOTICE FROM THE KENOSHA WATER UTILITY OF A 3% INCREASE IN SEWER AND WATER RATES EFFECTIVE JUNE 1, 2015; SECONDED BY ALLEN; MOTION CARRIED 5-0.

8. NEW BUSINESS

- A. Receive Plan Commission recommendation and consider Ordinance #15-15 to amend Sections 420-27 and 420-28 related to zoning fees or fences and driveway permits and Site and Operational Plan Application fees that only require staff review.**

Jean Werbie-Harris:

Mr. President and members of the Board and audience, this is a two step or two part request for a zoning text amendment for Ordinance 15-15 to both Sections 420-27 and 420-28. The first amendment, 420-27 C is being amended to change the application fee for site and operational plan applications that requires a staff review only. It does not go on to the Plan Commission and we're recommending that that fee be reduced from \$100 to \$50. The reason for this reduction is that this fee has been re-evaluated and reduced since the application fee, coupled with the zoning permit fee or either a \$40 tenant change without alterations or an \$85 tenant change with alterations, it covers the staff time to review the permit and the zoning permit inspections required.

The second is the zoning permit fee is being amended for fence permits, Section 420-28 A (6) and Section 420-28 A (8) and Section 420-28 A (9). The fee is being changed from \$40 to \$50. This fee includes the zoning review, a staking inspection and a final inspection. The Building Inspection Department does not charge any additional fees for a fence permit although they perform two of the inspections.

Since the driveway permit is regulated under the zoning ordinance, the permit fees are being removed from the building code, and they are being added to the zoning ordinance. The current fees range in price from \$30 to \$50. What we found is that the inspectors are basically doing the same inspections whether it's residential or commercial, and so in speaking with the Inspection Superintendent we agreed that it would be appropriate to include a \$50 fee per driveway whether

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it's new or being replaced or being extended. This fee includes the zoning review, a staking inspection and a final inspection for each driveway. The building inspection department will not charge any additional fees then for a driveway permit, although they do perform two inspections for the referenced driveway.

With that the Village staff recommends approval of Ordinance 15-15, again, to amend Sections 420-27 and 420-28. There was a public hearing before the Plan Commission, and they did recommend approval of these changes at our last meeting.

Steve Kumorkiewicz:

Make a motion to adopt Ordinance 15-15.

Kris Keckler:

Second.

John Steinbrink:

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

Kris Keckler:

Just one question. So in a general sense months ago when we had the budget adoption process and the fees were part of the revenue generated by the departments, these changes will either be neutral or not have a negative impact on the collection of fees or the overall budget projection?

Jean Werbie-Harris:

Correct, there will be no negative impact.

Kris Keckler:

Thanks.

John Steinbrink:

Further discussion or comment?

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #15-15 TO AMEND SECTIONS 420-27 AND 420-28 RELATED TO ZONING FEES OF FENCES AND DRIVEWAY PERMITS AND SITE AND OPERATIONAL PLAN APPLICATION FEES THAT ONLY REQUIRE STAFF REVIEW; SECONDED BY KECKLER; MOTION CARRIED 5-0.

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B. Consider a Professional Engineering Services Agreement to survey and delineate wetlands along 3rd Avenue with respect to storm water drainage improvements in Carol Beach Estates Subdivision Unit W.

Matt Fineour:

Mr. President and members of the Board, this is a Professional Service Agreement with RA Smith to provide topographic survey and wetland delineations along 3rd Avenue from 86th Place on the north to 90th Street on the south. This work is being done in order to provide some preliminary design for stormwater along the roads for future paving of the roadway. Right now the road does not have true either road ditches or storm sewers so the drainage is not being able to get away from the road. What we're trying to do with this is provide some design services in order to look at drainage to take it away from the road to either of the wetlands on the west side of the road there that's outlined.

Michael Serpe:

I have a question. Matt, we have some problems on Lakeshore Drive as well in this area. Could this be I don't want to say extended into that area, but at some point we might have to look at this.

Mike Pollocoff:

Right now as far as the condition of the asphalt 3rd Avenue is in worse shape than Lakeshore Drive. Maybe some of the survey work that is done here is maybe going to lead us to that. The real question or the dilemma here is how do we find a place to drain the water in that area because it's so flat. So that could end up being a result just by the nature of what we discover and what the survey says here. But the road by far in the more critical condition is 3rd Avenue.

Steve Kumorkiewicz:

Only to 90th Street, huh?

Mike Pollocoff:

That's correct.

Michael Serpe:

What's the motion going to be on this?

Mike Pollocoff:

I'd request that I be authorized to enter into an agreement with RA Smith International.

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Michael Serpe:

So moved.

Clyde Allen:

Second.

John Steinbrink:

Motion by Mike, second by Clyde. Any discussion on this item?

SERPE MOVED TO APPROVE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH R.A. SMITH NATIONAL, INC. TO SURVEY AND DELINEATE WETLANDS ALONG 3RD AVENUE WITH RESPECT TO STORM WATER DRAINAGE IMPROVEMENTS IN CAROL BEACH ESTATES SUBDIVISION UNIT W; SECONDED BY ALLEN; MOTION CARRIED 5-0.

C. Consider Ordinance #15-16 to amend Chapter 370 of the Municipal Code relating to building permit fees.

Mike Pollocoff:

Mr. President, Sandro Perez in charge of our Building Inspection Department has been going through the department, and we've been working on identifying what fees are too high and what fees are where we're not getting enough and he's prepared an ordinance to amend those building permit fees for your consideration. So, Sandro if you want to go through those.

Sandro Perez:

Sure. Mr. President and members of the Board, we're looking for consideration for Ordinance 15-16 to amend Chapter 370 of the Municipal Code related building permits. I went through our fees, I did some time studies, some reviews. Some of our fees have not been updated in up to ten years. As you can see from the spreadsheet there, the green items are items that the fees were lowered. They were too high. After reviewing the fees I felt with the time we spent doing the inspections, the amount of effort behind it that the fee was not justifiable. So I brought the fees down to what I would deem was more reasonable.

However, with that said we have the red line items there and these fees did increase for the reasons that are mentioned on that last column to the right there. The biggest impact here fee-wise was the plumbing fees. If you look, most of those line items there there's about nine line items that are plumbing related. The plumbing permit fees were extremely low for the amount of time that our inspectors are out in the field performing these inspections. The blue line items are actually fees that were never charged for inspections that we're currently doing in the field. So we're spending resources out there inspecting, doing our job, making sure things are done per code and safe. Especially with plumbing we don't want to cause -- we want to make sure that there's no health hazards out there. So the plumbing was the most impacted area affected by the

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fees there. We'll take line item plumbing fixtures, they were \$5 a fixture. That fee hasn't been updated in over ten years.

So, again, after doing some time study and looking how long it takes us to review the plans, to send a guy out there to do the inspection on the rough and the final inspections, the \$10 fee was justified. Our linear foot charge for some of our sewer laterals, water laterals, again, for the amount of time in the field we had to raise our fees. Our catch basin, manholes those are \$5 per catch basin and manhole, we're spending an average of 20 to 30 minutes per catch basin and manholes. \$5 just does not cover the cost to perform these inspections.

Lastly, again, those blue items, fire protection we're making sure that the contractors were installing those stainless steel bolts, the pitch, the bedding was correct. We don't need that system to fail in event of a fire. We have to secure the installation of that system. The restraint systems as far as thrust blocks and MEGALUGS that hold this stuff in place, again, we want to make sure it's a reliable system. Those items were not being -- we were inspecting them, but there was no fee assessed to inspect those. So with that said I would like you guys to consider approval of these amended fees. And, again, I did my best on making sure I identified not only the ones that were too low but the ones that were too high and bring those down to a reasonable fee.

Mike Pollocoff:

One thing I might add is one of the primary reasons to adjust these fees and in case of new ones, any fee that we don't collect from someone constructing a new building and a new development is a fee that the property taxpayers are going to pay on their side. So the money is going to have to come in, and our ordinances really want us or they direct us not to have new development fees or the cost of new development going to tax roll. It has to pay its own way. So I think this gets us in line with where we need to be. Sandro has done a good job of tying these fees out to what it actually takes to do the job and the time we're spending. That way we're not relying on the General Fund and property taxes to pay for doing these inspections. I'd recommend the fees be adopted as presented in Ordinance 15-16.

Michael Serpe:

Sandro, I give you credit for going through this and bringing it up to date. I think it's well overdue and certainly well received. I was going to say the same thing as Mike. The person that does nothing shouldn't have to pay for those that are doing something. That's exactly what this helps to prevent. I'd move approval of 15-16.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion?

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Kris Keckler:

Relating to the overtime inspections and plan reviews where it was listed as \$120 and it switched to \$75 per hour with a two hour minimum, my question is not so much that it's a minimum now of \$150, but for the times that that was utilized has been on average a multi-hour task? Is that why that was implemented to a per hour amount versus just a flat fee.

Sandro Perez:

I've been here for three years, and out of the three years I've done one Saturday inspection. The concern with the \$120 fee was it was a flat fee. So we can get some big buildings like Uline, for example, if we're doing an egress inspection, an egress lighting inspection that can take us hours. Now I have to have either myself or a staff member on a Saturday or a Sunday or an evening so I have to make sure I cover his time to do this inspection. The concern with the \$120 is that if that inspection took three, four, five hours that was the flat fee.

The same thing with the plan review. I've never had one. It's been asked for but no one ever pursued it. The main reason behind that overtime fee for inspection and overtime fee for plan review is to make sure we hold these contractors that they understand that you need to plan your work so you schedule it. You get your plans submitted, they understand there's a ten day review process, it's State law. When they schedule their inspection they're planning. We're in a society right now where a lot of our construction sites everything is right now, right now. So they want to call in today and they want an inspection today. State law gives us 48 hours to perform the inspection.

So what we did was we were giving them an option to if you'd like your inspection today we're already booked but we can come after hours. But now, again, I have to pull someone away from their family, get them there, do the inspection, get back, record the inspection, and it's going to take at least two hours to do that.

Kris Keckler:

Thank you for elaborating. It was more for the past experience that you had to deal with for those types of tasks. Thank you.

Sandro Perez:

You're welcome.

Steve Kumorkiewicz:

You know, I'm surprised here in the [inaudible] that we were not expecting installation of fire protection [inaudible].

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Mike Pollocoff:

We were, we just weren't charging for it.

Steve Kumorkiewicz:

Okay. Evidently according to what I see here [inaudible].

Sandro Perez:

It was being inspected. The fire protection was being inspected. The Fire Department goes out there; they're making sure the thrust blocks are installed, the fire hydrants, the MEGALUGS. But the leaner footage wasn't always inspected. It was on the honesty policy. Contractors had to bed it correctly, they had to install stainless steel folds. They had to follow certain codes, guidelines and ordinances. We found one too many times where we'd go to a job site and they weren't installing it per ordinance and per code. They weren't installing the stainless steel bolts, they weren't installing the proper bedding or removing the large rocks. Now I have a potential failure and we're talking about a fire protection rule. I can't risk that. So when we require a permit and we require that inspection we basically keep the honest people honest. My job is to make sure I secure the safety of the installation whether it's fire protection or electric or anything of that nature.

Michael Serpe:

What a breath of fresh air.

John Steinbrink:

We have a motion and a second. Any further discussion? I've got no problems with the numbers, but maybe that color up there, the orange, it shows up great when we have it on our computer screen, but up there from here maybe it's my old eyes but it's hard to read. It's not one of the colors I guess we really want to use too much.

Sandro Perez:

Note taken.

John Steinbrink:

So that's burnt fire station orange. Sorry, Chief. We have a motion and a second. Any further discussion?

SERPE MOVED TO ADOPT ORDINANCE #15-16 TO AMEND CHAPTER 370 OF THE MUNICIPAL CODE RELATING TO BUILDING PERMIT FEES; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

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D. Consider Resolution #15-14 designating the week of May 17, 2015 as National Public Works Week.

Mike Pollocoff:

Mr. President, this resolution is one that we consider every year, and I like the fact we do it because we have a Public Works Department and engineering activity that we can be proud of. And the resolution is whereas public works services provided in our community are an integral part of our citizens' everyday lives; and whereas the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and whereas the health, safety and comfort of this community greatly depends on these facilities and services; and whereas the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works employees; and whereas, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform, now, therefore, be it resolved that the Village of Pleasant Prairie hereby proclaims the week of May 17, 2015, as National Public Works Week in the Village of Pleasant Prairie and urges all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works employees make every day to our health, safety, comfort and quality of life.

Public works in Pleasant Prairie has come a long way over the years. We're now at a point where we have three civil engineers of staff, we have guys who are getting their degree or have degrees in related fields. The assets that this community own that qualify under public works are approaching \$100 million in facilities and infrastructure that we rely on a lot of qualified people to care of, and they do a good job of it. I think that as time goes on it's important that we make the citizenry aware of, we need to make sure that infrastructure is viable, that it is sustainable, and we always maintain the personnel and equipment to make sure those guys have what they need to do to get the job done to take care of what we have, and they do a very good job at it. So I'd recommend adoption of this resolution.

Steve Kumorkiewicz:

So moved.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris for adoption of Resolution 15-14. Any further discussion?

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Michael Serpe:

It's hard to find an area where they don't excel, whether it's snowplowing, garbage pickup, leaf pickup, recycling. They excel in every area. Just doing a great job.

John Steinbrink:

I think one thing is our newsletter where we get to highlight some of the services we provide and inform the people, and they get to really see up close who is providing those services. Anything more we can do in the newsletter to show the folks who is taking care of them here and that they're really getting a good bang for their buck when it comes to services and what they pay. They get the services they expect and the service they deserve really, and that's something special in our community. Because in all the aspects of the people who provide these services I think we have some of the best people around providing these services. And maybe I'll use garbage as an example and how we used to get the calls on garbage day from every route. Now we get no calls. So I mean people are happy with it. They're very pleased with the container selection, and they compare themselves to the city folks sometimes and say, boy, are we lucky. The city folks say, gee, why can't we have that. It's something we can be proud of in the community. Any further discussion?

KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #15-14 DESIGNATING THE WEEK OF MAY 17, 2015 AS NATIONAL PUBLIC WORKS WEEK; SECONDED BY KECKLER; MOTION CARRIED 5-0.

E. Consider Resolution #15-15 proclaiming the month of May 2015 as Building Safety Month.

Mike Pollocoff:

Mr. President, not to be outdone by public works, the National Building Council is going for a whole month of recognition of the activities of the people and staff that enforce the codes that we use for construction and maintaining that our community is safe. Building safety month this is the first time we've recognized this. I'm proud to say that we're probably from a code enforcement inspection standpoint we're in the best shape we've ever been. And there's some good concepts that are being identified, and this is making a resilient community to start with building codes. The better job we make sure everybody does in building up what we have in this community the more resilient this community is going to last. It's not going to be a community of unsafe houses or things that we have to worry about.

I'd read this resolution but it's two pages long. But I will say that Sandro is going to -- we're putting some [inaudible] that will help people like when they're doing electrical work or anything, they can go to our website and look at some tips that will help them get things done or when they need to come in for a permit or things that can be done to make their home safer and any construction they're doing safer. And also information for children to use as well. And we'll be putting this in the newsletter for May. So I'd recommend that Resolution 15-15 be adopted.

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Clyde Allen:

Motion to approve.

Michael Serpe:

Second.

John Steinbrink:

Motion by Clyde, second by Mike for approval. Further discussion?

John Steinbrink:

Any further discussion?

ALLEN MOVED TO ADOPT RESOLUTION #15-15 PROCLAIMING THE MONTH OF MAY 2015 AS BUILDING SAFETY MONTH; SECONDED BY SERPE; MOTION CARRIED 5-0.

F. Consider Disallowance of claim for excessive assessment filed by Team R N' B Wisconsin, LLC (Famous Dave's).

Mike Pollocoff:

Rocco is here to describe these. You might want to consider both of these. They have to be acted on separately.

John Steinbrink:

Okay.

G. Consider Disallowance of claim for excessive assessment filed by Target Corporation.

Rocco Vita:

Good evening. Rocco Vita, 9915 39th Avenue. I'm Statutory Assessor for the Village of Pleasant Prairie and your Real Estate Analyst. We'll take the first one first. Team R N' B owns and operates what we all know as Famous Dave's. They appealed the 2014 assessed value of \$2,052,500 to the local Board of Review. The local Board of Review found for the assessor's office. And under Wisconsin law property owners have different ways that they can appeal the Board of Review decision. They can appeal certiorari which means you take the record created at the Board to Circuit Court, and the judge at Circuit Court level decides whether the Board made a proper decision based upon the evidence presented at the local Board of Review hearing.

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Or they can go this route here if it's over \$1 million to file what's called a claim for excessive assessment. So once they pay a portion of their tax bill they file a claim for excessive assessment with the community, and the community has an opportunity to accept the claim and give them a refund, or to disallow the claim. If the community disallows the claim the property owner has the ability then to file suit in Circuit Court pertaining to the assessed value of the property, and it's called a de novo type of hearing where everything that happened up to that Circuit Court is regardless of what occurs going forward. So it's a brand new hearing, brand new information, that sort of a thing. So this is what's occurring right now. Famous Dave's has never filed with the Village before. There is no claim existing. They filed for a claim, and they're asking the Village Board to pay a partial or to negotiate with them on the claim.

To give you some background, Famous Dave's came to the Village and acquired their property in 2005. They paid \$1.1 million for the piece of land that they constructed a development, the restaurant. Their permit issued for the restaurant was \$1 million. So you would expect at that time they had \$2.1 million into the facility. As you can see on their claim they believe that the value of the property is \$1.1 million. So they're really attributing very little, if any, value to the building of that property.

The second property is Target Corporation. This is not the first time that Target Corporation has filed a claim. They filed for the tax year 2012 and 2013. The Village Board disallowed that claim at that time, and now they're filing for a consecutive 2014 assessment. We have a potential court date for the Target hearing sometime in the fall to try to settle or deal with this. The circumstances in the Target situation is that Target came to the Village in 2007. They acquired their piece of land for \$3.1 million. Subsequently they were issued a building permit which Target claimed the cost of their building would be \$12.4 million. So we look at that and say essentially they have \$15.5 million into that property. They have a property appraisal that indicates the value is \$6 million and so they're claiming the value should be no more than \$8 million. Those are pretty much the salient facts of the Target claim.

As the Village Assessor our office is recommending that the Board consider disallowing the claims. I you have any questions I can over the facts again if you want to repeat the facts.

Michael Serpe:

This appears to be an epidemic going across the nation is what's happening. I would move to deny Famous Dave's.

Clyde Allen:

Second.

John Steinbrink:

Motion by Mike, second by Clyde for denial of the Team R N' B Wisconsin. Any discussion on this item?

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Kris Keckler:

Since this is their first attempt whereas it's the second time for Target, are we expecting any type of copycat or growth among other institutions in the Village that will challenge your assessment?

Rocco Vita:

Most of the claims for excessive assessment generate from the same law firm in Milwaukee for the most part. As Trustee Serpe indicated the Target situation may be different than the Famous Dave's claims. We really don't know what Famous Dave is talking to us about. In both of these instances the property owner really does not come talk to us. They simply appear at Board of Review, provide a minimalist type of case so that they can circumvent that process and file a claim in Circuit Court to try to get us to that point.

But the big box stores in Michigan, Indiana and through much of the Midwest and the country are being hit with the fact that operating big box stores are generally owner occupied. So if Sears and Menards and Costco and Wal-Mart and Sam's and Shopko are all in their stores, and Lowe's and Home Depot, and they own the stores and it's a viable economic location they will stay there as long as they can until that location goes not as viable and they move out.

So from their perspective on the Target store or for Wal-Mart in the Town of Somers municipalities should base the value on their stores where they have a vibrant growing concern on the sales of stores that have a failed location. So we should value Target and Somers should value Wal-Mart and Sam's, and we should value Costco and the City should value Meijer's based upon the Wal-Mart store on 52nd Street because it's a dark big box store.

And that kind of a philosophy and theories being used by property owners of these types of properties in the Midwest to the detriment of the commercial value of municipalities. I'm not exactly sure what Famous Dave's strategy will be. If you deny or disallow the claim they have 60 days to file something in Circuit Court. Whether they do or they don't remains to be seen.

Kris Keckler:

Thank you.

John Steinbrink:

If they are successful then that difference gets passed onto the residential owners?

Rocco Vita:

The Village is liable for the claim. For instance, Famous Dave's claim they're claiming a refund of \$15,893. So the Village would apply for sharing that burden with the other taxing authorities. Depending on the decision of the Wisconsin Department of Revenue the other taxing authorities might pay their prorated or portion share, and the Village would be responsible for like 20 percent

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of that \$15,000. Or if the Department of Revenue denies that charge back then the Village would be responsible for the entire claim.

Mike Pollocoff:

I think the more insidious problem in this, though, is that changing how assessed values are looked at by the big boxes. That will be the seriously damaging impact if this proceeds as Rocco indicated in other states. And I think it would really give a community pause to consider whether they really want to establish a zoning code that would accommodate big box stores. At some point you end up creating a situation where you have a use that's going to demand a certain level of service. But on the other hand you're not able to collect money for that service at the same level you do for the value rate as you do for other users. As Rocco said there's been a firm in Milwaukee that's been very successful in running these things through. They're really complicated cases. We'll see how it goes but I concur with Rocco's recommendation to disallow these and get them on their way.

Rocco Vita:

The claim process is very onerous. The communities are left -- you go through a mass appraisal, you prepare and you present it at a local Board of Review hearing. This process takes two or three years. In totality it could cost the community about \$125,000 to defend that value. That's what these property owners and the law firms are hoping that the community may do this once, they may do it twice, but how many times can they continue to do that? We fortunately have coverage that pays for the defense, but nobody has coverage to pay for the [inaudible].

Michael Serpe:

There's a lot of talk about Supreme Court races becoming politicized and as that goes further to the right Villages and Cities could be in trouble as far as decisions being made on behalf of the big money and big box stores. Just keep an eye on it because it looks like it's going that way.

John Steinbrink:

Further comment and question? Hearing none we had a motion and second, correct?

Jane Romanowski:

On Famous Dave's.

John Steinbrink:

On Famous Dave's, Team R N' B.

SERPE MOVED TO APPROVE THE DISALLOWANCE OF A CLAIM FOR EXCESSIVE ASSESSMENT FILED BY TEAM R N' B WISCONSIN, LLC (FAMOUS DAVE'S); SECONDED BY ALLEN; MOTION CARRIED 5-0.

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John Steinbrink:

That bring us to Item G, the Target claim.

Clyde Allen:

Motion to disallow the claim.

Kris Keckler:

Second.

John Steinbrink:

Motion by Clyde, second by Kris. Further discussion on this item?

Kris Keckler:

My only question is with the current litigation with last year's assessment does that play with any liability with this one? Does it get added to it? Can they open up a second claim?

Rocco Vita:

It would be added to the current claim. That's what has occurred in the past. We would want to do that, they would want to do that. We really only want to pay for one expert at one time. We'll have to deal with that. Our current appraisal covers two years I believe, their current appraisal covers two years. We may have to do a little more discovery and determination but I would expect that it would be grouped with this and heard sometime in the fall.

Kris Keckler:

Thank you.

John Steinbrink:

Further discussion?

ALLEN MOVED TO APPROVE A DISALLOWANCE OF A CLAIM FOR EXCESSIVE ASSESSMENT FILED BY TARGET CORPORATION; SECONDED BY KECKLER; MOTION CARRIED 5-0.

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H. Consider Commission Appointments.

Mike Pollocoff:

Mr. President, we've prepared a list for Commission appointments for the coming year. On Plan Commission the recommendation is to reappoint Donald Hackbarth for a term to expire May 1, 2018. To reappoint Bill Stoebig and Deb Skarda for terms of one year to 2016. Park Commission the recommendation is to reappoint Michealene Day for a term to expire May 1, 2017, as well as William Mills also 2017. And then two one year appointments, one for Jim Bandura May 16, 2016 and the second one to Dave Klimisch, May 1, 2016.

The Board of Appeals we're recommending reappointment of David Hildreth for a term that would go to 2018. But we're going to be coming back and probably go out into the Village Newsletter and look for another member. We're also recommending that he fulfill a vacated term for James Kennedy on the Board of Review for a term that would expire May 1, 2017. We don't want a conflict between the two. The final Commission appointment would be for Tom Terwall on the Police and Fire Commission for a term that would expire May 1, 2020.

Kris Keckler:

Move to accept Commission appointments as outlined.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any discussion?

KECKLER MOVED TO APPROVE TO FOLLOWING COMMISSION APPOINTMENTS -

Plan Commission

Donald L. Hackbarth	Term – May 1, 2018
Bill Stoebig (Alternate #1)	Term – May 1, 2016
Debra Skarda (Alternate #2)	Term – May 1, 2016

Park Commission

Michealene Day	Term – May 1, 2017
William Mills	Term – May 1, 2017
Jim Bandura (Alternate #1)	Term – May 1, 2016
Dave Klimisch (Alternate #2)	Term – May 1, 2016

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Board of Appeals

David Hildreth Term – May 1, 2018

Board of Review

Mark Riley Term – May 1, 2020
David Hildreth** Term – May 1, 2017

**fulfilling vacated term of James Kennedy who resigned

Police & Fire Commission

Tom Terwall Term – May 1, 2020

SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

I. Consider Operator License Applications on file.

Jane Romanowski:

We have four applications, Melissa Cook, Jill Hanlin, Jeri Lubeno and Joseph Souza. All applicants meet the guidelines set forth in Chapter 194 of the Municipal Code, and I recommend approval.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

SERPE MOVED TO APPROVE OPERATOR LICENSES FOR MELISSA COOK, JILL HANLIN, JERI LUBENO AND JOSEPH SOUZA; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

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J. Presentation of Certificate of Appreciation to Trustee Clyde R. Allen.

John Steinbrink:

This is a certificate of appreciation in honor of Clyde R. Allen upon his farewell to the Village of Pleasant Prairie Village Board. Clyde R. Allen has served as a member of the Village Board in the Village of Pleasant Prairie since April of 2007. That's already adding up in years for you then. Upon his election in 2010 Clyde R. Allen began to volunteer with the Village Therapeutic Recreation Program and at the Village sponsored events. On the occasion of his departure, Village President John Steinbrink and the Pleasant Prairie Village Board wish to recognize Clyde for his eight years of service to our community and sincerely wish Clyde luck in his new endeavors. You know, some of us lived through a pretty rough winter here, and we know that you were down there where it was nice and warm. But we still love you.

This is presented on this 20th day of April, 2015, John P. Steinbrink, Village President. And this is on behalf of the Village Board and a grateful community for your service, Clyde. Because we saw you at a lot of events working there and especially your work at the Therapeutic Rec. And your heart was always in this community, and that's something people really appreciate. So I think they want us to stand up.

Clyde Allen:

Thank you, Mr. President. I guess I'm not much in the way of words, but I want to thank my wife and my son for all the support and all the work they did for me and getting me into this position. I appreciate it very much, more than you know. I had a friend, I think he's a friend, who talked me into running for this position. I don't know if I should be honored that he wanted me here or if they were looking for a scapegoat, but thank you, Dick.

I had an opponent in the first race, John Braig. We became very good friends. And as that friendship grew our family grew with the Braig family, and we are very close friendships with the Braig family. They say a person is measured by the number of friends he has. Well, I'm very fortunate in life that I met John Braig and our family could be very close to theirs. So thank you, John, for all you have done.

Mike, you know it's easy to call somebody a visionary. But to be a successful visionary has to have the knowledge, the ability, the fortitude to work through everything, get things accomplished. And I was very fortunate to be a small part of this Village that has turned so great from the time you came in from an unknown future in '87 to what it has developed. I mean we now have the largest municipally owned and operated recreation facility in the country. I mean here in Pleasant Prairie that's really something. And we are probably the most eclectic municipality imaginable in the state.

So it's been a true pleasure. I loved being a small part of this Board. Great group of people. Heart was always there in every decision I made. And I just love the Village very much. And I hope that that came out in all I said and did. Throughout everything there's been a person that's

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been like a rock, a pillar for me. Every time I had problems, questions, needed something I kind of landed on Mike for support, get some guidance. So you've been my rock, my pillar.

John Steinbrink:

How did that work out, Clyde?

Clyde Allen:

To be determined I guess. But I mean you were the brunt of some of my stupid practical jokes. You were the joker at times. So I truly appreciate. And you have a special spot in my heart. I appreciate everything you have done for me. I hope God watches over our protective services in the Village. They do such an outstanding job keeping us safe between our police, fire and medic. Thank you for everything you've done. And all I can say is God bless the Village of Pleasant Prairie. Thank you.

John Steinbrink:

We should probably give a little clarification on Clyde's background. He was a professional bean counter, wasn't it? Yes. And that's not the one that worked over at Jelly Belly, and he's not leaving because Jelly Belly is leaving. Now you're associated with a fine baseball organization, the Kingfish, no, the Cubs. And you've grown with that organization and working with them. And we hope you can lend some expertise to them so they can also move ahead as the Village did under your guidance.

Michael Serpe:

The first time I met Clyde was during the couple years of discontent we had to put up with eight years ago, ten years ago really. And Clyde came to a meeting and said this has got to stop. And I'll never forget that. And I never met Clyde Allen prior to that day. And he ran for the Board, got elected, and it's been with the Village in the best interest in the decisions he's made. I feel I've made a friend for life, and I couldn't be more proud of being a friend of Clyde's. And I wish you all the luck and especially with the Chicago Cubs because the Brewers aren't going to beat them. Anyway, good luck in the future, Clyde.

9. VILLAGE BOARD COMMENTS

John Steinbrink:

I did receive a call from some neighbors over in Westwood. I think they emailed us about the tornado sirens and they didn't hear them over there. And during the test I believe that was on Thursday.

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Mike Pollocoff:

Right. We're contacting emergency services, the management office to see if they had a problem with it or if they noticed it. The one thing that everybody needs to stay cognizant of is the current rationale is you really need to get a weather radio and rely on that rather than hearing the siren and using that. But we'll check and see if there is something wrong with the siren.

John Steinbrink:

Because during the severe weather maybe a week or so before they were very loud and not quite as loud that day. Chief, do you want to comment? And it could be the wind direction, too, because that plays a big part in that.

Chief McElmury:

It does, and that night it was quite windy. The siren at Station 2 did work on Saturday. I was there at 10:30 watching a little kid standing outside the door holding onto his ears because it worked so well. As Mike said the tornado sirens are designed to warn people that are outside of an impending storm, not designed to be inside. That's why the importance of the weather radios or some other type of notification device. But the siren did work on Saturday, we know that for sure.

John Steinbrink:

Other Board comments?

10. ADJOURNMENT.

ALLEN MOVED TO ADJOURN THE MEETING; SECONDED BY SERPE; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 7:15 P.M.

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
April 6, 2015
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, April 6, 2015. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz; Clyde Allen; and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Jean Werbie-Harris, Community Development Director; Dave Smetana, Police Chief; Doug McElmury, Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Dan Honore, IT Director; Sandro Perez, Inspection Superintendent; and Jane M. Romanowski, Village Clerk. Four citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETING - MARCH 16, 2015**

Steve Kumorkiewicz:

Move to approve.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any additions, corrections?

KUMORKIEWICZ MOVED TO APPROVE THE MINUTES OF THE MARCH 16, 2015 VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KECKLER; MOTION CARRIED 5-0.

- 5. PUBLIC HEARING**
 - A. Consider the installation of sanitary sewer on 39th Avenue between 97th Street and Springbrook Road and between 100th Street and Springbrook Road; the installation of municipal water on Springbrook Road west of 39th Avenue and Final Resolution #15-12 authorizing said project.**

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Mike Pollocoff:

Mr. President, this is a public hearing that's being conducted for the purpose of levying sanitary sewer and water assessments on 39th Avenue and Springbrook and it's in conjunction with the State project for 39th Avenue reconstruction and the roundabout. This project is part of the Village Green Center development project and 39th Avenue itself as far as the Village's portion is also a Tax Increment District project as well.

Before 39th Avenue is expanded, since it's going to be a significantly wider profile, we need to extend sanitary sewer services and water such that they can be extended at a future date in case of municipal water. But sanitary sewer also needs to be made available to some sites that currently don't have access to them. Currently, while the land is in a condition to be ready for improvements, there are no users yet there. There's just the bank across the street.

We've prepared a special assessment schedule for this project. The sewer and water assessments are going to be deferred assessments, and they'll be deferred to the point where a use actually comes and begins to use that improvement and as such the engineer's schedule and his engineer report reflects that work that needs to take place.

We bid this project out. We have actual construction prices on it for part of the 39th Avenue project as well and it would be one of the earlier things to take place. So with that I'd recommend Matt present the project scope and special assessment logic before the Board conducts the public hearing and considers the resolution. So, Matt, if you could begin that process.

Matt Fineour:

Mr. President and Board members, the watermain extension goes from 39th Avenue and extends west along Springbrook Road. The existing watermain right now is in the road where the roundabout is going to be. So we're actually extending it west to get it out of the entire construction of the 39th Avenue roundabout. It's approximately 388 feet west as you see there on the map. The assessment is being levied on a per linear foot basis with the frontage of, as you see, lot number 6 on the north side of Springbrook Road for 388 feet which is the length of the frontage that the water main is going on. Parcel number 2 is being assessed 138 feet which is, again, the frontage that the water main fronts on their parcel and Chase Bank there has 271 feet. They're exempt from this assessment. They already have water and water hookup on the property.

The sanitary sewers - there are two sanitary sewer extensions. One just south of 97th Street which extends south, and the other one which is across 100th Street which extends north. Again, both those extensions are being done so they won't have to rip up improvements that are being done as part of 39th Avenue reconstruction in the future. Those assessments are being levied on an area wide basis of what they will service in the future. So the area shaded in red on the map is what the service area for those two line extensions will be and so the costs or what's being assessed to those properties in a per acre cost based on the cost of the sanitary sewer. With that if there are any questions I'd be happy to answer any.

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John Steinbrink:

Any questions for Matt? If not, we'll get into the public hearing. This being a public hearing I will open it up for public comment or question. We ask that you give us your name and address for the record and use the microphone.

Jane Romanowski:

We had one signup tonight, Terry McMahan.

[Inaudible]

Jane Romanowski:

Oh, under citizens' comment? Okay.

John Steinbrink:

Okay, anybody wishing to speak on this item? Anybody wishing to speak? Hearing none I will close the public hearing and open it up to Board comment or question.

Michael Serpe:

It's no brainer decision.

John Steinbrink:

If not a motion is in order.

Michael Serpe:

I move approval.

Clyde Allen:

Second.

John Steinbrink:

With that I will close the public hearing. I did do that and we have a motion by Mike and a second by Clyde for adoption of Resolution 15-12 authorizing the said project. Is there any discussion on Resolution 15-12?

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SERPE MOVED TO ADOPT RESOLUTION #15-12 – FINAL RESOLUTION AUTHORIZING CONSTRUCTION OF PUBLIC IMPROVEMENTS AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITTED PROPERTY FOR THE CONSTRUCTION OF 461 LINEAR FEET OF SANITARY SEWER ALONG 39TH AVENUE BETWEEN 97TH STREET AND SPRINGBROOK ROAD; 454 LINEAR FEET OF SANITARY SEWER ALONG 39TH AVENUE BETWEEN 100TH STREET AND SPRINGBROOK ROAD; AND 439 LINEAR FEET OF WATER MAIN ALONG SPRINGBROOK ROAD WEST OF 39TH AVENUE; SECONDED BY ALLEN; MOTION CARRIED 5-0.

6. CITIZEN COMMENTS

Jane Romanowski:

Terry McMahan.

Terry McMahan:

Good evening. My name is Terry McMahan. I live at 6407 107th Street in Pleasant Prairie. In the last month I've received numerous phone calls from residents along the 165 corridor saying that there was supposed to be a public information meeting coming out somewhere soon in the Village. I have not been able to find any information. I talked to the State and got a return phone call today. They said the Village has a meeting coming forth soon on something to work on extensions, roundabouts and the expansion of 165 east of Green Bay Road. If you could shed any light on this and give some information so I can answer some questions when people call me instead of calling you folks I'd really appreciate it. Thank you.

Jane Romanowski:

No other signups tonight, Mr. President.

John Steinbrink:

Anyone else wishing to speak? Hearing none I will close citizens' comments. Mike, any reflection on that?

Mike Pollocoff:

I think DOT is working on a corridor plan for 165, but I'm not aware, and maybe Matt or Jean have met with DOT, but I'm not aware of a meeting that we've had. 165 is not in the five year plan for DOT. So as such whatever would happen would be --

Terry McMahan:

I talked with [inaudible] with DOT --

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John Steinbrink:

Alright, it's really a non-matter.

Terry McMahon:

The date that everybody has thrown at me is [inaudible] April 13th and April 29th.

Jean Werbie-Harris:

The first public informational meeting maybe John can address it's the 39th Avenue public informational meeting, and that is being set for April 16th from 5 to 7. And that is the roundabout. It includes this roundabout right here, it goes from 97th south to where the old roundabout was constructed.

John Steinbrink:

And that will be at the Village then?

Jean Werbie-Harris:

Correct.

John Steinbrink:

If you get calls tell them to come to the Village that day.

[Inaudible]

John Steinbrink:

Thank you. No one else on citizens comments. We'll close citizens comments.

7. ADMINISTRATOR'S REPORT – None.

8. NEW BUSINESS

A. Receive Plan Commission recommendation and consider the following related to the proposed development of a Kwik Trip to be located at the southwest corner of STH 50 and CTH H:

- 1) Ordinance #15-12 to amend the Comprehensive Plan.**
- 2) Certified Survey Map to combine two parcels.**
- 3) Ordinance #15-13 relating to Zoning Map and Zoning Text Amendments.**

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Yes, I'll be making one presentation for all three items. So the request has been made by Kwik Trip, Inc., and this is related to a new Kwik Trip gasoline and convenience store and car wash facility that is proposed at that southwest corner of County Trunk Highway H or 88th Avenue and Highway 50. It's actually bounded by 75th Street on the north and 76th Street on the south. Specifically they are requesting three items before the Village Board this evening, a comprehensive plan amendment to Ordinance 15-12, a certified survey map and a zoning map and zoning text amendment. The site and operational plan was conditionally approved by the Village Plan Commission at their last meeting. And, again, that is subject to the responses and the approval by the Village Board this evening.

So the first item is a comprehensive plan amendment. There is a very small property that is adjacent to Highway 50, that very southwest corner, that currently has a multifamily building, single family home and some out buildings on it. That actually is being purchased by Kwik Trip and is going to be combined as part of this development. That property was never actually a part of the Prairie Ridge development. So as such it does not have the identical zoning for the same area as well as it has an overlay of an urban reserve for the comprehensive plan. So the first request this evening as part of this comprehensive plan amendment is to remove the urban reserve land use designation from that property at that southwest corner of Highway 50 and 88th Avenue. This was a matter before the Village Plan Commission, and a public hearing was held regarding this item.

The second item also related to that same property is a zoning map amendment. Specifically they are requesting to rezone, again, that northerly property from the B-2, which is a Community Business District with the Urban Overlay, and place it into the PUD designation. So it matches to the B-1 PUD designation for the balance of the Kwik Trip property. Again, specifically the staff at the Plan Commission meeting went through the PUD related items for Kwik Trip, and I can briefly go over some of them with you.

But, again, what they are proposing to do is build a convenience gas station facility at that location. They will have restricted access, by that I mean no access, along Highway 50 or Highway H or 76th Street. Because of the proximity and how busy this intersection is there is no access on three sides. So their access will come from a private roadway that is shared between the development to the east which is the Prairie Ridge Marketplace and this development. They will have three access points off of that private road to get access to the development. Specifically in the middle is where the convenience store is located. The car wash is located to the north, and then the gas pumps are located to the south.

There is ample parking throughout the site, and there is a substantial amount of green space that is directly north that they will plant as well as have a monument sign along Highway 50 and another monument sign at their southeast corner. So the Prairie Ridge PUD, there's one that exists currently for signage, but then this PUD because they have triple frontage they are going to have two signs and they both will be given a little bit larger height than typically what is allowed in the Prairie Ridge development for this particular location just because of their proximity.

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The certified survey map for this site serves a number of purposes. Number one, it serves to combine the two properties into one lot. It clearly identifies that that private roadway to the east side will serve as the access and then there will be a cross-access easement between this property and the land to the west. It also identifies all of the structures that are currently on the property to the north that will be raised. Again, this entire site will be cleaned up. This existing driveway which is a residential driveway right at that corner, right at that intersection, that will be removed and there will not be a permanent commercial access at that location.

The one thing I just wanted to mention is the cross-access easement. We've given them some parameters to expand it. It's a little light with specifics, and we've asked them to add some more specific information regarding the maintaining, repairing and replacing the asphalt. Because an additional lift of asphalt does need to be placed on this private road as well as landscaping and lighting and other provisions. Again, it's a private agreement between the developer to the west and Kwik Trip. But we as a Village would like to make sure that it contains everything so there aren't any issues that come up later and it serves as a public access for people going to the Kwik Trip site.

A couple of the other things I just wanted to mention as part of the site and operational plan approval process they did receive an operational plan approval and a conditional use permit from the Village Plan Commission. Again, this is subject to the actions being taken by the Village Board this evening. The total site area is 2.9 acres. The total square footage of their facility will be 10,150 square feet. There is an architectural board that is adjacent to President Steinbrink. They really have designed this Kwik Trip so that --

John Steinbrink:

You want this just passed around, Jean?

Jean Werbie-Harris:

Sure, sure. They've designed this Kwik Trip to fit in very nicely with Prairie Ridge. It's got cultured stone it and brick and has a nice roof and the canopy of the main structure and it's very nice, and it will blend in very nicely and fit very nicely with the Prairie Ridge area.

With respect to stormwater facilities this area drains to the south. DNR has modified its regulations in our [inaudible] sites to meet water quality standards. So the existing dry basin that is just south of 76th Street at this location will need to be converted to a wet basin by deepening it by about five feet in order to meet the DNR water quality requirements. This is an illustration of the rendering of this facility and then we have a second one, again, that covers the gasoline canopy.

Again, all of these matters were before the Plan Commission at their last meeting. We do have a representative, Troy Mleziva from Kwik Trip is here if you have any questions. Other than that staff and the Plan Commission recommend approval of all three items, the comprehensive plan amendment, the certified survey map, and the zoning map and text amendment for the proposed Kwik Trip at Prairie Ridge.

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John Steinbrink:

Thank you, Jean. Any questions for the representative. Just one. I wasn't at the Planning Commission. Are they going to carry E85? It's made with corn you know.

Troy Mleziva:

Good evening, Troy Mleziva, real estate manager with Kwik Trip, 1626 Oak Street, LaCrosse, Wisconsin. Our plan is to carry E85.

Kris Keckler:

I had a related question. Jean, you mentioned the traffic pattern and how no direct traffic is coming off of Highway 50 or H. At the Plan Commission meeting there was a concerned citizen that did speak about the difficulty she was having exiting her property across H on there and just south of that. Since that time I had taken opportunities just in my normal traffic to stop over there. I had not noticed anything abnormal beyond just regular traffic light duration. I don't know if you or any of the other department heads have noticed anything. I didn't really notice an issue, but she didn't really specify the times she was having difficulty exiting her property.

Jean Werbie-Harris:

I have not noticed anything other than there are peak times when traffic is coming out of Prairie Ridge, when school begins, when school ends in the day, when there is traffic coming out of the industrial park at certain peak times. So there are some peak times. This was all taken into consideration when the original traffic study and the second modified traffic study was done for Highway 50 for full build out of this Kwik Trip and all of Prairie Ridge, kind of north of Prairie Ridge Boulevard for commercial-related uses and south for residential uses.

What I can tell you is that the long-range plan, as you know I think it's pushed back to 2021 or 2022 for Highway 50 is to do some significant improvements to Highway 50 and lane channelizations and some medians and some other things that will help to address some of the traffic. But that has been pushed into the future. But, again, she needs to be patient. I mean this is a development that has been in the planning stages for over 20 years. And we have been working on development as such.

Kwik Trip requested a driveway on 76th Street, and because of the potential for even bigger stacking and queuing and issues and the grade challenges as well, there's a retaining wall and such, we indicated to them that their access needed to come off of this private roadway just to make sure that it's more funneled. Again, we believe that people will come into the site from H, but they'll also come from 76th Street going east and west.

Kris Keckler:

Alright, thanks. I just hadn't noticed anything abnormal. Thank you.

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John Steinbrink:

Other comments or questions?

Steve Kumorkiewicz:

A question for Jeanie. Jeanie, that private road over there going west is that big enough to cover the traffic? I was over there today looking at it, and I don't know.

Jean Werbie-Harris:

So right here are you talking about, Steve?

Steve Kumorkiewicz:

Yes.

Jean Werbie-Harris:

Okay, so this is a private roadway, and it goes into the Prairie Ridge Marketplace development. So it does meet that minimum 30 foot wide criteria. I don't know that a lot of people that are coming out of here will take that unless maybe the line is too long for the car wash and then they will, that's like an escape and they'll go through that. They'll have to meander through that development, through the parking lot and get down to 76th Street at their entrance kind of over here to the west. So, again, there's a couple of ways in and out. And they either can go straight south or they can go to the west.

There aren't any quick stop retail uses in that Prairie Ridge Marketplace development. They're more destination retail other than Jimano's Pizza that people are there for a period of time. It's not quick, quick in and out. And so we're hoping that that traffic can kind of filter its way through that development or come back down to 76th Street and then channel out either way.

Steve Kumorkiewicz:

Thank you.

John Steinbrink:

Further questions? If not, a series of motions is in order.

Michael Serpe:

Move approval of Ordinance 15-12.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve for adoption of 15-12. Any discussion on this item? Hearing none, a roll call vote is requested.

SERPE MOVED TO ADOPT ORDINANCE #15-12 TO AMEND THE 2035 COMPREHENSIVE PLAN; SECONDED BY KUMORKIEWICZ; ROLL CALL VOTE – KECKLER – AYE; ALLEN – AYE; SERPE – AYE; STEINBRINK – AYE; KUMORKIEWICZ – AYE; MOTION CARRIED 5-0.

Kris Keckler:

Move to accept certified survey map.

Clyde Allen:

Second.

John Steinbrink:

Motion by Kris, second by Clyde for adoption of the certified survey map to combine the two parcels. Any discussion on this item?

KECKLER MOVED TO APPROVE A CERTIFIED SURVEY MAP AS PRESENTED AND SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY ALLEN; MOTION CARRIED 5-0.

Clyde Allen:

Motion to approve Ordinance 15-13.

Kris Keckler:

Second.

John Steinbrink:

Motion by Clyde, second by Kris for adoption of Ordinance 15-13 relating to the zoning map and zoning text amendments. Any discussion on this item?

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ALLEN MOVED TO ADOPT ORDINANCE #15-13 TO AMEND THE ZONING MAP PURSUANT TO CHAPTER 420-13 OF THE ZONING ORDINANCE; SECONDED BY KECKLER; MOTION CARRIED 5-0.

John Steinbrink:

Congratulations. We look forward to it. What is your start date on this?

Troy Mleziva:

We'd like to start construction sometime this summer going through the final permitting and bidding and hope to be open by the end of the year.

John Steinbrink:

Alright, thank you.

Troy Mleziva:

Thank you very much.

B. Consider an Award of Contract for HVAC Services for various Village of Pleasant Prairie Buildings/ Facilities.

Mike Pollocoff:

Mr. President, since 2012 the Village began the process of combining all our facilities together for bidding out the HVAC work. Our last contract price was \$45,130. We issued an RFP in February for providing HVAC services for equipment installations, renovations, remodels, repairs, preventative maintenance and general maintenance of all HVAC facilities. The facilities covered under that RFP were the Village Hall and the station downstairs, the RecPlex minus the aqua arena, Roger Prance building, the fiber optic room at RecPlex, the Ice Arena at RecPlex, new Fire Station Number 1, the Wruck Beach House, the Fire and Rescue Department, Baby-U, sewer and water facilities such as lift stations, water towers, reservoirs, booster stations and all other utility locations, and the renovation of the Village Hall, the refitting of the apparatus room into the meeting room.

We received four responses from Grunau Company in Oak Creek, Illingworth-Kilgust in West Allis, Kenosha Heating & Cooling from Kenosha and Martin Petersen Company. Staff evaluated the proposals from all the respondents to see if they were responsive to the work requested and demands that were identified in the RFP. Based on that review we're recommending that a contract be awarded to Martin Petersen Company in the amount of \$38,480 for the next three year period to cover all the buildings I've identified. With that, I request that I be authorized to execute that contract with Martin Petersen.

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Michael Serpe:

It covers everything except replacement of the unit, is that right?

Mike Pollocoff:

Right. We get a preferred price on the unit if, in fact, Martin Petersen ends up being the low bidder. Because we do go out for a new unit, and I can't think of a unit that's less than \$5,000. That would go out to bid.

Michael Serpe:

I'd move approval of the award of contract to Martin Petersen.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion?

Kris Keckler:

So the previous one was \$45,000 for two years and this is about 15 percent less but for three years, and it's with the addition of the fire station?

Mike Pollocoff:

It's with the addition of the fire station. It's a good contract. We have an existing contract with Martin Petersen that covers the aqua arena.

Kris Keckler:

So that was the difference.

Mike Pollocoff:

The aqua arena is a different project in the sense that it's geothermal. So we pull that off rather than have that impact all the pricing. But I think with the addition of the new building we're probably at the same prices as last time.

Kris Keckler:

Just so the other services are still to be expected.

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Mike Pollocoff:

Right.

John Steinbrink:

Any further comment or question?

SERPE MOVED TO AWARD A THREE YEAR CONTRACT FOR HVAC SERVICES FOR VARIOUS VILLAGE OF PLEASANT PRAIRIE BUILDINGS/ FACILITIES TO MARTIN PETERSEN COMPANY IN AN AMOUNT NOT TO EXCEED \$38,480; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

C. Consider a Professional Construction Engineering Management Agreement relating to the installation of sewer and water infrastructure for the 39th Avenue Reconstruction project.

John Steinbrink, Jr.:

Mr. President and members of the Board, Village staff received proposals for the installation of -- well, it's actually inspection of the installation of sewer and water infrastructure for the 39th Avenue reconstruction project. The 39th Avenue reconstruction project as a whole is a DOT project managed and supervised by the DOT. So all of the grading, all the earth work, curb and gutter, roadway, signage, irrigation, landscaping, that's all to be handled by the DOT's inspector. Any of the Village's infrastructure, the sewer and the water which we spoke about a little bit earlier this evening needs to be inspected by the Village or by the Village's designee who we put out for proposal.

We ended up sending it out to three different professional organizations, Clark Dietz, RA Smith and GAI. GAI declined because of their current workload, and the other two that submitted bids were Clark Dietz and RA Smith. Clark Dietz had a comparable amount of hours to RA Smith, but it came in at a lower price at \$11,400. They have done other consulting work for the Village in the past, and they've done a very good job. So I would like you to consider authorization of accepting Clark Dietz for this professional construction inspection work.

Steve Kumorkiewicz:

So moved to approve.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any further discussion?

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KUMORKIEWICZ MOVED TO APPROVE A PROFESSIONAL CONSTRUCTION ENGINEERING MANAGEMENT AGREEMENT WITH CLARK DIETZ RELATING TO THE INSTALLATION OF SEWER AND WATER INFRASTRUCTURE FOR THE 39TH AVENUE RECONSTRUCTION PROJECT; SECONDED BY KECKLER; MOTION CARRIED 5-0.

D. Consider Agreement between Prairie Place LLC and the Village for improvements in the Village Green Development.

Jean Werbie-Harris:

Mr. President and members of the Board, the agreement between Prairie Place LLC and the Village is for specific storm sewer improvements and for dedication of parkland in the area directly across from 39th Avenue in what we will start referring to as the Village Green Center for the development. The Village staff has entered into and has been working with Mr. Hanley who is here from Land and Lakes, and our attorney in negotiating an agreement. We feel that this is a win/win proposition for both the community as well as Mr. Hanley.

Specifically we are working with the developer and with our contractors in order to do some filling and grading in the adjacent area as it relates to a permitted location on the site in order to do some initial stormwater improvements for the downtown or for the Village Green Center. As a result of the Village's involvement with the developer, the developer is also paying for these costs as well. We're splitting these costs. But the developer is, and you can see this on your screens but not up on the map, there are two designated areas in the Village Green Center if you will recall that were identified for future public park areas. These public park areas are intended to be dedicated by the developer to the Village via certified survey map at this time as part of this development.

The other piece of this puzzle is that we do need to work with the developer in order to have a third connection or access point to Village Green Heights as part of a previous memorandum of understanding with the DOT and so the Village is going to be working to identify an appropriate location for a third access from that development. One possible location is a connection of Main Street to 43rd Avenue and the second point of connection is Cooper Road to 97th Street.

So as you can see by the agreement there are a number of pieces to this agreement that work in favor of the Village and work in favor of the developer. It's a joint agreement because there's common goals and common good for this development in order to continue to work with the developer to move the Village Green Center project forward.

Specifically with respect to the details of the stormwater improvements Matt Fineour is here from our engineering department, our Village Engineer. If you have any specific questions he can address some of those with respect to the details on the numbers and putting everything together. John Steinbrink, Jr., has worked that part of the puzzle and Mike Pollocoff also has been very involved with respect to putting this agreement together with the developer. So we each had a different part of this agreement.

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Mike Pollocoff:

This is really in a sense a global agreement. What we're accomplishing with this, and 39th Avenue plays a major part of this, we're completing the wetland adjustments that were permitted for the developer and in accordance with how that was going to be developed with a long-term plan with the Village Green, we've identified with the Village Green planning where the ultimate park uses are going to take place, stormwater and the neighborhood plan. So we're in a position where the Village is able to leverage some of the improvement costs that are going to take place on 39th Avenue to facilitate the development expenses that are incurred for stormwater drainage, grading and filling of the wetlands that are deemed to be filled as part of this project through that 39th Avenue project at no expense to the Village, the developer or the people that have already lined up for this project.

The exchange of dedicating the existing parklands or the parklands that were identified to be in the community gives the Village from the early start some control over how and when those parklands are developed and improved. Finally, we need to identify where those additional access points are going to be and where those are going to take place. There's a process we'll have to go through to make that happen, and we haven't completed that yet. So primarily a good part of the Village expenses on this are going to be attributed to Tax Increment District #2. There will be some future expenses related to parks, but we were going to face those anyway as those were developed.

We've agreed to a cap on what the developer expense is going to be and anything over that we're going to split. But I think with the work that Public Works has been doing in negotiating out the agreement for the grading that's going to take place those numbers are going to be significantly controlled. So I think this is a good development for everybody. It's a good agreement for everybody and I think that everybody's needs to be able to get this thing off and running is going to be accommodated in the most cost effective manner possible.

Michael Serpe:

With everything being done in this area, with Village Green being developed the way it is, the roundabout, the reconstruction of 39th Avenue stormwater, that development for this Village Green area is going to happen I would hope sooner than later. It's been 20 some years in the making, and now things are in place. All we need is one start [inaudible], one start and that will take off.

Mike Pollocoff:

The 39th Avenue corridor is going to look completely different next year. It's going to be a nice looking corridor. It really gets a major construction project off the table. It makes it so if someone does want to buy a parcel there and start construction they're not going to be facing ongoing construction while they're trying to operate their business. I'd recommend that the agreement be approved as presented.

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Michael Serpe:

So moved.

Clyde Allen:

Second.

John Steinbrink:

Motion by Mike, second by Clyde for adoption of the agreement. Any discussion?

SERPE MOVED TO APPROVE AN AGREEMENT BETWEEN PRAIRIE PLACE LLC AND THE VILLAGE FOR IMPROVEMENTS IN THE VILLAGE GREEN DEVELOPMENT; SECONDED BY ALLEN; MOTION CARRIED 5-0.

E. Consider Resolution #15-11 designating April 12-18, 2015 as National Public Safety Telecommunications Week.

Mike Pollocoff:

Mr. President, this is Public Safety Telecommunications Week. We are fortunate in the Village where we do have our own public safety dispatch that we operate in cooperation with Kenosha County. But we do have a fine group of people, and they're under the direct supervision of Chief Smetana and his staff, and they work also with the Fire Department. But they're the Village's first contact point for people who are really in need of a solution and some assistance in the worse way. And they do a very good job at it.

The resolution indicates the public safety dispatchers are the single vital link for our police officers and firefighters and carry responsibility for their safety by monitoring the radio and activity and giving updated information and ensuring safety. That's probably one of the most important things that the dispatcher is going to do. We really trust the safety of our public safety officers with them, and they do a good job at it. So as such I'd recommend that this resolution be adopted unanimously. I don't know if the Chiefs have something they want to add to this.

Chief Smetana:

Thank you, Mike. I don't think I could put it any better than you did. The first responders take a great deal of pride in the services that they provide. While we're out on the street when people think of public safety they think of the police department and fire and rescue, and they think of the great service of public works. These are the unseen people that are working 24/7 and like Mike said I take a great deal of pride knowing that they are the first contact that people have. A lot of times the calls we get, and I'm sure it's not surprising to you, maybe have nothing to do with public safety or public works or the public services at all. But my personnel take that time to talk to those individuals, to hear what they have to say, to carry on the great tradition of

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responsiveness of the government of Pleasant Prairie. So thank you very much for acknowledging the resolution.

John Steinbrink:

Thank you, Chief.

Kris Keckler:

Move to accept Resolution 15-11.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve.

Kris Keckler:

I'm sorry, I didn't mean to cut you off.

Chief McElmury:

I just wanted to add there's been a lot of changes in the last year few years with Fire and Rescue, and the dispatchers have been extremely cooperative and really have given us a lot of good input on how to make those changes more effective for both us and for them. And so they've been open and just really wanted to acknowledge their support and all they do for us. Thank you.

John Steinbrink:

Thank you, Chief. We have a motion and a second. Any further discussion?

KECKLER MOVED TO ADOPT RESOLUTION #15-11 DESIGNATING APRIL 12-18, 2015 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

F. Consider Resolution #15-12 Opposing Elimination of Personal Property Taxes.

Mike Pollocoff:

Mr. President, this resolution is part of the twilight zone of public finance that's been going on recently and there's been a proposal by a Representative and a Senator in the Legislature to eliminate both the personal property tax and computer aid payments made to local governments. In 2013 for property tax levies then that are collect in '14, \$290 million were collected statewide.

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The states are making computer aided payments to local governments since 2001 to offset the personal property tax exemption that occurred when they did that, for the State a public payment of \$83.8 million.

Elimination of personal property tax on businesses will result in even more property tax burden shifting to residential homeowners who on average already pay 70 percent of the statewide property tax levy. The impact of eliminating the personal property tax will be greatest in cities and villages where most of the personal property tax base is located and you can see that the proposers of this are from the bustling metropolis areas of Hazelhurst and Stratford.

Fully exempting all personal property tax on personal property from the property tax rolls will likely result in the reduction of incremental levy for the many tax incremental districts that exist and, of course, we have some big ones. Whereas for the Village of Pleasant Prairie the loss of computer aided payment for the exempt computers would mean \$50,300 less for the general fund and \$47,200 less for the Villages TIDs for a total decrease in State aid payment of \$97,500.

For the Village of Pleasant Prairie, the shift to residential homeowners would be \$633,722 of tax levy for just the Village portion of the property taxes resulting in an equalized tax rate increase of 29 cents per thousand, or for the average home in the Village that's \$62.35 more. So staff is recommending that this be rejected and Rocco is going to allow the work up on this. I really think this is bad legislation. Everybody likes a tax cut, but this a tax cut that everybody else has to pay for. Rocco, if you could --

Rocco Vita:

Does everybody understand what personal property is? We think of property as real estate. But there is another class of property called personal property. And that's everything else you own, furniture, fixtures, equipment, automobiles, crops, lumber, all kinds of stuff. And in Wisconsin personal property is assessed and taxed as a property tax. Now, Wisconsin has had a very long and intimate relationship with property taxes going back to way before statehood. People here were paying property taxes when it was a territory. We were paying property tax prior to income tax. So property tax has been around for a long, long time. And personal property tax was a lot bigger then than it is today.

Personal property taxes or assessments or personal property is taxed unless it's exempt. And right now the first exemption is household furniture and household furnishing so nobody pays taxes on that. And over the years other exemptions have occurred such as automobiles, most of transportation, all of that equipment, equipment for agricultural property, equipment used in the process of manufacturing. So really today what's left is inventories used to value inventory in a store. Stores would report to the community how much inventory they had and then the person would pay property taxes on that.

Farmers used to pay property tax on livestock, so that the assessor had to travel around and count the sheep and the cows and the chickens and that sort of thing. So right now it's down to really the furniture, fixtures and equipment of commercial property where commerce is done. And as

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Mike had indicated this would hit hardest those communities that are urban with retail and commercial property.

Now, for the Village here we've had a pretty good increase of property tax because of the recent development in the industrial park, and Uline and Meijer this year made some big investments in the Village in personal property such that our personal property value for 2014 has increased 40 percent over what it was the year before. We were just over \$100 million in personal property. Now we'll be closer to \$140 close to \$150 million in personal property. In total and including the exempt computers because remember we were made whole when they exempted computers, that whole bundle, losing the revenue from personal property, the tax on personal property, and then losing the computer aid that's about 6 percent of the Village's revenue stream when it comes to property tax and aid.

But as Mike has indicated if you think about the TID and a TID is economic development. A TID has all new buildings and businesses for the most part which has new personal property. And when you look at our TID this year as best as I can tell, even though manufacturing values aren't complete, our personal property and exempt computer value in the TID will be about 11.5 percent. So this makes it more difficult for the TID to pay off in time when you're taking away 11 percent of its revenue, alright?

When we look at how much is made to lay the TID the TID may last -- it may extend the life of it maybe 15 percent more or so and in doing that when we look at how much is being paid to the TID in the last year it's about between \$13 and \$14 million. So we're delaying the taxing authority such as the Village and Kenosha School District and the County \$13 or \$14 million in tax revenue from delaying payment of the TID.

Mike Pollocoff:

So this is one iteration of a change in tax policy by the State that's affected the TIDs. The other one is when the State took half of the Gateway levy off the property tax. Well, that didn't mean that we still had commitments as part of the TIF where we issued bonds and debt to make TIF improvements on reliance of the fact that we were going to be getting these property taxes. The State changed that. So between the two of these you talk about -- I mean it's important that if the average home is going to lose \$62 a year, that's \$60 that they're not going to get anything more for. It's not like they're buying \$62 more in service.

But you delay \$13 million one or two years that's a lot of tax breaks for everybody, even the people in the Corporate Park. All of a sudden the tax base has gotten that much richer, but if we really want to tax reductions and you want to have a positive impact on the tax do not keep taking money from the goose that's laying the golden egg here and that's the TIF District. Because all you're doing is you're delaying when that happens, and you're getting some short-term satisfaction, or a smaller group of people are going to be getting the benefit from it. But all the taxpayers whether they're us or Gateway or Kenosha County or, who else am I missing?

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Rocco Vita:

County.

Mike Pollocoff:

County, yeah. I mean for all those parts of our tax bill \$13 million is a lot of money and that's significant. They won't be able to receive that because the short-term fix here isn't really cutting it over the long haul. The other thing I think if the State thinks it's a great idea, these are commercial uses, they collect all the sales tax off all these businesses. As Rocco was saying there's been a lot of growth in commercial business here, they're collecting all that added sales tax revenue, and all the new jobs are coming here, they're collecting all the new income taxes, but they're wanting the village and the cities to eat the loss on this exemption. If they think it's a great idea they ought to fund it because they've been getting the new money off these uses. I don't know where it's going, but it's going wherever it's going. So I think this is really bad legislation and I think it's poor public finance, it really is. It's poorly thought out.

Michael Serpe:

This appears to be a payback for the big money donors to Madison legislators. The average homeowner in any community can't compete with political donations like the big business can.

Rocco Vita:

This is primarily couched in helping small business. But in reality most of the personal property tax is paid by big business.

Steve Kumorkiewicz:

I was here working when they were here two weeks ago Representative Kerkman and Van Wanggaard, okay, Van Wanggaard is a firm believer in this elimination of property taxes. Right here he told me that he believed in that [inaudible], okay this is what he's going to give us [inaudible]. We never are going to get the money. He is a believer of that. He believes that this tax is unjust for the business and [inaudible].

Michael Serpe:

If this passes, and I have a feeling it will because of who controls the two houses, and I don't want to see our newsletter become political, but I think the people have to know what's going on if this does, in fact, take place. And it's almost going to sound political, but I think we have to forewarn the people that their taxes is going to go up at no fault of the locals which we're going to get blamed for. This is not good.

Steve Kumorkiewicz:

We have to [inaudible] so the people know definitely.

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John Steinbrink:

We used to joke in Madison that the bust of fight Bob La Follette be taken out of the Capitol rotunda and be replaced with an auction block, and no longer is it a joke. Because now the auction of State government now goes to the highest bidder. As Mike and Rocco pointed out we pay the price on the local level, and we've been paying the price over the last few years. The sad part is these decisions are made by people with no clue o the ramifications and end result of their actions and what happens to the taxpayers or to the local municipalities, to the people that create the environment for the jobs they so dearly pray for up in Madison and never deliver. The end result is not going to be good.

We attract businesses not only by our location but by the good job we do of providing services, and we do that by having the monies available to provide these services, whether it's police, fire, roads, sewer, water. I mean these are expensive ventures none of which the State ever has to pay for and none of which those folks in Madison understand how they're paid for or how they're carried out. Mike said you wonder where the money is going in Madison now because they're keeping more, sending less back, and we help them actually generate more ad what they're doing because right now they're borrowing.

If you look at the last transportation budget, and you wonder what the future is for transportation, with the large borrowing going on and for the programs that we need as a society to be one of the greatest places for people to locate and build their business and raise their family. It's a sad scenario. Sometimes you wonder when are the voters going to wake up and actually see what's there and I'm afraid they're not going to wake up until the pain hits home for them and they'll say one day that, wow, how did this happen. Then it's too late.

Michael Serpe:

Too late.

John Steinbrink:

Thank you, Mike, thank you, Rocco, for your presentation on this. Further comment or question?

Clyde Allen:

I'll make a motion to approve Resolution 15-12 opposing the elimination of personal property taxes.

Michael Serpe:

I'll second that.

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John Steinbrink:

Motion by Clyde, second by Mike for adoption of Resolution 15-12 opposing the elimination of personal property taxes. Any further discussion?

ALLEN MOVED TO ADOPT RESOLUTION #15-12 OPPOSING ELIMINATION OF PERSONAL PROPERTY; SECONDED BY SERPE; MOTION CARRIED 5-0.

G. Consider Operator License Applications on file.

Jane Romanowski:

Two applications tonight, Debra Jablonski-Wick and Ashley Queen. They both passed the requirements to get a license. I recommend approval.

Steve Kumorkiewicz:

So moved.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any discussion?

KUMORKIEWICZ MOVED TO APPROVE THE OPERATOR LICENSES FOR DEBRA JABLONSKI-WICK AND ASHLEY QUEEN; SECONDED BY KECKLER; MOTION CARRIED 5-0.

9. VILLAGE BOARD COMMENTS

John Steinbrink:

Clyde?

Clyde Allen:

Thank you, Mr. President. First I want to say good luck to Dave and Dave tomorrow. Regardless of who wins the Village comes out a winner. I did my research, talked to mutual friends. You're both quality gentlemen that, indeed, are qualified to be up here. I'm happy to have you on the ballot. Could I have Chief McElmury and Chief Smetana come forward please? Chiefs, I want to say what an honor and privilege it's been to be associated with two such fine organizations. I'm very proud to be part of Pleasant Prairie [inaudible] part of what goes on. And I'm very proud of all the protective sources. You two lead by example as to what protective services is all

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about. With that I'd like to make a donation to the Fire Medic Association and to the Pleasant Prairie Canine Unit. Thank you.

I've got to say when I first retired [inaudible] volunteering a little bit of time to our therapeutic rec program. I loved every minute. And a lot of it I fell in love with and I still am. And with that I want to say what an exception job the therapeutic rec program really is and I'd like to give you a check [inaudible].

John Steinbrink:

Further Board comments?

Michael Serpe:

Yeah, I have. Clyde made mention about tomorrow's election. And the unfortunate thing about tomorrow's election is we only have one seat available and two more than qualified candidates running for the position. Like Clyde I would feel honored to be serving with either one of you guys, and good luck tomorrow. You never know what the future is going to bring.

As far as Clyde tonight it just shows the class that the man has. He ran for this office right at the time when it was a little contentious in this Village. And when he got elected it was Board meetings as usual and what we were used to for the last 20 some years. I'm going to miss him. Cubs lost last night. Anyway, it's been a pleasure serving with you, Clyde, for the last eight years, and keep in touch.

John Steinbrink:

Other Board comments?

Kris Keckler:

I'd just like to wish Clyde the best as well even though I've had the shortest interaction and duration. But he's been a nice mentor in that regard.

John Steinbrink:

Did you ever get free Cubs tickets from him?

Steve Kumorkiewicz:

No, just stories.

John Steinbrink:

That's about the rest of us got the same thing.

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Mike Pollocoff:

Just so you know before we tell Clyde to rest in peace he still has one more meeting.

Steve Kumorkiewicz:

[Inaudible] did an excellent job in the time you were here [inaudible] you've fulfilled the role. You did a very good job. So good luck in your retirement.

10. ADJOURNMENT

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

RESOLUTION NO. 15-17

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
\$13,450,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2015

WHEREAS, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village") to raise funds for the public purpose of paying the cost of projects included in the Project Plan for Tax Incremental District No. 2 (the "Project");

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, villages are authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purpose; and

WHEREAS, it is the finding of the Village Board that it is necessary, desirable and in the best interest of the Village to sell its general obligation promissory notes (the "Notes") to Piper Jaffray & Co. (the "Purchaser"), pursuant to the terms and conditions of its note purchase proposal attached hereto as Exhibit A and incorporated herein by this reference (the "Proposal").

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization and Sale of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of THIRTEEN MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$13,450,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal is hereby accepted, and the President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute an acceptance of the Proposal on behalf of the Village. To evidence the obligation of the Village, the President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, the Notes aggregating the principal amount of THIRTEEN MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$13,450,000) for the sum set forth on the Proposal, plus accrued interest to the date of delivery.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2015"; shall be issued in the aggregate principal amount of \$13,450,000; shall be dated June 4, 2015 shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on September 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit B-1 and incorporated herein by this reference. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2016. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit B-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on September 1, 2020 shall be subject to redemption prior to maturity, at the option of the Village, on September 1, 2019 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2015 through 2019 for the payments due in the years 2016 through 2020 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for \$13,450,000 General Obligation Promissory Notes, Series 2015, dated June 4, 2015" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. The Village Treasurer shall deposit in the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the Village above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated

for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund separate and distinct from all other funds of the Village and disbursed solely for the purpose for which borrowed or for the payment of the principal of and the interest on the Notes. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose for which the Notes have been issued has been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code.

The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by the Village Clerk or Village Treasurer (the "Fiscal Agent").

Section 12. Persons Treated as Owners; Transfer of Notes. The Village shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The fifteenth day of each calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations previously executed on behalf of the Village and on file in the Village Clerk's office.

Section 15. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 16. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 17. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 18. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the Village are authorized to take all actions necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded May 4, 2015.

John P. Steinbrink
President

ATTEST:

Jane M. Romanowski
Village Clerk

(SEAL)

EXHIBIT A

Note Purchase Proposal

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-1

Pricing Summary

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
KENOSHA COUNTY
NO. R-___ VILLAGE OF PLEASANT PRAIRIE \$ _____
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2015

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
September 1, _____ June 4, 2015 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2016 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the Village Clerk or Village Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$13,450,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for the public purpose of paying the cost of projects included in the Project Plan for Tax Incremental District No. 2, all as authorized by a resolution of the Village Board duly adopted by said governing body at a meeting held on May 4, 2015. Said resolution is recorded in the official minutes of the Village Board for said date.

The Notes maturing on September 1, 2020 are subject to redemption prior to maturity, at the option of the Village, on September 1, 2019 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the Village appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Pleasant Prairie, Kenosha County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN

By: _____
John P. Steinbrink
President

(SEAL)

By: _____
Jane M. Romanowski
Village Clerk

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)



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Milwaukee, Wisconsin 53202-4426
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Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

April 28, 2015

VIA EMAIL AND REGULAR MAIL

Ms. Kathleen M. Goessl
Finance Director/Treasurer
Village of Pleasant Prairie
Village Hall
9915 39th Avenue
Pleasant Prairie, WI 53158

Scope of Engagement Re: Proposed Issuance of \$13,450,000 Village of Pleasant Prairie (the "Village") General Obligation Promissory Notes, Series 2015

Dear Kathy:

We are pleased to be working with you again as the Village's bond counsel.

The purpose of this letter is to set forth the role we propose to serve and responsibilities we propose to assume as bond counsel in connection with the issuance of the above-referenced Notes (the "Securities") by the Village.

Role of Bond Counsel

Bond counsel is engaged as a recognized independent expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of municipal obligations. If you desire additional information about the role of bond counsel, we would be happy to provide you with a copy of a brochure prepared by the National Association of Bond Lawyers.

As bond counsel we will: examine applicable law; prepare authorizing and closing documents; consult with the parties to the transaction, including the Village's financial advisor or underwriter or placement agent, prior to the issuance of the Securities; review certified proceedings; and undertake such additional duties as we deem necessary to render the opinion. As bond counsel, we do not advocate the interests of the Village or any other party to the transaction. We assume that the parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction.

Subject to the completion of proceedings to our satisfaction, we will render our opinion that:

- 1) the Securities are valid and binding general obligations of the Village;
- 2) all taxable property in the territory of the Village is subject to ad valorem taxation without limitation as to rate or amount to pay the Securities; and

- 3) the interest paid on the Securities will be excludable from gross income for federal income tax purposes (subject to certain limitations which may be expressed in the opinion).

The opinion will be executed and delivered by us in written form on the date the Securities are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. Upon delivery of the opinion, our responsibilities as bond counsel will be concluded with respect to this financing; specifically, but without implied limitation, we do not undertake (unless separately engaged) to provide any post-closing compliance services including any assistance with the Village's continuing disclosure commitment, ongoing advice to the Village or any other party concerning any actions necessary to assure that interest paid on the Securities will continue to be excluded from gross income for federal income tax purposes, or participating in an Internal Revenue Service, Securities Exchange Commission or other regulatory body survey or investigation regarding or audit of the Securities.

In rendering the opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

The services we will provide under this engagement are strictly limited to legal services. We are neither qualified nor engaged to provide financial advice and we will make no representation about the desirability of the proposed plan of finance, the feasibility of the projects financed or refinanced by the Securities, or any related matters.

Diversity of Practice; Consent to Unrelated Engagements

Because of the diversity of practice of our firm, members of our firm other than those who serve you may be asked to represent other clients who have dealings with the Village regarding such matters as zoning, licensing, land division, real estate, property tax or other matters which are unrelated to our bond counsel work. Ethical requirements sometimes dictate that we obtain the Village's consent to such situations even though our service to you is limited to the specialized area of bond counsel. We do not represent you in legal matters regularly, although we may be called upon for special representation occasionally, and our bond counsel work does not usually provide us information that will be disadvantageous to you in other representations. We do not believe that such representations of others would adversely affect our relationship with you, and we have found that local governments generally are agreeable to the type of unrelated representation described above. We would like to have an understanding with you that the Village consents to our firm undertaking representations of this type. Your approval of this letter will serve to confirm that the Village has no objection to our representation of other clients who have dealings with the Village, unrelated to the borrowing and finance area or any other area in which we have agreed to serve it. If you have any questions or would like to discuss this consent further, please call us.

We also want to advise you that from time to time we represent underwriters and purchasers of municipal obligations, as well as other bond market participants. In past transactions or matters that are not related to the issuance of the Securities and our role as bond counsel, we may have served as counsel to the financial institution that has or will underwrite, purchase or place the Securities or that is serving as the Village's financial advisor. We may also be asked to represent

Ms. Kathleen M. Goessl
April 28, 2015
Page 3

financial institutions and other market participants, including the underwriter, purchaser or placement agent of the Securities or the Village's financial advisor, in future transactions or matters that are not related to the issuance of the Securities or our role as bond counsel. By engaging our services under the terms of this letter, the Village consents to our firm undertaking representations of this type.

A form of our opinion and a form of a Continuing Disclosure Certificate (which we may prepare) may be included in the Official Statement or other disclosure document for the Securities. However, as bond counsel, we will not assume or undertake responsibility for the preparation of an Official Statement or other disclosure document with respect to the Securities, nor are we responsible for performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document. If an Official Statement or other disclosure document is prepared and adopted or approved by the Village, we will either prepare or review any description therein of: (i) Wisconsin and federal law pertinent to the validity of the Securities and the tax treatment of interest paid thereon and (ii) our opinion.

Fees

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, we estimate that our fee as bond counsel will be \$14,750, including all out-of-pocket expenses. Such fee and expenses may vary: (i) if the principal amount of Securities actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time, expenses or responsibility. Our fees and expenses may increase if the Securities are insured by a municipal bond insurance company, as municipal bond insurance companies require additional opinions and documents. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will consult with you.

If, for any reason, the financing is not consummated or is completed without the rendition of our opinion as bond counsel, we will expect to be compensated at our normal hourly rates for time actually spent, plus out-of-pocket expenses. Our fee is usually paid either at the Closing out of proceeds of the Securities or pursuant to a statement rendered shortly thereafter. We customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

Limited Liability Partnership

Our firm is a limited liability partnership ("LLP"). Because we are an LLP, no partner of the firm has personal liability for any debts or liabilities of the firm except as otherwise required by law, and except that each partner can be personally liable for his or her own malpractice and for the malpractice of persons acting under his or her actual supervision and control. As an LLP we are required by our code of professional conduct to carry at least \$10,000,000 of malpractice insurance; currently, we carry coverage with limits substantially in excess of that amount. Please call me if you have any questions about our status as a limited liability partnership.

Ms. Kathleen M. Goessl
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Conclusion and Request for Signed Copy

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning the enclosed copy of this letter dated and signed by an appropriate officer, retaining the original for your files. If we do not hear from you within thirty (30) days, we will assume that these terms are acceptable to you, but we would prefer to receive a signed copy of this letter from you.

We are looking forward to working with you and the Village in this regard.

Very truly yours,

QUARLES & BRADY LLP



Brian G. Lanser

BGL:SMN:kmm
Enclosures
#750177.00086

cc: Mr. Gene Schulz (w/enc. via email)
Ms. Kay Eskildsen (w/enc. via email)
Mr. Michael Pollocoff (w/enc. via email)
Ms. Jane Romanowski (w/enc. via email)
Mr. Jim Towne (w/enc. via email)
Ms. Jandra Lubovich (w/enc. via email)

Accepted and Approved:

VILLAGE OF PLEASANT PRAIRIE

By: _____

Its: _____
Title

Date: _____

RESOLUTION NO. 15-18

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF
\$9,660,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015

WHEREAS, the Village Board of the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village") hereby finds and determines that it is necessary, desirable and in the best interest of the Village to raise funds for the purpose of refunding obligations of the Village, including interest on them, specifically, the General Obligation Refunding Bonds, Series 2004, dated May 3, 2004, maturing in the years 2016 and 2017 (the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, the Village Board deems it to be necessary, desirable and in the best interest of the Village to refund the Refunded Obligations for the purpose of achieving debt service cost savings;

WHEREAS, villages are authorized by the provisions of Section 67.04, Wisconsin Statutes, to borrow money and issue general obligation refunding bonds to refinance their outstanding obligations; and

WHEREAS, it is the finding of the Village Board that it is necessary, desirable and in the best interest of the Village to authorize the issuance of and to sell its general obligation refunding bonds (the "Bonds") to Piper Jaffray & Co. (the "Purchaser"), pursuant to the terms and conditions of its bond purchase proposal attached hereto as Exhibit A and incorporated herein by this reference (the "Proposal").

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization and Sale of the Bonds. For the purpose of paying the cost of the Refunding, there shall be borrowed pursuant to Section 67.04, Wisconsin Statutes, the principal sum of NINE MILLION SIX HUNDRED SIXTY THOUSAND DOLLARS (\$9,660,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal is hereby accepted, and the President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute an acceptance of the Proposal on behalf of the Village. To evidence the obligation of the Village, the President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, the Bonds aggregating the principal amount of NINE MILLION SIX HUNDRED SIXTY THOUSAND DOLLARS (\$9,660,000) for the sum set forth on the Proposal, plus accrued interest to the date of delivery.

Section 2. Terms of the Bonds. The Bonds shall be designated "General Obligation Refunding Bonds, Series 2015"; shall be issued in the aggregate principal amount of \$9,660,000; shall be dated June 4, 2015; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on September 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit B-1 and incorporated herein by this reference. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2016. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit B-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Bonds shall not be subject to optional redemption.

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2015 and 2016 for the payments due in the years 2016 and 2017 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for \$9,660,000 General Obligation Refunding Bonds, Series 2015, dated June 4, 2015" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. The Village Treasurer shall deposit in the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Bonds; (ii) any premium not used for the Refunding which may be received by the Village above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied

and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund separate and distinct from all other funds of the Village and disbursed solely for the purpose for which borrowed or for the payment of the principal of and the interest on the Bonds. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose for which the Bonds have been issued has been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Bonds, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Bonds to the Purchaser which will permit the conclusion that the Bonds are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Bonds and by the Refunded Obligations and the ownership, management and use of the projects will not cause the Bonds or the Refunded Obligations to be "private activity bonds" within the meaning of Section 141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 11. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by the Village Clerk or Village Treasurer (the "Fiscal Agent").

Section 12. Persons Treated as Owners; Transfer of Bonds. The Village shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 13. Record Date. The fifteenth day of each calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the Village at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations previously executed on behalf of the Village and on file in the Village Clerk's office.

Section 15. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 16. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and

the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 17. Redemption of the Refunded Obligations. The Refunded Obligations are hereby called for prior payment and redemption on September 1, 2015 at a price of par plus accrued interest to the date of redemption.

The Village hereby directs the Village Clerk to work with the Purchaser to cause timely notice of redemption, in substantially the form attached hereto as Exhibit D and incorporated herein by this reference (the "Notice"), to be provided at the times, to the parties and in the manner set forth on the Notice. All actions heretofore taken by the officers and agents of the Village to effectuate the redemption of the Refunded Obligations are hereby ratified and approved.

Section 18. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 19. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the Village are authorized to take all actions necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 20. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded May 4, 2015.

John P. Steinbrink
President

ATTEST:

Jane M. Romanowski
Village Clerk

(SEAL)

DRAFT

EXHIBIT A

Bond Purchase Proposal

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-1

Pricing Summary

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Piper Jaffray & Co. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
KENOSHA COUNTY
NO. R-___ VILLAGE OF PLEASANT PRAIRIE \$_____
GENERAL OBLIGATION REFUNDING BOND, SERIES 2015

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
September 1, _____ June 4, 2015 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2016 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by the Village Clerk or Village Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$9,660,000, all of which are of like tenor, except as to denomination, interest rate and maturity date, issued by the Village pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the purpose of refunding certain outstanding obligations of the Village, all as authorized by a resolution of the Village Board duly adopted by said governing body at a meeting held on May 4, 2015. Said resolution is recorded in the official minutes of the Village Board for said date.

This Bond is not subject to optional redemption.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrevocable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the Village appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds after the Record Date. The Fiscal Agent and Village may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Pleasant Prairie, Kenosha County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN

By: _____
John P. Steinbrink
President

(SEAL)

By: _____
Jane M. Romanowski
Village Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

EXHIBIT D

NOTICE OF FULL CALL*

Regarding

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2004
DATED MAY 3, 2004

NOTICE IS HEREBY GIVEN that the Bonds of the above-referenced issue which mature on the dates and in the amounts; bear interest at the rates; and have CUSIP Nos. as set forth below have been called by the Village for prior payment on September 1, 2015, at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
09/01/2016	\$4,000,000	5.00%	728534MF2
09/01/2017	5,865,000	5.00	728534MG0

The Village shall deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before September 1, 2015.

Said Bonds will cease to bear interest on September 1, 2015.

By Order of the
Village Board
Village of Pleasant Prairie
Village Clerk

Dated _____

* To be provided by registered or certified mail, overnight express delivery or facsimile transmission, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days prior to September 1, 2015 and to the MSRB. Notice shall also be provided to Financial Security Assurance Inc., or any successor, the bond insurer of the Bonds.

In addition, if the Bonds are subject to the continuing disclosure requirements of SEC Rule 15c2-12 effective July 3, 1995, this Notice should be filed electronically with the MSRB through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.



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Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

April 28, 2015

VIA EMAIL AND REGULAR MAIL

Ms. Kathleen M. Goessl
Finance Director/Treasurer
Village of Pleasant Prairie
Village Hall
9915 39th Avenue
Pleasant Prairie, WI 53158

Scope of Engagement Re: Proposed Issuance of \$9,660,000 Village of Pleasant Prairie (the "Village") General Obligation Refunding Bonds, Series 2015

Dear Kathy:

We are pleased to be working with you again as the Village's bond counsel.

The purpose of this letter is to set forth the role we propose to serve and responsibilities we propose to assume as bond counsel in connection with the issuance of the above-referenced Bonds (the "Securities") by the Village.

Role of Bond Counsel

Bond counsel is engaged as a recognized independent expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of municipal obligations. If you desire additional information about the role of bond counsel, we would be happy to provide you with a copy of a brochure prepared by the National Association of Bond Lawyers.

As bond counsel we will: examine applicable law; prepare authorizing and closing documents; consult with the parties to the transaction, including the Village's financial advisor or underwriter or placement agent, prior to the issuance of the Securities; review certified proceedings; and undertake such additional duties as we deem necessary to render the opinion. As bond counsel, we do not advocate the interests of the Village or any other party to the transaction. We assume that the parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction.

Subject to the completion of proceedings to our satisfaction, we will render our opinion that:

- 1) the Securities are valid and binding general obligations of the Village;
- 2) all taxable property in the territory of the Village is subject to ad valorem taxation without limitation as to rate or amount to pay the Securities; and

- 3) the interest paid on the Securities will be excludable from gross income for federal income tax purposes (subject to certain limitations which may be expressed in the opinion).

The opinion will be executed and delivered by us in written form on the date the Securities are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. Upon delivery of the opinion, our responsibilities as bond counsel will be concluded with respect to this financing; specifically, but without implied limitation, we do not undertake (unless separately engaged) to provide any post-closing compliance services including any assistance with the Village's continuing disclosure commitment, ongoing advice to the Village or any other party concerning any actions necessary to assure that interest paid on the Securities will continue to be excluded from gross income for federal income tax purposes, or participating in an Internal Revenue Service, Securities Exchange Commission or other regulatory body survey or investigation regarding or audit of the Securities.

In rendering the opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

The services we will provide under this engagement are strictly limited to legal services. We are neither qualified nor engaged to provide financial advice and we will make no representation about the desirability of the proposed plan of finance, the feasibility of the projects financed or refinanced by the Securities, or any related matters.

Diversity of Practice; Consent to Unrelated Engagements

Because of the diversity of practice of our firm, members of our firm other than those who serve you may be asked to represent other clients who have dealings with the Village regarding such matters as zoning, licensing, land division, real estate, property tax or other matters which are unrelated to our bond counsel work. Ethical requirements sometimes dictate that we obtain the Village's consent to such situations even though our service to you is limited to the specialized area of bond counsel. We do not represent you in legal matters regularly, although we may be called upon for special representation occasionally, and our bond counsel work does not usually provide us information that will be disadvantageous to you in other representations. We do not believe that such representations of others would adversely affect our relationship with you, and we have found that local governments generally are agreeable to the type of unrelated representation described above. We would like to have an understanding with you that the Village consents to our firm undertaking representations of this type. Your approval of this letter will serve to confirm that the Village has no objection to our representation of other clients who have dealings with the Village, unrelated to the borrowing and finance area or any other area in which we have agreed to serve it. If you have any questions or would like to discuss this consent further, please call us.

We also want to advise you that from time to time we represent underwriters and purchasers of municipal obligations, as well as other bond market participants. In past transactions or matters that are not related to the issuance of the Securities and our role as bond counsel, we may have served as counsel to the financial institution that has or will underwrite, purchase or place the

Ms. Kathleen M. Goessl
April 28, 2015
Page 3

Securities or that is serving as the Village's financial advisor. We may also be asked to represent financial institutions and other market participants, including the underwriter, purchaser or placement agent of the Securities or the Village's financial advisor, in future transactions or matters that are not related to the issuance of the Securities or our role as bond counsel. By engaging our services under the terms of this letter, the Village consents to our firm undertaking representations of this type.

A form of our opinion and a form of a Continuing Disclosure Certificate (which we may prepare) may be included in the Official Statement or other disclosure document for the Securities. However, as bond counsel, we will not assume or undertake responsibility for the preparation of an Official Statement or other disclosure document with respect to the Securities, nor are we responsible for performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document. If an Official Statement or other disclosure document is prepared and adopted or approved by the Village, we will either prepare or review any description therein of: (i) Wisconsin and federal law pertinent to the validity of the Securities and the tax treatment of interest paid thereon and (ii) our opinion.

Fees

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, we estimate that our fee as bond counsel will be \$12,750, including all out-of-pocket expenses. Such fee and expenses may vary: (i) if the principal amount of Securities actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time, expenses or responsibility. Our fees and expenses may increase if the Securities are insured by a municipal bond insurance company, as municipal bond insurance companies require additional opinions and documents. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will consult with you.

If, for any reason, the financing is not consummated or is completed without the rendition of our opinion as bond counsel, we will expect to be compensated at our normal hourly rates for time actually spent, plus out-of-pocket expenses. Our fee is usually paid either at the Closing out of proceeds of the Securities or pursuant to a statement rendered shortly thereafter. We customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

Limited Liability Partnership

Our firm is a limited liability partnership ("LLP"). Because we are an LLP, no partner of the firm has personal liability for any debts or liabilities of the firm except as otherwise required by law, and except that each partner can be personally liable for his or her own malpractice and for the malpractice of persons acting under his or her actual supervision and control. As an LLP we are required by our code of professional conduct to carry at least \$10,000,000 of malpractice insurance; currently, we carry coverage with limits substantially in excess of that amount. Please call me if you have any questions about our status as a limited liability partnership.


Ms. Kathleen M. Goessl
April 28, 2015
Page 4

Conclusion and Request for Signed Copy

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning the enclosed copy of this letter dated and signed by an appropriate officer, retaining the original for your files. If we do not hear from you within thirty (30) days, we will assume that these terms are acceptable to you, but we would prefer to receive a signed copy of this letter from you.

We are looking forward to working with you and the Village in this regard.

Very truly yours,

QUARLES & BRADY LLP

Brian G. Lanser

BGL:SMN:kmm

Enclosures

#750177.00087

cc: Mr. Gene Schulz (w/enc. via email)
Ms. Kay Eskildsen (w/enc. via email)
Mr. Michael Pollocoff (w/enc. via email)
Ms. Jane Romanowski (w/enc. via email)
Mr. Jim Towne (w/enc. via email)
Ms. Jandra Lubovich (w/enc. via email)

Accepted and Approved:

VILLAGE OF PLEASANT PRAIRIE

By: _____

Its: _____

Title

Date: _____

**VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #15-16
DESIGNATING MAY 10-16, 2015 AS
NATIONAL POLICE WEEK**

WHEREAS, in 1962, President John F. Kennedy signed a proclamation which designated May 15th as Peace Officers Memorial Day and the week in which that date falls as Police Week; and

WHEREAS, police officers work devotedly and selflessly on behalf of the citizens of Village of Pleasant Prairie and the entire community, regardless of the peril or hazard to themselves; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that all members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the dedication and efforts of these officers significantly contributes towards the health, safety, comfort and quality of life for the citizens of the Village.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby formally dedicates May 10-16, 2015, as **National Police Week** in the Village of Pleasant Prairie and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Adopted this 4th day of May, 2015.

VILLAGE OF PLEASANT PRAIRIE

John Steinbrink
Village President

ATTEST:

Jane Romanowski
Village Clerk

Posted: _____

Consider approval of a **Conceptual Plan** for the request of Jim Hooper, agent for Educators Credit Union to construct a full service Educators Credit Union on the vacant property generally located at the northeast corner of STH 50 and 91st Avenue.

Recommendation: On April 27, 2015 the Plan Commission held a public hearing and recommended that the Village Board approve the **Conceptual Plan** subject to the comments and conditions of the Village Staff Report of May 4, 2015.

VILLAGE STAFF REPORT OF MAY 4, 2015

Consider approval of a **Conceptual Plan** for the request of Jim Hooper, agent for Educators Credit Union to construct a full service Educators Credit Union on the vacant property generally located at the northeast corner of STH 50 and 91st Avenue.

The petitioner is requesting the approval a Conceptual Plan for the proposed construction of a 7,280 square foot full service Educators Credit Union on the vacation property generally located at the northeast corner of STH 50 and 91st Avenue in the Westfield Heights commercial area.

Educators Credit Union (ECU) is a full service financial institution serving members in southeastern Wisconsin since 1937, offering savings and loan products as well as investment opportunities to individuals and small businesses. ECU is committed to educating and advising members of their options and helping them make sound financial decisions. Branch transactions range from quick deposits and payments to more comprehensive interactions such as loan applications and account openings.

Transactions will be conducted in person with the branch staff for detailed situations such as purchasing certificates, processing loan applications and general account maintenance. Additionally, transactions such as deposits, payments and cash management will occur through interactive teller technology and video assisted transactions. These are terminals that look just like ATM's but have a touch screen video for interacting with a teller located at ECU's Home Office in Mt. Pleasant. The drive thru terminals are the same ITM (inter active teller type), and are both filled with cash by an Armored car service.

Anticipated hours of operation:

Monday through Friday	8-7, lobby only 9-5
Saturday	8-3, lobby only 9-noon

No regular scheduled shipments will be scheduled at the locations, although intermittent supply deliveries will occur as needed. Cash shipments and machine maintenance will be provided on site on an as needed basis which is anticipated to be no more than 1-2 times per week.

Total number of employees is anticipated to be six (6) full time employees. One shift will be run with four (4) to six (6) employees working during this shift. The maximum number of employees on the site at any time of the day would be 8-10, which would include any maintenance employee or office staff temporarily assigned to the office.

There are 39 parking spaces provided including two (2) handicapped accessible spaces. Pursuant to the Village Zoning Ordinance the minimum number of parking spaces required is one (1) space for each 200 square feet of usable floor area, plus eight (8) stacking spaces for the first drive-in window and 6 stacking spaces for each additional window; each waiting space shall measure not less than 20 feet in length, plus the required handicapped accessible spaces pursuant to the State Code.

The anticipated daily average automobile trips to and from the site would be approximately 300 with a maximum potential of 700 on high volume transactional days. The potential maximum would not be expected until office has been established for 3-5 years. These numbers are initially based on historical transactions from nearby locations and other new office trends.

The anticipated daily average number of truck trips to and from the site would be at most one trip a day, most weeks would have only 2-3 days where trucks would visit and/or

deliver to the site. These deliveries would be for intermittent supply deliveries and armored and bonded cash delivery trucks. Each visit lasts approximately 5-10 minutes.

Pursuant to the application the site and building will be monitored using video recording equipment through Exactvision. Recording and playback is monitored for functionality daily. Recorded video history for all camera placements is stored for no less than 90 days. Building has full alarm protection (exp: a burglar alarm with contactors, and motion sensors, fire alarm, and flow switch alarms on the sprinkler system, and elevator emergency phone monitoring which is monitored 24/7 by Priority One. The development will be required to comply with the Village Security Ordinance (see additional information below).

Zoning Map and Text Amendments, Site and Operational Plans and Conditional Use

Permit: The current zoning of the property is B-2 (UHO), Community Business District with a UHO, Urban Landholding Overlay District. The proposed ECU is a permitted use in the B-2 District; however approval of a Conditional Use Permit is required for the proposed drive – thru which includes an ATM and interactive teller technology for transactions.

A joint application for Site and Operational Plans including a Conditional Use Permit shall be submitted for final review and approval. Site and Operational Plans shall comply with the comments of this memo and Article XVIII of the Village Zoning Ordinance—See in particular Section 420-57 of the Village Zoning Ordinance for a complete list of plan components to be submitted. The Site and Operational shall be identical to the State submitted approved set of plans.

The property will be required to be rezoned from the B-2 (UHO) to the B-2 (PUD), Community Business District with a Planned Unit Development Overlay. ***Developing the property as a PUD will allow for more flexibility with some dimensional requirements of the Village Zoning Ordinance provided there is a defined benefit to the community.*** The Village staff will begin preparing a detailed PUD Ordinance for review by the petitioner, the Plan Commission and Village Board upon approval of the Conceptual Plan and submittal of the Site and Operational Plans.

At this time the modifications from the Zoning Ordinance that are proposed to be included in the PUD includes:

- The lot area wherein the B-2 District requires a minimum lot area of 2.0 acres and this site is only 1.47 acres.
- Reduce the fire access lane around the south side of the building from the required 30 feet to 20 feet.
- To allow for an off-premise unified business development sign for the other commercial development within the Westfield Heights Commercial Area to be constructed on the property by Bear Realty/Development. This sign will be allowed to be a maximum of 8 feet high and 50 square feet of display area per side. The specific design and details of the sign shall be submitted for review and approval as part of the PUD.

As the detailed Site and Operational Plans are prepared, additional items may be included in the PUD related to dimensional requirements and signage requirements. As part of the PUD, the Village will require the building to be fully equipped with a Fire Sprinkler System, installation of a Digital Security Imaging System (as discussed below), and the public improvements within the right-of-way and 91st Avenue (as discussed below).

Public Improvements and Development Agreement: As part of this development and part of the required community benefit for this project, the Village will require public sidewalks (by a Village approved contractor) to be extended within the right-of-way from the southern terminus along 91st Avenue westward with a HC ramp connecting to the 91st

Avenue street pavement and to add three (3) street trees along 74th Street and to shift the street tree north from the corner of 91st and 74th Street (by a Village approved contractor) will be relocated (or new trees planted) within the parkway area (between the back of curb of the public street and the sidewalk). The Development Agreement for public related improvements—sidewalk and street trees--is required to be executed prior to issuance of building permits.

Contractor's estimates and insurance certificates shall be provided to the Village and will be exhibits to the Development Agreement. In addition, a Letter of Credit or a cash payment for financial security will be required to be submitted for the public improvements.

Digital Security Imaging System (DSIS) Agreement and Easement: Pursuant to Chapter 410 of the Village Municipal Ordinance the development is required to comply with the Village "Security Ordinance". The DSIS will afford the opportunity for the public safety departments (e.g. the Village Police Department and Village Fire & Rescue Department) to visually examine commercial establishments and their sites and will provide emergency response personnel with a visual assessment of any emergency situation in advance of arrival without placing an undue burden on the Village taxpayers.

The Village will prepare the required DSIS Agreement and Access Easement to be executed by the owner and the system installed by the owner. Following the owner's installation of the DSIS, the Village will inspect the system and verify accessibility. The DSIS will be owned and operated by ECU. The Agreement and associated Access Easement shall be executed and the Easement recorded prior to obtaining building permits the project. The system shall be inspected and operational to the Village's satisfaction prior to the occupancy.

The Westfield Heights Commercial Development PUD Ordinance amendment will be drafted by the Village staff and considered by the Plan Commission and the Village Board after the Site and Operational Plans are submitted for review. The required public hearing for the PUD Zoning Text and Zoning Map Amendments will be held at the same time as the Plan Commission considers the Site and Operational Plans, Conditional Use Permit and the required Development Agreement and DSIS Agreement and easements as discussed above. No amendments to the Village Comprehensive Plan are required.

Recommendations:

On April 27, 2015 the Plan Commission held a public hearing and recommended that the Village Board approve the **Conceptual Plan** subject to the above comments and the following conditions:

1. The Conceptual Plan approval will be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, Site and Operational Plans, DSIS Agreement and Easement, PUD, Planned Unit Development Zoning Text and Map Amendment, and Development Agreement shall be approved by the Village and building permits shall be issued.
2. The Conceptual Plan has been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed. The following changes shall be incorporated in to the required Site and Operational Plans for Village review:

- a. The westerly entrance shall be 30 foot wide not 25 feet. The eastern entrance shall be 30 feet not 25 feet.
- b. The southern east-west drive is currently shown as 15' wide. The drive shall be 20' wide whereas a fire lane is required to be 30' wide.
- c. The 5 ft. wide concrete public sidewalk along 74th Street and 91st Avenue shall be the dominant improvement when traversing the private driveway entrances. In other words, the concrete sidewalk shall cross through the paved driveways.
- d. The future driveway on the north side of 74th Street shall align with the eastern driveway for Educator's Credit Union. Note on the plans.
- e. Plans currently do not show existing or proposed site utilities (i.e. storm, water, sanitary etc.). This information shall be provided.
- f. The sidewalk at the southern terminus along 91st Street needs to be extended westward with a HC ramp connecting to the 91st Avenue street pavement.
- g. Curb and gutter along 91st Avenue at the driveway shall be removed and replaced with 30-inch Type D curb and gutter with the curb head removed.
- h. Sidewalk along 91st Avenue shall be designed with a 1.5% cross slope. The terrace area between the sidewalk and back of curb should be at 4.0%. Curb ramps are to be installed at the driveways.
- i. The parking lot grading appears to be very flat with few catch basins. Additional detail shall be provided for the site grading and storm water collection system. Also, the design engineer shall check the elevation of the 15-inch storm sewer stub and verify the site grading elevation is sufficient for the connection of the internal storm sewer system.
- j. It appears that light will spill onto the existing roadway at the northeast driveway. Revise lighting layout to eliminate spill onto the roadway.
- k. The Fire & Rescue Department will need to review site access. See additional comments from the Village Fire & Rescue Department.
- l. Approval from the Fire & Rescue Department shall be obtained for fire hydrant locations and fire suppression system design. See additional comments from the Village Fire & Rescue Department.
- m. The Site Development Plan and Site Grading Plan require more detail for further review.
- n. The following items are currently not included and / or shown on the plans and will need to be provided for final design review.
 - i. Cover sheet.
 - ii. Details sheet.
 - iii. Erosion control sheet.
 - iv. Site utility plans.
- o. See **attached** email from Tim McElmeel with the Wisconsin Department of Transportation (WI DOT) dated April 22, 2015. Revise plans.

- p. The pumper pad location shall be modified to the northwest, northeast or west adjacent to the drive lane.
- q. Subject to compliance with the **attached** Fire & Rescue Memo dated April 14, 2015. Please revised the plans as noted in this memo.
- r. Downspouts shall be directly connected to the private underground storm sewer system. Show and note on the plans.
- s. Show the ATM location (lane) on the plans.
- t. All four elevations for the building shall be provided for review and approval.
- u. The clearance height of the drive-thru canopy shall be dimensionally shown on the plans. A minimum of 13'6" for clearance height is required.
- v. Provide the sample materials board for all building materials and exterior paint colors.
- w. The parking lot light maximum height shall be 20 feet pole. All light standards shall be in islands or in grassy areas and on unpainted concrete bases not to exceed 18 inches in height. Pole color shall match the bollards on the site. Bollards are recommended to be brown or black.
- x. Provide detailed information (colors, materials,) about the garbage dumpster enclosure (same brick materials as the building). The doors shall have paneled enclosures painted to match the building.
- y. Signage Comments:
 - i. The V-shaped Bear Realty marketing sign, located at the SW corner of the site shall be removed upon the transfer of ownership of the property.
 - ii. Dimension the 15 foot ECU primary monument sign from the STH 50 right-of-way. (Review WI DOT email regarding the grading sloping easements.)
 - iii. The primary monument sign shall include the full building address (street name and address) on the sign.
 - iv. Install "One-Way" and "Drive-Thru Entrance" directional signs at the west side of the site to notify vehicular traffic of the drive-thru use and one-way east traffic flow along the south side of the building.
 - v. Install "Exit Only" directional signs at the easternmost 74th Street driveway to notify on-site ECU vehicular traffic that the east drive is an exit only driveway.
 - vi. Install "Do Not Enter" signs at the easternmost 74th Street driveway to notify 74th Street vehicular traffic that the east drive is an exit only driveway.
 - vii. The wall signage shall be installed slightly further up so that the sign is a minimum of 12 inches to the stone banding on the building.
 - viii. Provide a Signage plan for review for all exterior signage.
- z. The Landscape Plan (Sheet SD1.4) shall show the location of the WE Energies electric transformer and concrete pad (located on the west side of the site). The transformer shall be appropriately screened with landscaping.

- aa. The landscaping is insufficient. Additional landscaping shall be installed throughout the site. Landscaping shall be added at the southwest corner to shield vehicle headlights turning the corner. Foundation plantings shall be added around the entire perimeter of the building. Landscaping shall be extended a minimum of 5 feet around the base of both monument signs. Add three street trees along 74th Street and shift the street tree north from the corner of 91st and 74th Street. Add another landscaped island. Landscaped islands should have plantings not trees typical. (Note the WI DOT is proposing to remove the two trees abutting STH 50.)
 - bb. Orange construction fencing and silt fencing shall be installed around the canopy of the trees along east property line identified for preservation. Show and note on the landscape and grading plans.
 - cc. All public street trees and sidewalks shall be the obligation and financial responsibility of the owner. See comments above related to the Development Agreement.
 - dd. Compliance with the **attached** comments from the Village Building Inspection Department dated April 20, 2015.
3. General Comments:
- a. ECU shall submit an application/site plan for Airport Height Overlay approval with the City of Kenosha. A copy of this approval is required to be submitted to the Village prior to issuance of building permits.
 - b. The Development Agreement shall be prepared by the Village and executed by both ECU and the Village.
 - c. A DSIS Agreement and DSIS Access Easement shall be prepared and executed prior and all required documents recorded at the Kenosha County Register of Deeds Office prior to issuance of permits. The DSIS shall be fully operational prior to building occupancy.
 - d. Written approval from the Commercial Owners Association for the Westfield Heights development shall be submitted.
 - e. A Work in the right-of-way permit from the WI DOT for the work within STH 50 shall be submitted to the Village prior to issuance of permits.
 - f. A Village Work in the right-of-way permit will be required for all related public improvements and work within 91st Avenue. All work within the Village's right-of-way will be required to be done by a Village approved contractor.
 - g. A copy of the Wisconsin Department of Natural Resources N.O.I. shall be submitted prior to construction.
 - h. Prior to work commencing on the site, all required permits shall be issued by the Village, all required erosion control measures shall be in place on the site and a pre-construction conference shall be held at the Village Offices.
 - i. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 8:00 a.m. to 6:00 p.m.
 - j. There shall be no construction parking permitted on STH 50, 91st Avenue or 74th Street. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.

- k. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in any rights-of-way. All construction related signage shall be approved and permitted by the Village.
- l. Impact fees shall be paid prior to issuance of the building permit. (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department's Marshall & Swift analysis).
- m. Municipal connection fees shall be paid prior to the connections to the sanitary sewer system.
- n. After footings and foundations are installed and prior to framing or construction of walls, an as-built survey stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building setbacks have been met.
- o. Fire sprinkler plans and all fire alarm installation plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department and their Fire Safety Consultant (Separate Fees will apply).
- p. All signage shall comply with requirements of Article X of Chapter 420 of the Village Municipal Code.
- q. All required landscaping shall be installed prior to occupancy. A written letter of verification and certification shall be provided to the Village by the landscape designer that all building and signage landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
- r. Prior to written occupancy, an as-built record drawing of graphical data of the new utilities shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
- s. Prior to written occupancy as-built graphical data of all private sewer, water, and storm sewer facilities shall be provided to update the Village's Geographical Information System. Information shall conform to the Village's format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
- t. Prior to occupancy, a record drawing of the utility plans will be required to reflect actual construction records and utility alignments. Record drawing(s) of all the private water main, storm sewers, and sanitary sewers shall be prepared by the Engineer of Record for the project.

- u. Prior to written occupancy, three (3) copies of a building and site as-built plan, stamped by a Wisconsin Registered Land Surveyor, shall be submitted to the Village to verify that all impervious surfaces meet the minimum setbacks and that all signage and pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans. In addition, written certification from the signage companies that the signage was installed pursuant to the Village approved Signage Plans shall be submitted.
 - v. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
 - w. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner. If fees are not paid in a timely manner the Village will not continue to review said plans.
 - x. All Village fees incurred by the Village Community Development Department and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner. If fees are not paid in a timely manner the Village will not continue to review said plans.
4. Next steps:
- a. Upon approval of the Conceptual Plan by the Village Board the following documents shall be submitted to the Village for staff review:
 - b. Eight (8) full-size. one (1) reduced to 11" x 17" and a pdf copy of the Site and Operational Plans that includes all of the components of the Site and Operational Plans requirements set forth in Section 420-57 of the Village Zoning Ordinance. In addition the application and application fees for the Zoning Map and Text Amendment, Joint Site and Operational Plan and Conditional Use Permit shall be submitted.
 - i. After the above documents are received, the Village staff will review the plans and prepare the draft PUD Ordinance and draft Development Agreement and the Draft DSIS Agreement and Easement for the Developer's review.
 - ii. Upon the staff's satisfactory review of the Site and Operational Plans the public hearing will be scheduled and the following items will be set on a Plan Commission agenda:
 - (a.) Site and Operational Plans including a Conditional Use Permit and DSIS Agreement and Easement.
 - (b.) Zoning Text and Map Amendment
 - (c.) Development Agreement, Conditional Use Permit and Zoning Text/Map Amendment applications and related application materials shall be submitted for consideration of the Plan Commission and Village Board.
 - c. Upon Village approval of the Engineering Plans and Specifications for the public improvements specified in the Development Agreement four copies and

- a pdf copy of the plans shall be submitted to the Village so that estimates can be obtained for field staking and inspection.
- d. Upon Village approval of the Final Engineering Plans, Profiles and public improvements specified in the Development Agreement, then a copy of the signed contracts, certificates of insurance, and performance and payment bonds shall be provided to the Village. The contracts shall have the Developer's name as shown on the title of the property. The certificates of insurance shall also list the Village of Pleasant Prairie as an insured party. **All contractors shall be pre-qualified by the Village.**
 - e. **At least two (2) weeks prior to Village Board consideration of the PUD (Zoning Map and Text Amendments), Development Agreement and related documents and, the following shall be finalized and submitted:**
 - i. Five (5) full size and one (1) 11 by 17 copy of the Final Engineering Plans and Specifications and Contracts for the public improvements and two (2) digital copies of the Final Engineering Plans (Digital Information shall conform to the Village's format requirements).
 - ii. A pdf copy of all plans and specifications.
 - iii. Final Development Agreement (to be drafted by the Village and reviewed by the Developer).
 - iv. Final Memorandum of Development Agreement (to be drafted by the Village and reviewed by the Developer).
 - v. The Itemized Cost Breakdown Exhibit (to be drafted by the Village and reviewed by the Developer). **IMPORTANT: A draft Letter of Credit or Cash on Deposit equal to the cost breakdown analysis (need to verify proper format and dollar amount of Letter of Credit prior submitting the Original Letter of Credit on bank letterhead).**
 - vi. The Village and WI DOT Work in the Right-of-Way Permits.
 - vii. The Erosion Control Permit application, related plans and permit fee.
 - viii. A \$2,000 street sweeping cash deposit.
 - ix. A one-year minimum Irrevocable Letter of Credit (LOC) or cash deposit to the Village, in the amount of 125% of the total cost of public related improvements, including street trees, field staking, inspection and construction related services for public improvements. **Either a Cash Deposit or "draft" LOC shall be provided to the Village for staff review. The "Final" LOC shall be provided prior to the Village at the closing.**
 - x. Verification of taxes and outstanding special assessments being paid. Any outstanding taxes, special assessments or invoices shall be paid prior to the execution/signing of the Development Agreement and Memorandum of Development Agreement and other related documents.
 - f. Upon Village Board's approval of the Development Agreement and related documents and within 30 days of said approval, the Village will hold a closing to have the Final documents signed. The Developer/Owner shall be

responsible for recording all required documents at the Kenosha County Register of Deeds Office and provide the proof of recording to the Village within 72 hours of closing with the Village.

- i. Following the closing (on the same day), the Developer's engineer shall conduct a pre-construction meeting at the Roger Prange Municipal Building with all of the contractors, utilities, Village on-site inspectors and Developer representatives (This meeting is required prior to public improvement field work commencing).
- ii. The Developer's engineer shall coordinate the set-up of this meeting and shall run the pre-construction meeting for the public improvements specified in the Development Agreement and the public improvements and the private on-site building and site development (Building permits shall have been submitted and the permit ready to be issued prior to the meeting so that all permit conditions can be discussed at this pre-construction meeting).
- iii. The Developer's engineer shall come prepared with extra copies of the plans and specifications, copies of the agenda for the meeting, copies of the construction schedule and copies of the listing of emergency contact personnel and phone numbers. (The Village can provide a sample agenda).

Peggy Herrick

From: McElmeel, Timothy J - DOT <Timothy.McElmeel@dot.wi.gov>
Sent: Wednesday, April 22, 2015 8:07 AM
To: Jean Werbie-Harris; Peggy Herrick
Cc: Dahlgren, Jason R - DOT; Koehnke, Kevin F - DOT
Subject: Response: Educators Credit Union Development
Attachments: Intersection of STH 50 and 91st St.pdf

Jean and Peggy,

Thank you for sending WisDOT the notice of a public hearing to consider the conceptual site plan for a proposed Educators Credit Union to be located on the corner of WIS 50 and 91st Ave. As I'm sure you are aware, WisDOT has a reconstruction project tentatively scheduled for 2021 over these limits. Attached are the current plans for that project located in the area of this proposed development. These plans are not final and may be subject to change. However, given what we know so far WisDOT has the following comments on the proposed development.

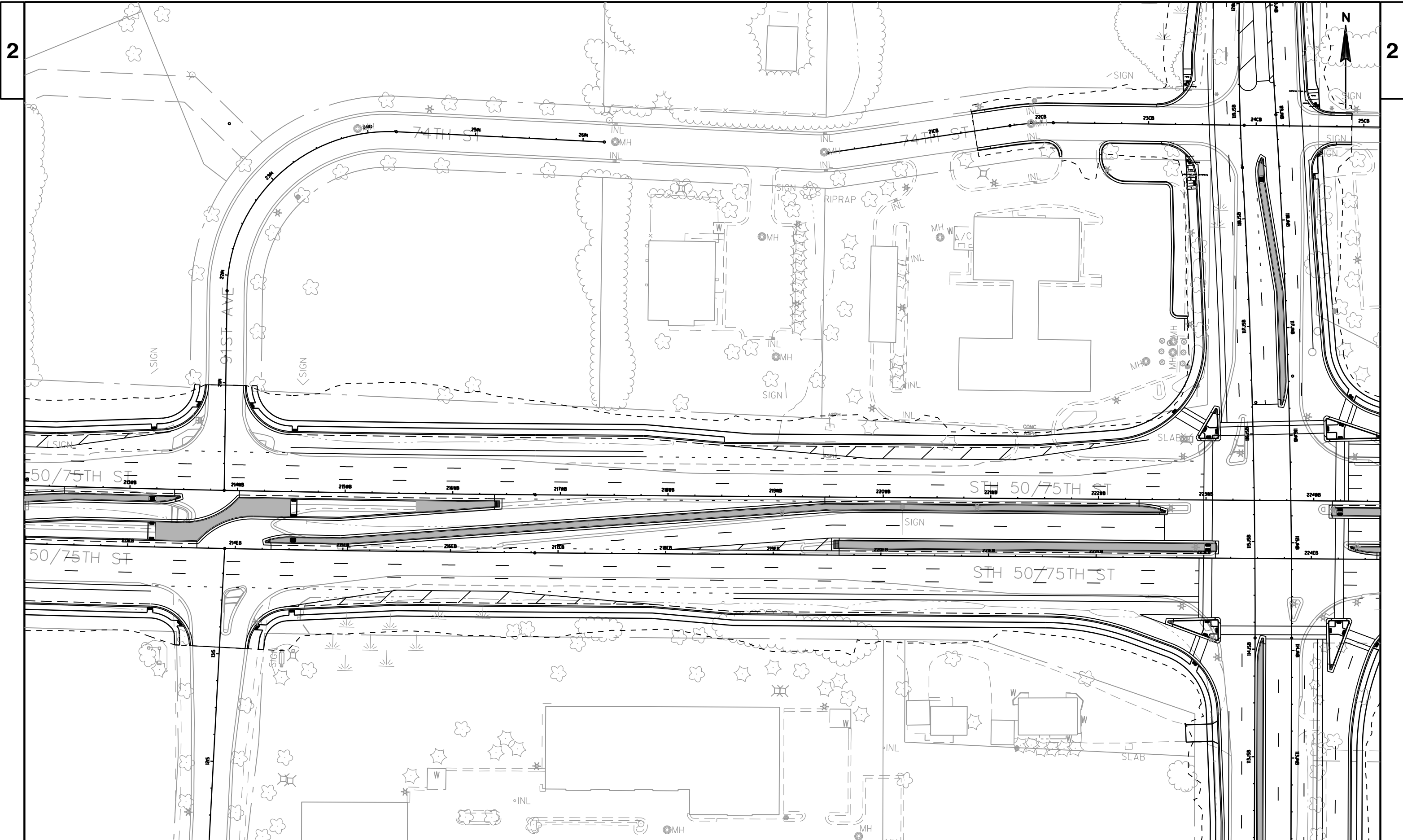
1. We are currently proposing to grade about 15 feet into the south side of this parcel and will likely be removing two mature trees in this area.
2. If/when draft drainage plans are available for review please send them to Kevin Koehnke, WisDOT permit coordinator. We will want to review the stormwater runoff from the site to make sure the post development run off quantity does not exceed what exists today.
3. When WisDOT comes through with the project and closes the storm sewer with curb and gutter, additional coordination regarding drainage may be needed.
4. The existing water service line along the north side of WIS 50 will likely have to move as part of our project, so there may be additional coordination needed at that time.

If you have any questions related to the upcoming construction project please contact Jason Dahlgren , WisDOT Project Manager with those questions. Both Jason and Kevin have been cc'd on this email.

Thank you.

Tim McElmeel

WisDOT Systems Development SE Region
141 NW Barstow Street
Waukesha WI 53187
timothy.mcelmeel@dot.wi.gov
262-548-5940



PROJECT NO: 1310-10-70

HWY: STH 50

COUNTY: KENOSHA

INTERSECTION OF STH 50 AND 91ST AVE

SHEET

E



VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire & Rescue Department
CC: Deputy Chief, Craig Roepke
Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Conceptual Plan for Educator Credit Union
DATE: 14 April 2015

This is a review of the Conceptual Plan for Educators Credit Union. The building has a proposed square footage of ~~3,640~~ 7,280 S.F., and is located at 74th Street and 91st Avenue.

The facility is classified under Wisconsin Administrative Code, and the International Building Code, specifically Business Group B.

The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. The concerns of the Fire and Rescue Department are as follows:

1. **Distribution of Comments:** *the person who obtains the building permit to all Contractors and Subcontractors affected by this document shall distribute Copies of these comments. This document outlines critical times and deadlines. All recipients of this document need to become familiar with the contents.*
2. **Compliance:** A letter shall be submitted to the Fire and Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.
3. In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State and or Village when applicable.



Upon review of the plans submitted, we have the following concerns:

- AED. Because of the occupancy of the building the owner shall install one public access Automatic External Defibrillator (AED) onsite for employee or customer use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire Alarm Control Panel: The main FACP will be placed in the fire sprinkler riser/fire pump room. Remote annunciator panel location(s) will need to be determined.
- Knox Boxes shall be recessed in the building. Knox boxes shall be provided at the main entrance and at the door nearest the sprinkler riser room.
- All outside doors shall have a lock and handle for access from the outside of the structure.
- Need to install the Village of Pleasant Prairie approved fire department connection, see Pumper Pad detail.
- Incoming combination water main must be sized by a Wisconsin Licensed Fire Sprinkler Designer.
- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.
- Fire hydrants: Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged. Hydrants must be placed no further than 350 feet apart as measured by normal access routes used by Fire and Rescue Department apparatus. Current Village hydrant specifications must be used.
- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- The elevator alarm will transmit the help call to the Pleasant Prairie dispatch center at 262-694-1402, with a recorded message including the address. The elevator must comply with Village ordinance 180-20.
- Monument signs must have street address on them.
- All canopies must comply with the adopted International Building Code, including the height requirements.
- The entrances from 91st Ave. and 74th St. shall be a minimum of 30' wide.

- The southern east-west drive is currently shown as 15' wide. The drive shall be 24' wide.
- Additional fire department comments may be forthcoming.

4. **Fire and Rescue Department Review and Comments:**

A. Site and Operational Permits

1. Site accessibility
2. Pumper Pad
3. Fire hydrant spacing

B. Conditional Use and Operational

- | | |
|--------------------------------|--------------------------------|
| 1. Fire alarm pull stations | Not shown at this time. |
| 2. Emergency and Exit Lighting | Not shown at this time. |
| 4. Fire extinguishers | Not shown at this time. |

5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.
6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
7. **The following information must be submitted with the sprinkler plans for review:**
 Building height:
 Number of stories/floors:
 Mezzanines:
 Clear space:
 Elevators:
 Hazard class:
 Commodity:
 Maximum storage height:
 Square footage, office space:
 Exterior storage:
 Fire protection:

8. **The following Fees and Permits are generated directly from the Fire & Rescue Department.**

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

Bulk Water

- Water Usage
- Fire Protection Plans for Underground and Aboveground
- Fire Alarm System Plans
- Kitchen Hood Systems Plans
- Occupancy Permit & Re-Inspection fees

Permit fees must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

9. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.

10. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire and Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.

11. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.

- a. All exterior exit pathways as well as access to the Fire Sprinkler Room shall have a hard surface, leading to a hard surface.

12. **Sprinkler System:** The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Fire sprinkler protection is also indicated on the submitted plans.

13. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.

14. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire & Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.
15. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.
16. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
17. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety.
18. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a ‘clean water sample’ on this site.
19. **Pumper Pad:** Not indicated on the submitted plans dated 3/23/15. There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant. The Fire Department connection shall be constructed along with an underground drain with access for inspection. A guideline detail is attached and is meant to illustrate the requirements needed to meet the requirements stated in Village Ordinance 180-16.

NOTE: The Fire Department Connection riser shall include a single five (5) inch Storz fitting.

20. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
21. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance.
22. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system.
 - a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
 - c. **Smoke and Heat Detection:** Shall be installed as required.
 - d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - e. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire & Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - f. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - g. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire and Rescue Department. i.e. Phone line, RF Radio and /or Cellular technologies.

h. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

1) The central station shall be provided with this information regarding the geographical location of this alarm:

Village of Pleasant Prairie, County of Kenosha, State of Wisconsin

Fire: Pleasant Prairie Fire & Rescue

Medical: Pleasant Prairie Fire & Rescue

Phone numbers:

Emergency: (262) 694-1402

Non-emergency: (262) 694-7105

Business: (262) 694-8027

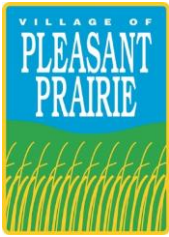
23. **Knox Box:** Knox Boxes shall be provided for the building. One by main entrance door, and one at the door nearest the fire riser room. The Knox Boxes shall be Model 4400, and the recessed type. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.

24. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Pump Room.

25. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.

26. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire sprinkler riser room.

27. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is “100% operational and built according to the design”, Village Ordinance, 180-16 N.
 - b. Copy of contract with fire alarm central monitoring station.
 - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - d. Copies of the fire protection underground flushing documents.
 - e. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - f. Copies of the fire sprinkler operational test certificates.
 - g. Copies of the fire alarm test documents.
 - h. Copies of other test documents such as, hood/duct, smoke, etc...
 - i. Copies of all underground and above ground tank documents.
 - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - k. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
 - l. Severe Weather Shelter: The architect shall provide for both the Owner and the Fire & Rescue Department the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado.
 - m. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - n. AED, in place at time of occupancy.
 - o. A copy of the Emergency Plan must be submitted to the Fire and Rescue Department before occupancy.
28. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.
29. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director
From: Sandro Perez, Building Inspection Superintendent
Subject: Educators Credit Union
Date: April 20, 2015

1. Building Inspection Department information:
Hours: Mon-Fri, 8am-5pm.
Phone# 262-694-9304
Email: buildinginspection@plprairiewi.com
2. Permit applications can be found online at pleasantprairieonline.com
3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
4. All contractors requiring permits shall not commence work until permit issuance. We have 10 business days to review and issue permits please plan accordingly.
5. We inspect to the 2009 IBC, IEBC, IMC, IECC, IFGC, 2003 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
6. All state approved drawing must be available at job site for inspector review.
7. Please submit emergency egress path / lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.
8. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.
9. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
10. Both fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

11. VOPP recommends all exterior lot and building lighting to be LED and Dark Sky compliant with a color temperature between 4000K-5000K.
12. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.
13. All equipment must be “LISTED” by a nationally recognized testing laboratory.
14. Documentation must be provided for available fault current at equipment, to verify short circuit current rating compliance per 2011 NEC 110.10
15. All equipment, materials, etc. must be rated for the environment in which they will be used.
16. Type E4 luminaire to match color temperature of the other exterior luminaires.
17. VOPP to relocate street light at west entrance per sheet E1.1.



Filed 3/31 2015 Published 4/13 2015
 Public Hearing 4/27 2015 4/20 2015
 Fee Paid 3/31 2015 Approved _____ 20____
 Notices Mailed 4/9 2015 Denied _____ 20____

**VILLAGE OF PLEASANT PRAIRIE
 CONCEPTUAL PLAN APPLICATION**

1. Development Name: EDUCATORS CREDIT UNION
2. General Location of Development: STH 50 AND 91ST AVE
3. Tax Parcel Number(s): 91-4-122-054-0321
4. Number of Lots: 1 Number of Outlots: 0
5. Size of Development: 64,028 acres.
6. The Development is proposed to be constructed in Phases: Yes No
7. The Development abuts or adjoins a State Trunk Highway: Yes No
8. The Development abuts or adjoins a County Trunk Highway or a Kenosha County Park or the Kenosha County Bike Trail: Yes No
9. The following number and types of plans shall be submitted with this application:
 - 10 full size sets of Conceptual Plan
 - 1 copy of the Conceptual Plan reduced to 11" by 17"
 - Conceptual Plan application fee
 - 10 sets of Conceptual Engineering Plan
 - Phasing Plan, if applicable
 - Draft of Declarations, Covenant, Restrictions and any Easement Documents
 - Any other information as specified by the Village

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: See attached offer
 Signature: to purchase
 Address: _____

 (City) (State) (Zip)
 Phone: _____
 Fax: _____
 Date: _____

OWNER'S AGENT:

Print Name: Jim Hooper
 Signature: Jim Hooper
 Address: 1326 Willow Brook
CUDART WI 53177
 (City) (State) (Zip)
 Phone: 262-884-6661
 Fax: _____
 Date: 3/31/15

WB-40 AMENDMENT TO OFFER TO PURCHASE

**Caution: Use A WB-40 Amendment If Both Parties Will Be Agreeing To Modify The Terms Of The Offer.
Use A WB-41 Notice If A Party Is Giving A Notice Which Does Not Require The Other Party's Agreement.**

1 Buyer and Seller agree to amend the Offer dated November 7, 2014, and accepted _____, for
2 the purchase and sale of real estate at Westfield Commercial Lots STH 50, Lot 21 Pleasant Prairie
3 _____ as follows:

4 Closing date is changed from March 2, 2015, to May 12, 2015

5 Purchase price is changed from \$ _____ to \$ _____

6 Occupancy date is changed from _____, to _____

7 Occupancy charge is changed from \$ _____ to \$ _____

8 Other: _____

9 Buyer to provide seller (title company) with an additional \$35,000 earnest money and all
10 \$50,000 (\$15,000 initial deposit + \$35,000) shall be non-refundable, but applied to the
11 purchase price at closing.

12 _____
13 Buyer's Economic Feasibility Contingency is hereby waived.

14 _____

15 _____

16 _____

17 _____

18 _____

19 _____

20 _____

21 _____

22 _____

23 **ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.**

24 This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the

25 Party offering the Amendment on or before February 13, 2015 5:00pm (Time is of the Essence).

26 Delivery of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless

27 otherwise provided in this Amendment.

28 **NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and**

29 **delivery as provided at lines 24-27.**

30 This Amendment was drafted by Luke J. Chiarelli, Mawicke & Goisman, S.C. on 02/11/2015

31 _____ Licensee and Firm ▲ _____ Date ▲

32 This Amendment was delivered by _____ on _____

33 _____ Licensee and Firm ▲ _____ Date ▲

34 This Amendment was presented by _____ on _____

35 _____ Licensee and Firm ▲ _____ Date ▲

36 (x) [Signature] 2/11/15 (x) [Signature] 2-13-15

37 Buyer's Signature ▲ Anthony Serl Date ▲ Seller's Signature ▲ Stephen C Mills Date ▲

38 Print name ▶ Kitchen Table Real Estate, llc Print name ▶ _____

39 (x) _____ (x) _____

40 Buyer's Signature ▲ _____ Date ▲ Seller's Signature ▲ _____ Date ▲

41 Print name ▶ _____ Print name ▶ _____

42 This Amendment was rejected by _____ on _____

43 _____ Party Name ▲ _____ Date ▲

Operational Plan Educators Credit Union – Pleasant Prairie, WI

(1) Below are the proposed operational plans for Educators Credit Union for the application and approval of site use for the property located at STH 50 & 91st Ave., Pleasant Prairie, WI.

- a. Educators Credit Union is a full service financial institution serving members in southeastern Wisconsin since 1937, offering savings and loan products as well as investment opportunities to individuals and small businesses. Educators is committed to educating and advising members of their options and helping them make sound financial decisions. In branch transactions range from quick deposits and payments to more comprehensive interactions such as loan applications and account openings.
- b. Transactions will be conducted in person with the branch staff for detailed situations such as purchasing certificates, processing loan applications and general account maintenance. Additionally, transactions such as deposits, payments and cash management will occur through interactive teller technology and video assisted transactions. These are terminals that look just like ATM's but have a touch screen video for interacting with a teller located at the Home Office in Mt. Pleasant. The drive thru terminals are the same ITM (inter active teller type), and are both filled with cash by an Armored car service.
- c. Floor area is 3,460 s. ft.
- d. Anticipated hours of operation:

Monday through Friday 8-7, lobby only 9-5

Saturday 8-3, lobby only 9-noon

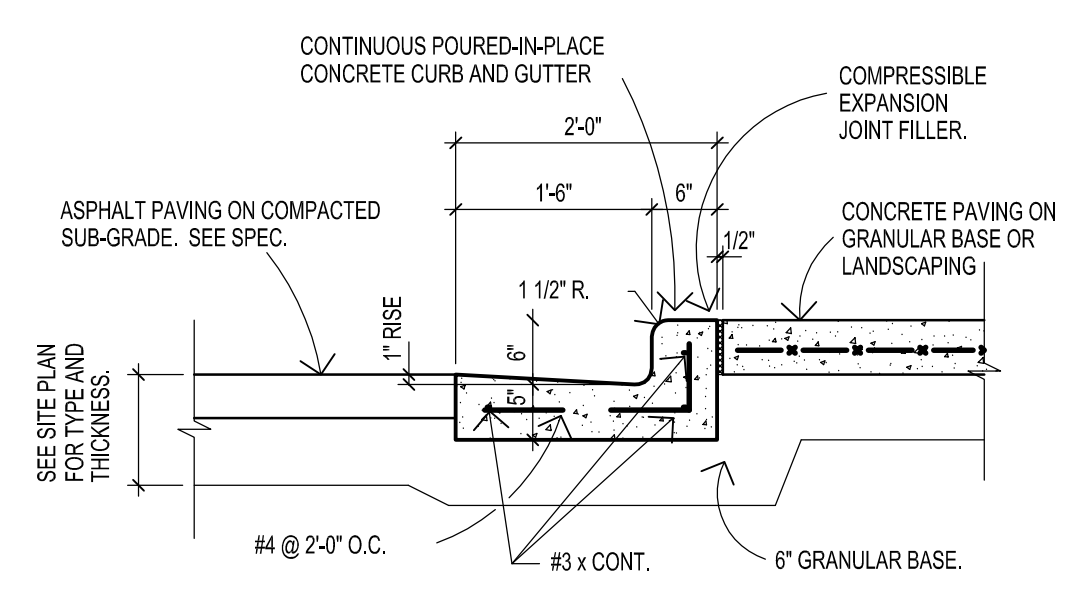
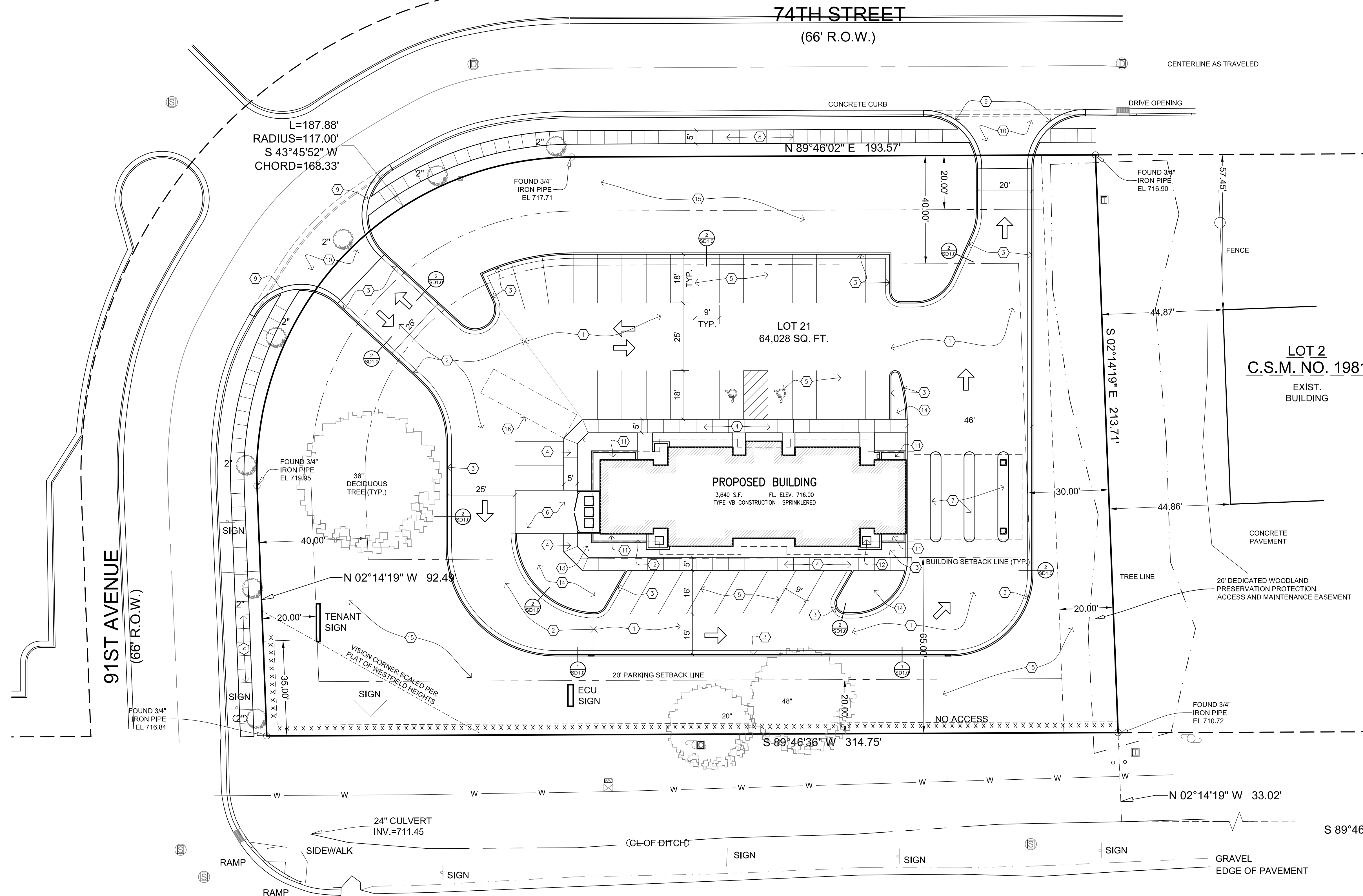
No regular scheduled shipments will be scheduled at the locations, although intermittent supply deliveries will occur as needed. Cash shipments and machine maintenance will be provided on site on an as needed basis which is anticipated to be no more than 1-2 times per week.

- e. Total number of employees is anticipated to be 6 full time employees
- f. One shift will be run with 4-6 employees working during this shift.
- g. Maximum number of employees on the site at any time of the day would be 8-10, which would include any maintenance employee or office staff temporarily assigned to the office.
- h. ***Parking spaces required by the village as per ordinance.***
- i. There are 37 parking stalls provided and 2 handicapped accessible stalls provided.
- j. The anticipated daily average automobile trips to and from the site would be approximately 300 with a maximum potential of 700 on high volume transactional days. The potential maximum would not be expected until office has been established for 3-5 years. These numbers are initially based on historical transactions from nearby locations and other new office trends.
- k. The anticipated daily average number of truck trips to and from the site would be at most one trip a day, most weeks would have only 2-3 days where trucks would visit and/or deliver

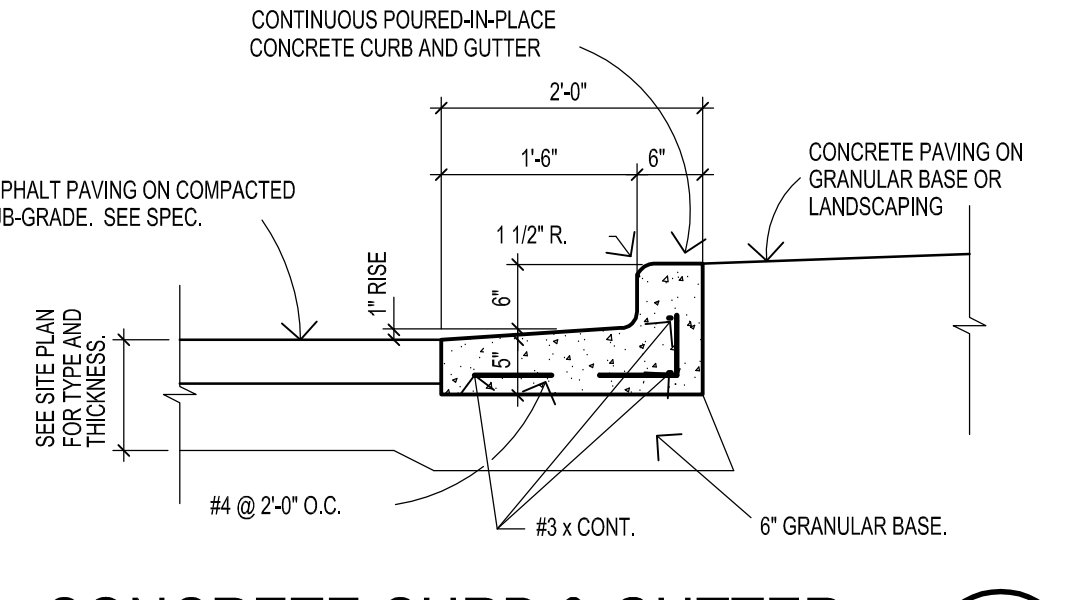
to the site. These deliveries would be for intermittent supply deliveries and armored and bonded cash delivery trucks. Each visit lasts approximately 5-10 minutes.

- l.** No goods or materials will be made or stored on site. Just materials associated with a financial institution. No safety deposit boxes will be located at this site.
- m.** The equipment and machinery to be used on site will consist of Automated Teller Machines (ATMs) and Interactive or Teller Assisted Machines (ITMs)
- n.** No storage of solid or liquid waste materials will be on this site.
- o.** Site and building monitored using video recording equipment through Exactvision. Recording and playback is monitored for functionality daily. Recorded video history for all camera placements is stored for no less than 90 days. Building has full alarm protection (exp: a burglar alarm with contactors, and motion sensors, fire alarm, and flow switch alarms on the sprinkler system, and elevator emergency phone monitoring which is monitored 24/7 by Priority One.
- p.** Contracted Landscape Company will maintain exterior, including grounds keeping, floral and greens, also snow removal and other necessary upkeep requirements as seasonal.
- q.** This property will have no adverse impact on neighboring properties.
- r.** A conditional use permit will be required to operate the drive thru banking equipment.

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CONCRETE CURB & GUTTER
ASPHALT PAVING AT CONCRETE WALK SCALE: 3/4" = 1'-0" **1** SD1.0



CONCRETE CURB & GUTTER
W/ REVERSE SLOPE SCALE: 3/4" = 1'-0" **2** SD1.0

SITE DEVELOPMENT NOTES:

- 1 NEW 3" ASPHALT PAVEMENT OVER 6" COMPACTED STONE BASE
- 2 NEW 4" ASPHALT PAVEMENT OVER 6" COMPACTED STONE BASE
- 3 NEW CAST-IN-PLACE CONCRETE CURB. SEE 1/SD1.0 & 2/SD1.0
- 4 NEW 4" CONCRETE WALK w/ 6x6-W1.4/W1.4 W/M OVER 6" COMPACTED STONE BASE
- 5 4" WIDE PAINTED LINES AND ACCESSIBLE SYMBOL
- 6 6" CONCRETE SLAB w/ 6x6-W2.9/W2.9 W/M OVER 6" COMPACTED STONE BASE
- 7 6" CONCRETE ISLAND w/ 6"x18" TURNED DOWN EDGES
- 8 NEW 5" CONCRETE WALK w/ 6x6-W1.4/W1.4 W/M OVER 6" COMPACTED STONE BASE
- 9 NEW CURB TO MEET VILLAGE OF PLEASANT PRAIRIE STANDARDS
- 10 NEW CONCRETE APPROACH RAMP PER VILLAGE OF PLEASANT PRAIRIE STANDARDS
- 11 LANDSCAPED PLANTER AREA
- 12 MECHANICAL AREA
- 13 SODDED AREA
- 14 LANDSCAPED ISLAND
- 15 LAWN AREA
- 16 DEDICATED 10'x35' AREA FOR FIRE PUMPER PARKING

SITE DEVELOPMENT DATA

SITE AREA:	64,028 S.F.	100.00%
BUILDING AREA:	3,640 S.F.	5.69%
PAVEMENT AREA:	27,160 S.F.	42.42%
GREEN SPACE:	33,228 S.F.	51.89%
PARKING PROVIDED:	37 SPACES	
ACCESSIBLE STALLS PROVIDED:	2 SPACES	
OCCUPANCY CLASSIFICATION:	TYPE 'B': BUSINESS	
CONSTRUCTION CLASS:	VB	

REVISIONS	DATE
NO.	DESCRIPTION

CONSULTANTS

M A P

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10859 WEST BLUEMOUND ROAD · SUITE 200 · MILWAUKEE, WI 53226
(414) 476-1212 · (414) 476-1862 (FAX) · www.mapep.com

NEW CREDIT UNION BUILDING FOR:

EDUCATORS CREDIT UNION

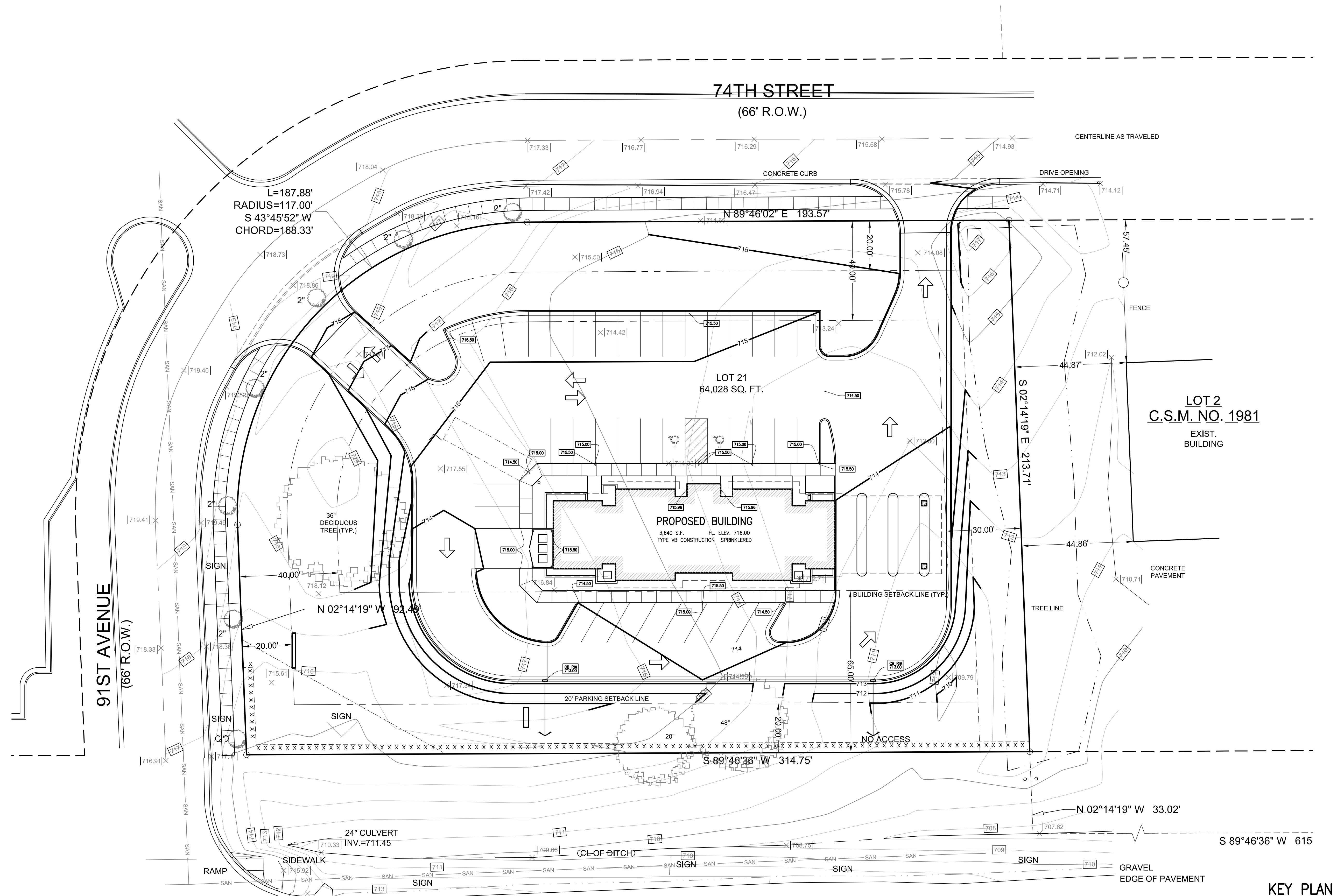
LOT 21, WESTFIELD HEIGHTS SUBDIVISION
PLEASANT PRAIRIE, WISCONSIN

DATE
3-23-15

PROJECT
1501

SHEET
SD1.0

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L=187.88'
RADIUS=117.00'
S 43°45'52" W
CHORD=168.33'

S.T.H. "50"
75TH STREET
(VARIABLE R.O.W.)

SITE GRADING PLAN

SCALE: 1"=20'-0"

KEY PLAN

- 710.62x EXISTING SPOT ELEVATION
- 711.38 PROPOSED SPOT ELEVATION
- 710 EXISTING CONTOUR
- 711 PROPOSED CONTOUR

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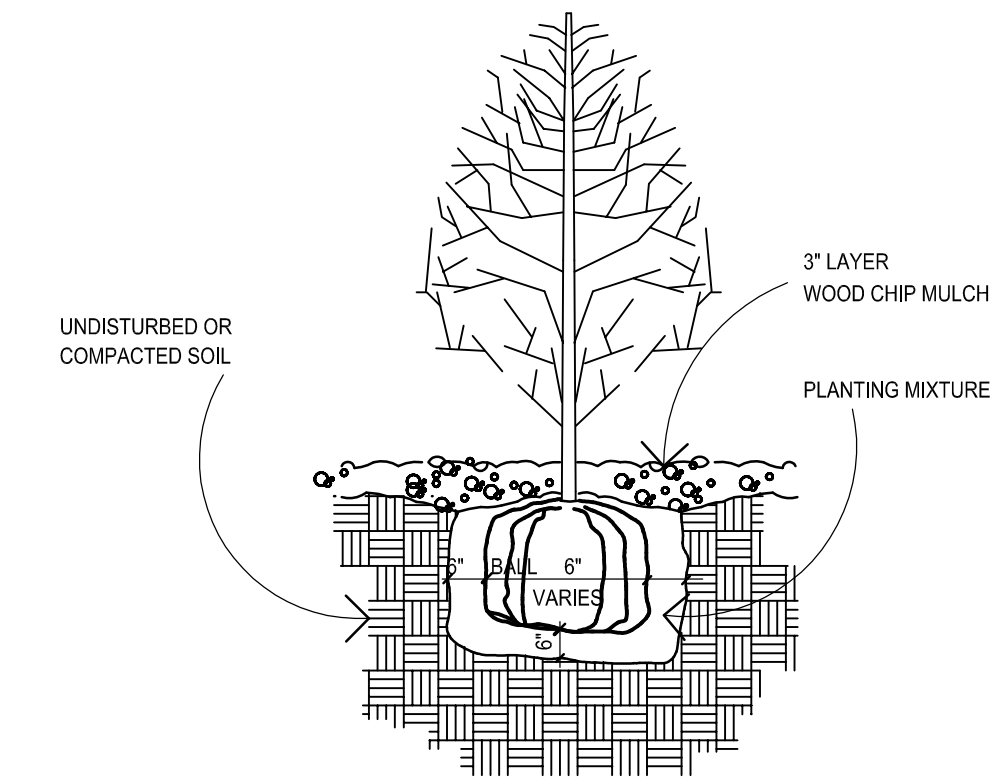
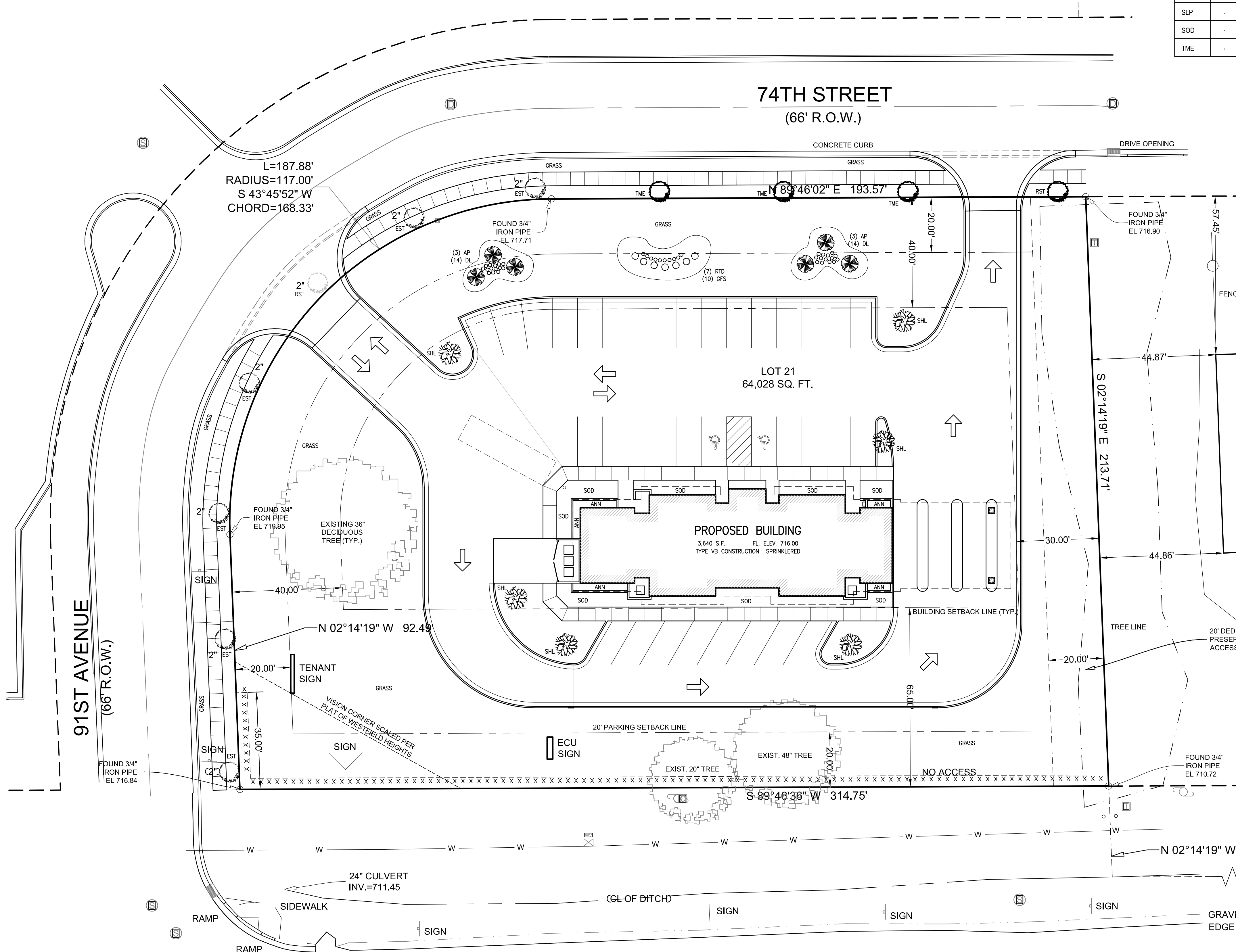
NEW CREDIT UNION BUILDING FOR:
EDUCATORS CREDIT UNION
LOT 21, WESTFIELD HEIGHTS SUBDIVISION
PLEASANT PRAIRIE, WISCONSIN

DATE	3-23-15
PROJECT	1501
SHEET	SD1.1

REVISIONS NO.	DESCRIPTION	DATE

PLANT MATERIAL SCHEDULE

MK	SPACING	PLANT NAME	SIZE	ROOT TYPE	MULCH
ANN	VARIES	FLOWERING ANNUALS	FLAT	-	-
AP	-	AUSTRIAN PINE	6'	B.B.	3" SHREDDED BARK
DL	-	DAYLILLIES	-	CONTAINER	-
EST	40' - 50'	EXISTING STREET TREE TO REMAIN	2"	-	3" SHREDDED BARK
GFS	-	GOLD FLAME SPIREA	24"	CONTAINER	-
RST	-	EXISTING STREET TREE TO BE RELOCATED	2"	B.B.	-
RTD	-	RED TWIG DOGWOOD	36"	B.B.	-
SHL	-	SKYLINE HONEY LOCUST	2 1/2" - 3"	B.B.	-
SLP	-	SPIREA LITTLE PRINCESS	24"	CONTAINER	-
SOD	-	SOD	-	-	-
TME	-	STREET TREE TO MATCH EXISTING	2"	B.B.	MATCH EXISTING



SHRUB / TREE PLANTING

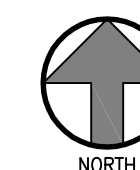
NO SCALE

LANDSCAPING NOTES:

- ALL PLANTING AREAS SHALL HAVE 12" TOPSOIL, "DEWITT" WEED CLOTH WITH LAPPED JOINTS, AND 3" LAYER OF SHREDDED CEDAR MULCH.
- PROVIDE 2" TOPSOIL AT ALL SODDED AREAS.
- ALL PLANTS AT OVERHANGS ARE TO BE PLANTED AT OR BEYOND THE DRIP LINE.
- SOIL MIXTURE FOR ALL PLANTING AREAS TO INCLUDE:
 - PEAT MOSS
 - GYPSUM
 - COMPOST
 - FERTILIZER
- PROVIDE FERTILIZER AS FOLLOWS:
 - (1) PACKET FOR SHRUBS UNDER 36"
 - (2) PACKETS FOR SHRUBS OVER 36"
 - (2) PACKETS FOR ALL EVERGREENS
 - (6) PACKETS FOR ALL TREES

SITE LANDSCAPING PLAN

SCALE: 1"=20'-0"



REVISIONS
NO. DESCRIPTION
DATE

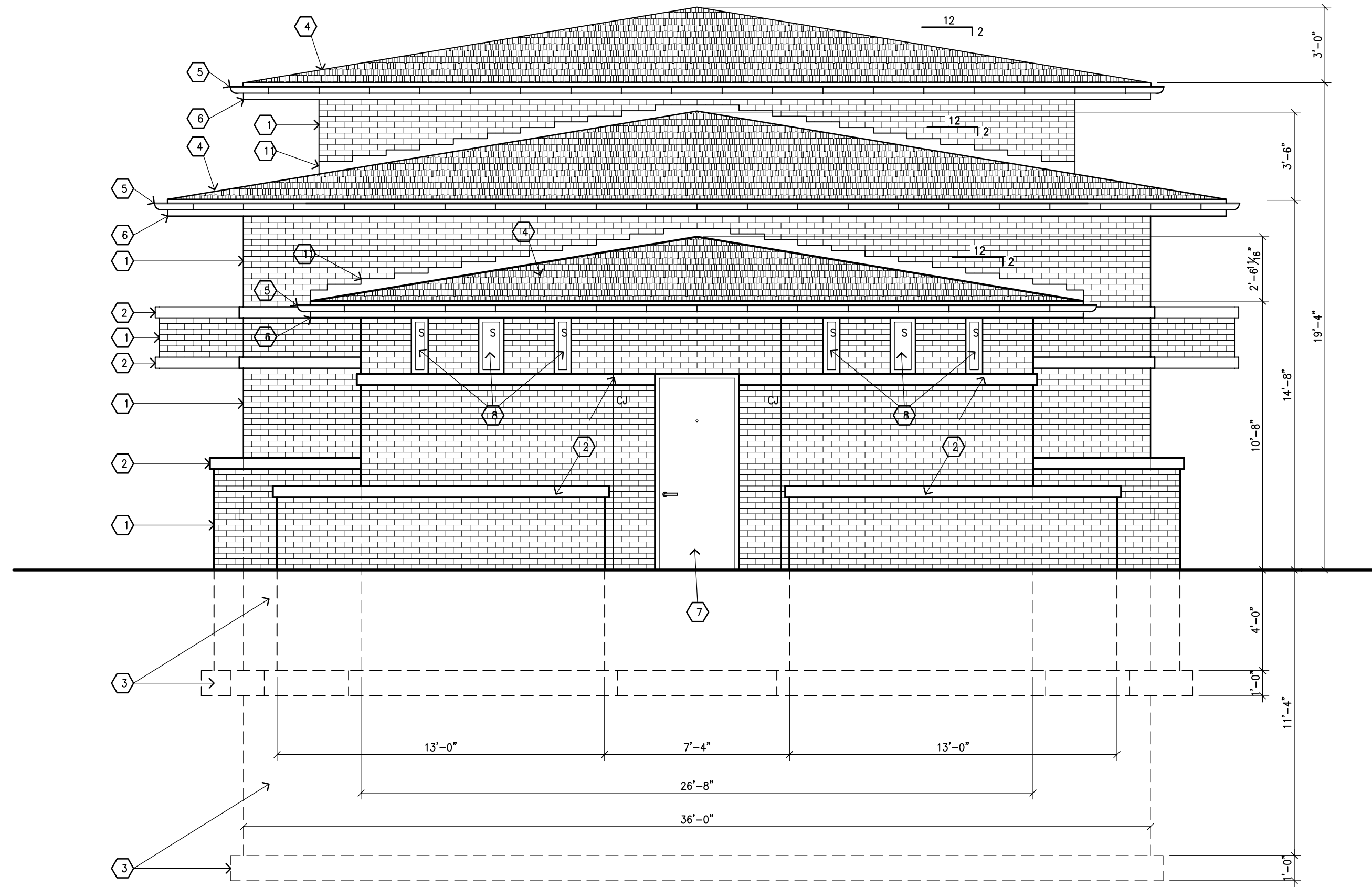
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NEW CREDIT UNION BUILDING FOR:
EDUCATORS CREDIT UNION
LOT 21, WESTFIELD HEIGHTS SUBDIVISION
PLEASANT PRAIRIE, WISCONSIN

DATE
3-31-15
PROJECT
1501
SHEET
SD1.4

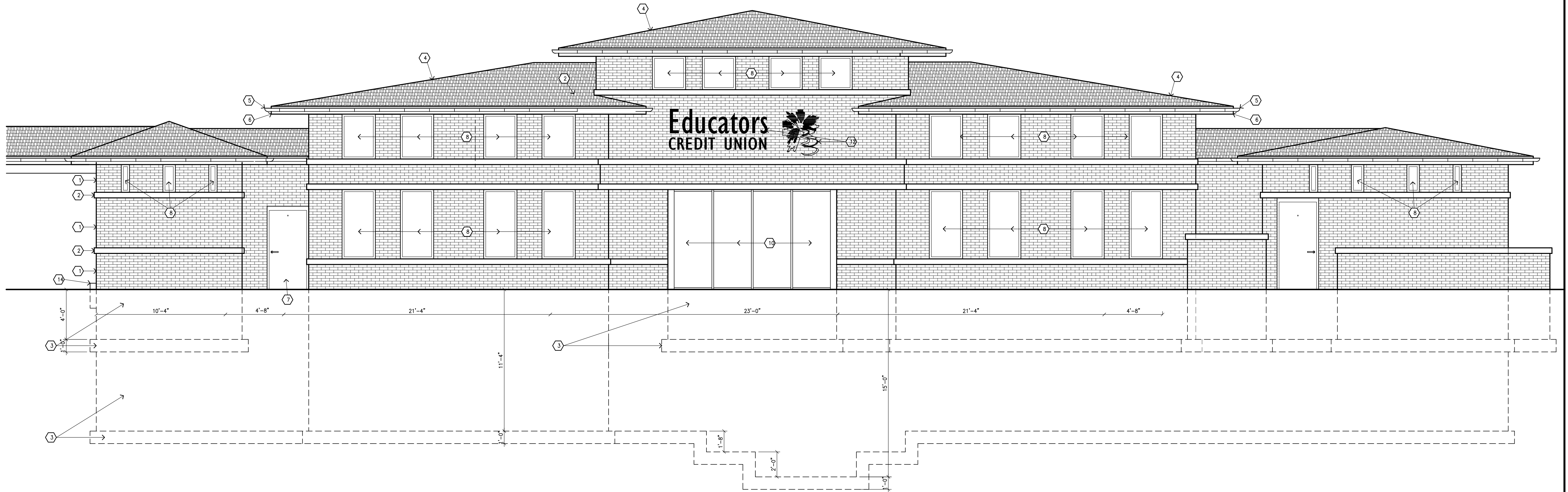
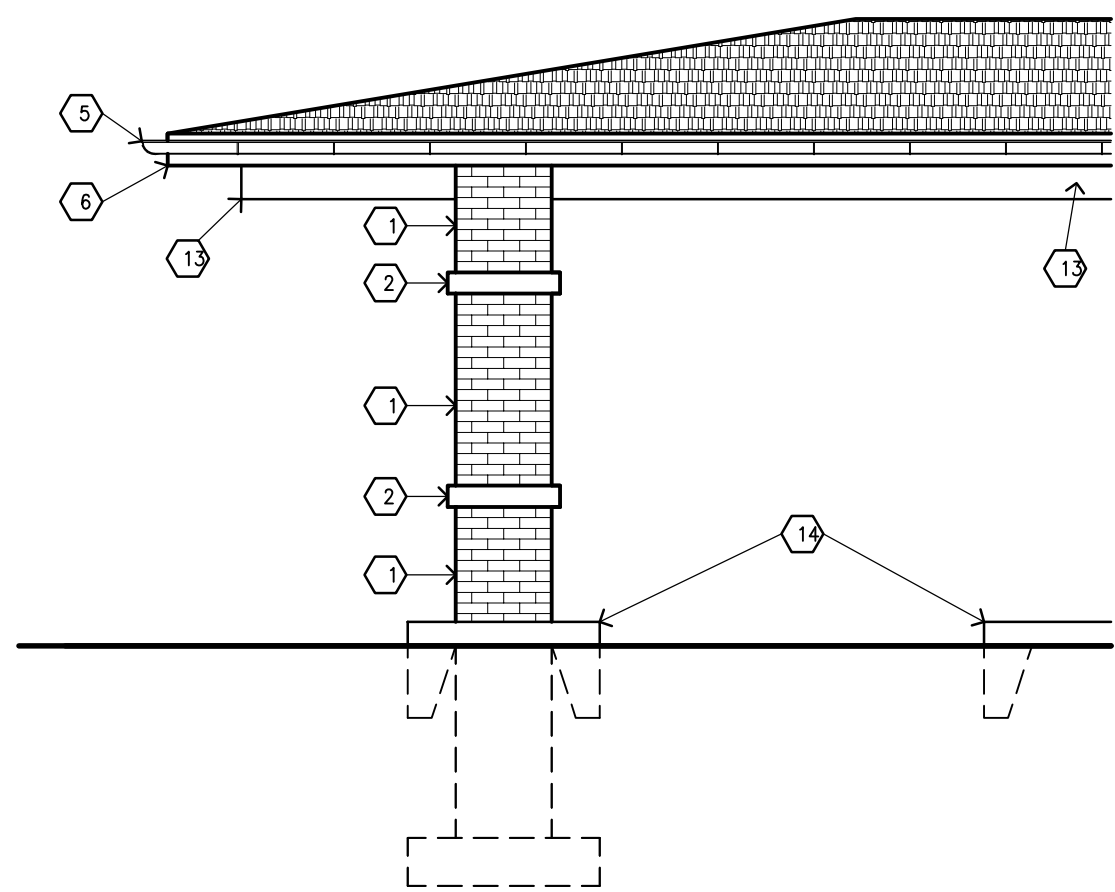
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WEST ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION NOTES

- 1 FACE BRICK VENEER OVER CMU BACKUP
- 2 ARCHITECTURAL PRECAST CONCRETE
- 3 CONCRETE FOUNDATION AND FOOTING
- 4 DIMENSIONAL SHINGLES
- 5 COPPER GUTTER AND DOWNSPOUTS
- 6 COPPER FASCIA
- 7 INSULATED H.M. DOOR AND FRAME
- 8 1" INSULATING GLASS IN ALUMINUM FRAMING
V = VISION GLASS
S = SPANDREL GLASS
- 10 INSULATING GLASS IN ALUMINUM STOREFRONT FRAMING
- 11 COPPER STEPPED FLASHING
- 12 PREFINISHED METAL SIGNAGE
- 13 PREFINISHED METAL FASCIA & SOFFIT
- 14 CONCRETE ISLAND / CURB



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

12-11-14
11-5-14

13 LOWER LEVEL PLUMBING VENTING REVISED
12 CURB AND DRIVE ELEVATIONS REVISED

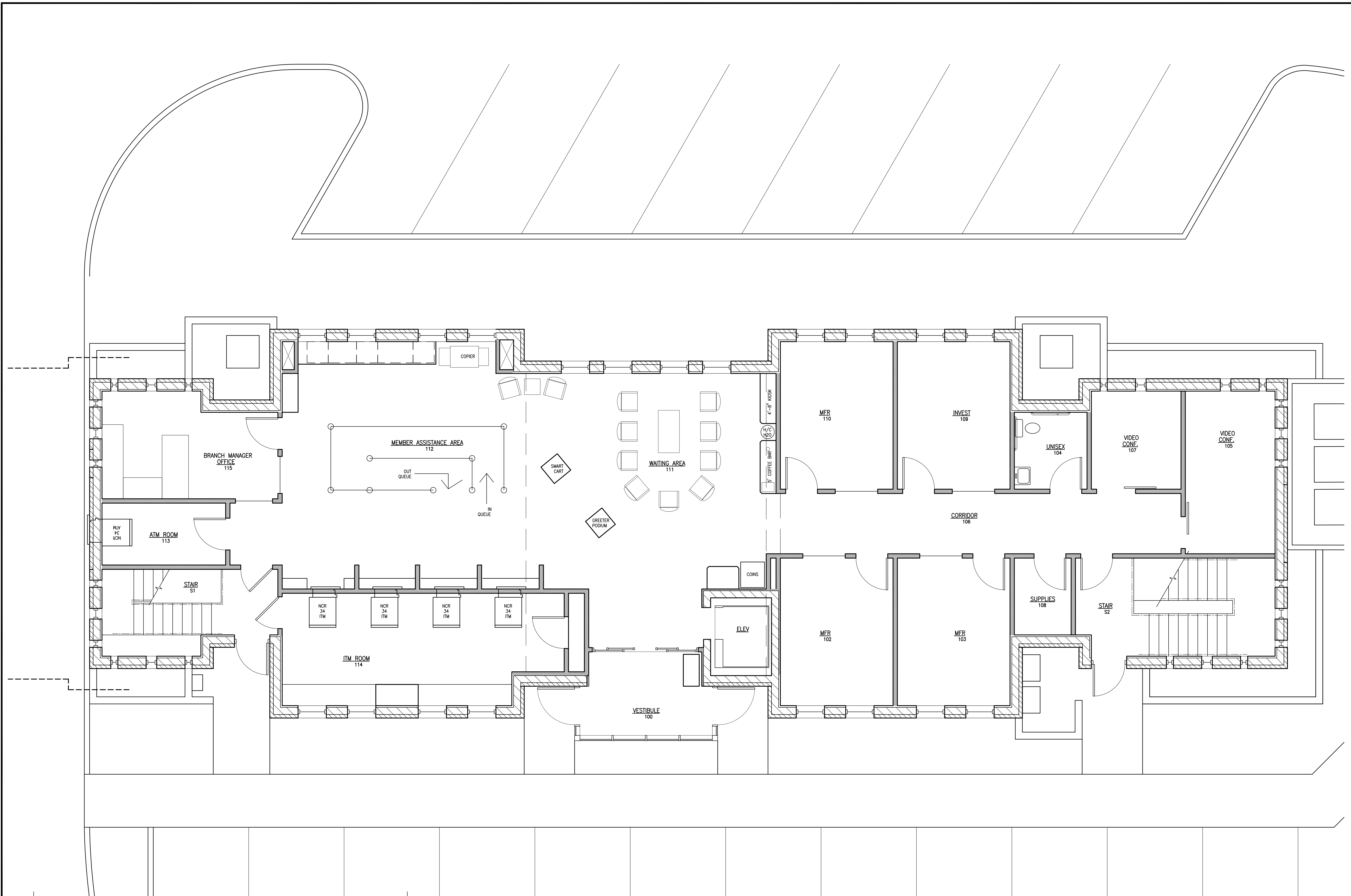
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EDUCATORS CREDIT UNION
PLEASANT PRAIRIE, WISCONSIN

DATE
3-31-15
PROJECT
1501
SHEET
A3.0



PRELIMINARY FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS NO.	DESCRIPTION	DATE

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PROPOSED NEW BRANCH BUILDING FOR:
EDUCATORS CREDIT UNION
 PLEASANT PRAIRIE, WISCONSIN

DATE	3-11-15
PROJECT	1501
SHEET	A1.1

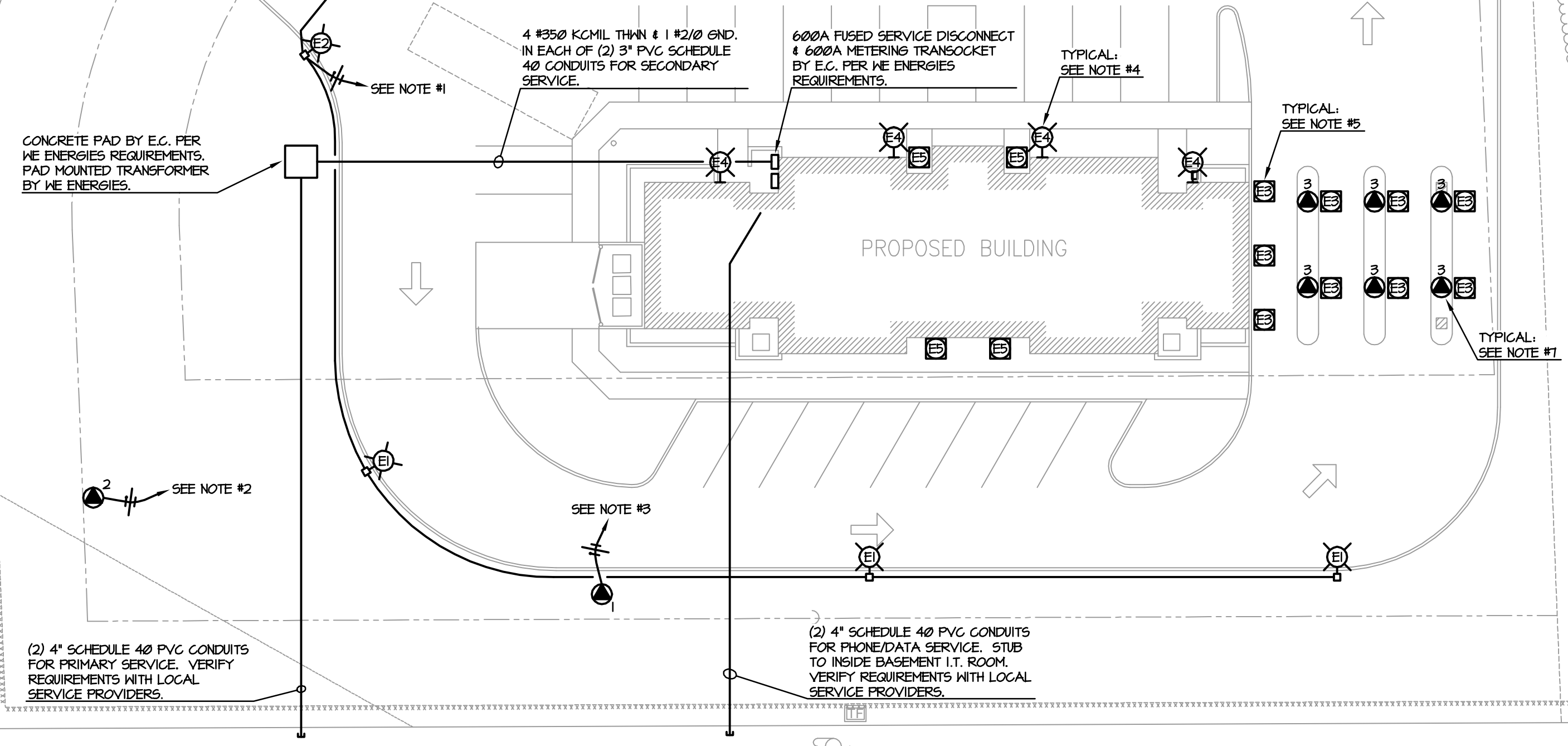
91ST AVENUE
(66' R.O.W.)

74TH STREET
(66' R.O.W.)

S.T.H. "50"
75TH STREET
(VARIABLE R.O.W.)

ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"



- NOTES:
- 2 #10 THIN & 1 #12 GROUND IN 3/4 IN. CONDUIT TO CIRCUIT A-1 FOR SITE LIGHTING. CONTROL VIA PHOTOCELL ON/TIMECLOCK OFF.
 - 2 #10 THIN & 1 #12 GROUND IN 3/4 IN. CONDUIT TO CIRCUIT A-4 FOR TENANT SIGN.
 - 2 #10 THIN & 1 #12 GROUND IN 3/4 IN. CONDUIT TO CIRCUIT A-7 FOR EDUCATORS CREDIT UNION SIGN.
 - BUILDING MOUNTED FIXTURES INCLUDING WALL SCONCES AND EXTERIOR DOWNLIGHTS IN SOFFIT WIRED TO CIRCUIT A-3 VIA PHOTOCELL ON/TIMECLOCK OFF.
 - DRIVE-UP CANOPY DOWNLIGHTS WIRED TO CIRCUIT A-5 VIA TIMECLOCK ON/OFF.
 - GENERAL: ALL EXTERIOR LIGHTING CONTROLLED VIA PHOTOCELL OR TIMECLOCK ON, TIMECLOCK OFF. TIMECLOCK PER IECC 2009/141 SPS 363 ENERGY CODE. VERIFY CONTROL PROGRAM/SCHEDULE WITH OWNER PER BUSINESS HOURS AND VILLAGE REQUIREMENTS.
 - E.G. TO PROVIDE THREE (3) 3/4 IN. CONDUIT AND WIRING/CABLE, TO EACH OF SIX (6) INTEGRATED TELLER MACHINE (ITM) LOCATIONS, FOR POWER AND DATA WIRING TO ITM. STUB UP CONDUITS AT ITM LOCATION, AND AT PANEL 'A' LOCATION AND I.T. ROOM INSIDE BUILDING, PROVIDE 30A CIRCUIT WITH TWO (2) #10 THIN, #10 GROUND AND NEUTRAL IN 3/4 IN. CONDUIT FROM PANEL 'A' TO EACH ITM LOCATION. PROVIDE TWO (2) ADDITIONAL 3/4 IN. CONDUIT FROM I.T. ROOM TO EACH ITM, EACH WITH ONE (1) CAT. 6 DATA CABLE AND FULL STRING FOR ADDITIONAL CABLE FOR ITM DATA/SECURITY WIRING. VERIFY REQUIREMENTS WITH ITM EQUIPMENT PROVIDER AND OWNER AT JOB SITE.

REVISIONS	NO.	DESCRIPTION	DATE
<p>CONSULTANTS</p> <p>Corporation Registration #3120-6-110372</p> <p>KORNAK & ASSOCIATES, INC. CONSULTING ELECTRICAL ENGINEERS</p> <p>2400 SOUTH WESTRADE DRIVE NEW BERLIN, WI 53151 (262) 799-5522 FAX (262) 799-5014</p>			

MAP

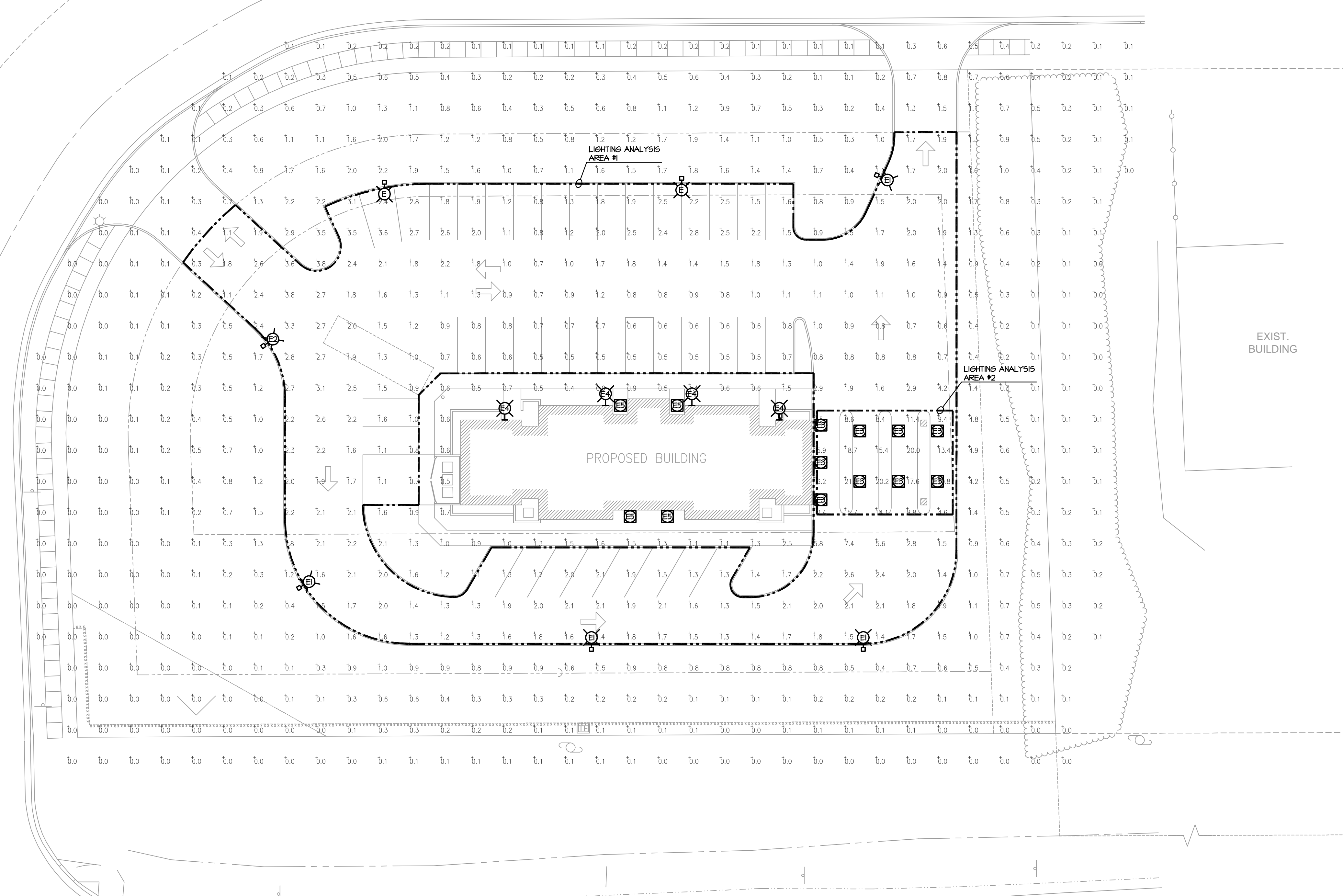
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MILWAUKEE ARCHITECTS & PLANNERS, INC.
10859 WEST BLUEGROUND ROAD, SUITE 200 - MILWAUKEE, WI 53228

NEW CREDIT UNION BUILDING FOR
EDUCATORS CREDIT UNION
LOT 21, WESTFIELD HEIGHTS SUBDIVISION
PLEASANT PRAIRIE, WISCONSIN

DATE	03-23-15
PROJECT	1501 K&A 15029
SHEET	E1.0

91ST AVENUE
(66' R.O.W.)

74TH STREET
(66' R.O.W.)



S.T.H. "50"
75TH STREET
(VARIABLE R.O.W.)

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

- LIGHTING ANALYSIS NOTES:**
(AREA #1 - PAVED AREAS ONLY, NOT INCLUDING DRIVE-UP CANOPY)
1. AVERAGE FOOTCANDLES: 1.6
 2. MINIMUM FOOTCANDLES: 1.4
 3. MAXIMUM FOOTCANDLES: 0.3
 4. AVERAGE/MINIMUM RATIO: 5.3:1
 5. MAXIMUM/MINIMUM RATIO: 24.7:1

- LIGHTING ANALYSIS NOTES:**
(AREA #2 - DRIVE-UP CANOPY)
1. AVERAGE FOOTCANDLES: 13.6
 2. MINIMUM FOOTCANDLES: 21.5
 3. MAXIMUM FOOTCANDLES: 4.6
 4. AVERAGE/MINIMUM RATIO: 30:1
 5. MAXIMUM/MINIMUM RATIO: 4.7:1

NEW CREDIT UNION BUILDING FOR
EDUCATORS CREDIT UNION
LOT 21, WESTFIELD HEIGHTS SUBDIVISION
PLEASANT PRAIRIE, WISCONSIN

DATE
03-23-15

PROJECT
1501
K&A 15029

SHEET
E1.1

MAP

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MILWAUKEE ARCHITECTS & PLANNERS, INC.
10859 WEST BLUEMOUND ROAD, SUITE 200 • MILWAUKEE, WI 53226

CONSULTANTS

Corporation Registration #3320-6-110972

KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS

5400 SOUTH WESTSHORE DRIVE
NEW BERLIN, WI 53151
(262) 799-5522 FAX (262) 799-5014

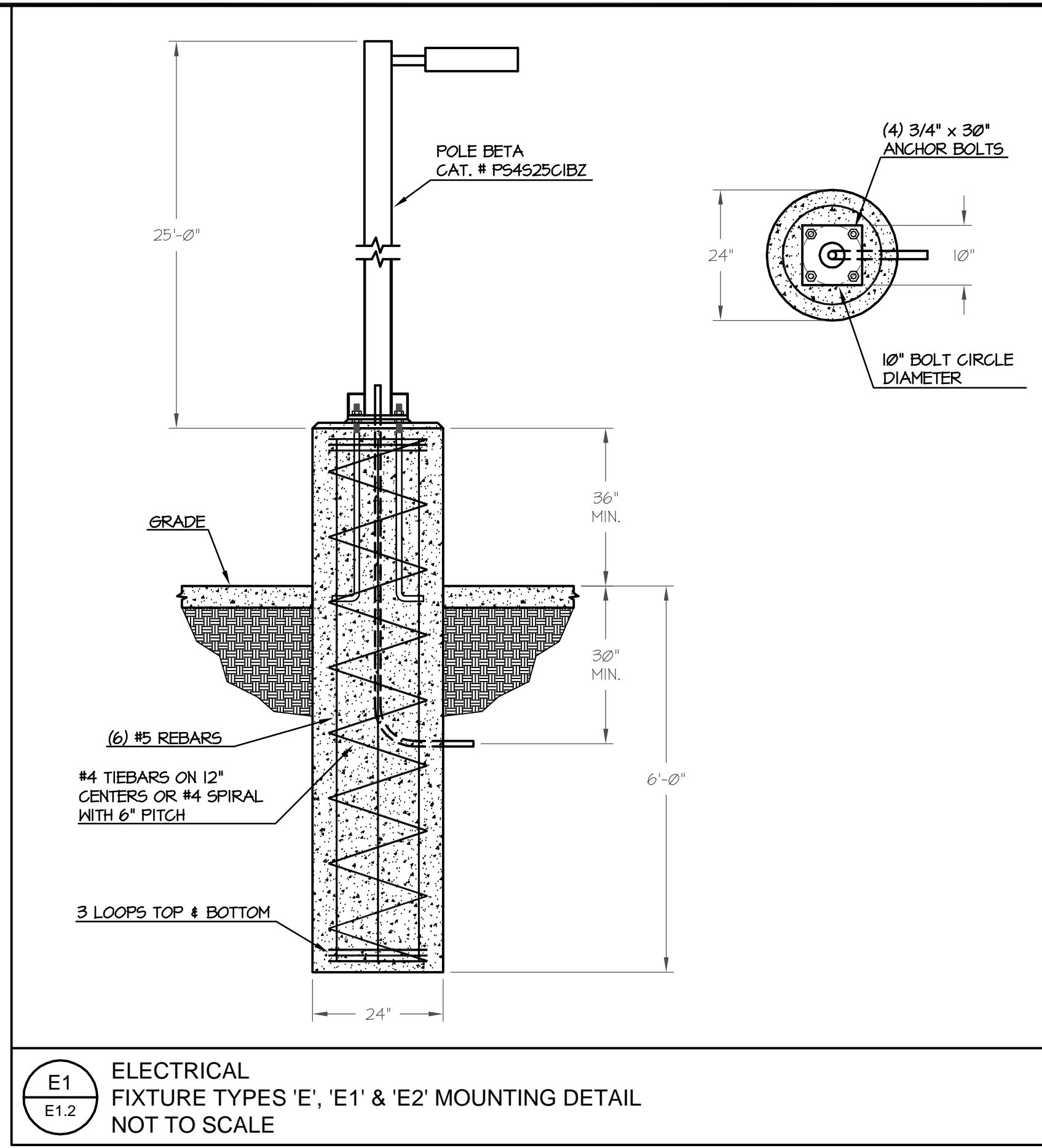
REVISIONS

NO.	DESCRIPTION	DATE

FIXTURE SCHEDULE

TYPE	INPUT WATTS	LAMPS		DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	SHIELDING	FINISH	MOUNTING	REMARKS
		NO.	MANUFACTURER CATALOG NO.								
E	133	LED	WITH FIXTURE	POLE & LUMINAIRE	BETA/CREE	ARE-EDG-4M-DA-00-E-UL-BZ-525-5TK	120	NONE	BRONZE	SEE DETAIL E1/E1.2	SEE NOTE #1
E1	133	LED	WITH FIXTURE	POLE & LUMINAIRE	BETA/CREE	ARE-EDG-3MB-DA-00-E-UL-BZ-525-5TK	120	NONE	BRONZE	SEE DETAIL E1/E1.2	SEE NOTE #1
E2	133	LED	WITH FIXTURE	POLE & LUMINAIRE	BETA/CREE	ARE-EDG-4MB-DM-00-E-UL-BZ-525-5TK	120	NONE	BRONZE	SEE DETAIL E1/E1.2	SEE NOTE #1
E3	05	LED	WITH FIXTURE	EXTERIOR DOWNLIGHT	BETA/CREE	SFT-221-55-RM-03-D-UL-BZ-525-40K	120	NONE	BRONZE	RECESSED	
E4	60	2	F20TRT	EXTERIOR WALL SCONCE	VISA	0W1000-2QF26-BRNZ-BRNZ-BRNZ-REM	120	ACRYLIC	BRONZE	SURFACE	BATTERY BACKUP
E5	34	LED	WITH FIXTURE	EXTERIOR DOWNLIGHT	BETA/CREE	KR6-S-30L-40K-120V-EB1KR6ST-556C-FF	120	CLEAR ALUMINUM	CLEAR	RECESSED	BATTERY BACKUP

FIXTURE SCHEDULE NOTES:
 1. NEW POLE AND FIXTURE PER PLAN AND SCHEDULE. POLE RUUD CAT. #P54525CIBZ. REFERENCE MOUNTING DETAIL.



DATE

REVISIONS

NO.	DESCRIPTION

CONSULTANTS

Corporation Registration #3120-6-111072

KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS

5400 SOUTH WESTSHORE DRIVE
NEW BRUN, W. 03151
(203) 769-5525 FAX: (203) 769-5014

MAP

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10859 WEST BLUEMOUND ROAD, SUITE 200 - MILWAUKEE, WI 53226

NEW CREDIT UNION BUILDING FOR

**EDUCATORS
CREDIT UNION**

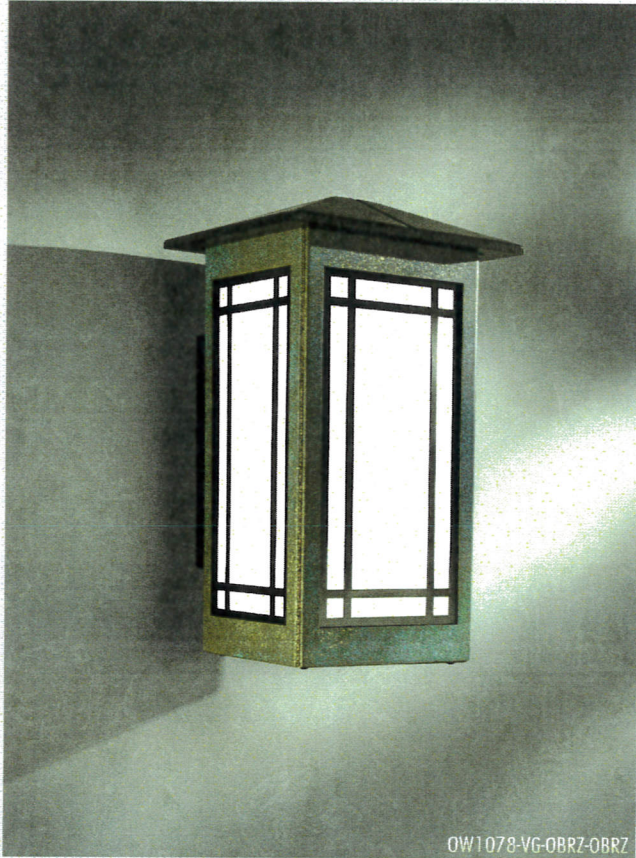
LOT 21, WESTFIELD HEIGHTS SUBDIVISION
PLEASANT PRAIRIE, WISCONSIN

DATE
03-23-15

PROJECT
1501
K&A 15029

SHEET
E1.2

Midland Crafts™



OW1078-VG-OBZ-OBZ



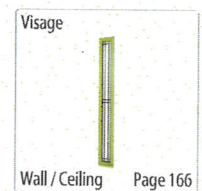
OW1092-VG-OBZ

OUTDOOR

WALL

XPS

NEW



Features

- 5 year product warranty
- Fabricated metal housing with internal reinforcing corner extrusions
- Diffuser accent panel creates a three dimensional effect
- Cast aluminum top roof
- Oven cured no VOC acrylic powder coat
- Fabricated 1/8" thick white acrylic diffuser, F1 rated, UV stable, UL-94 HB flame class rated
- Easy tool-less relamping
- Fluorescent or incandescent source
- High power factor electronic ballast, 0° F / -18° C starting temperature (fluorescent)
- Mounts to standard electrical junction box (by others) with provided hardware
- ETL listed to UL standards (US and Canada) for wet location mounting 4' above grade

Suggested Variations

- Custom color or material
- Custom cutout or logo in housing panels
- Increase fixture height
- Alternate source

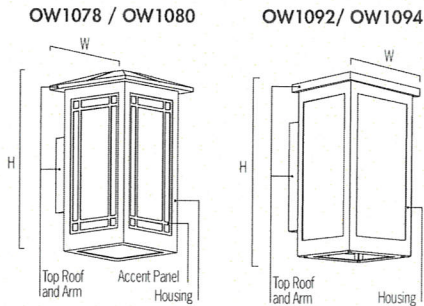
Order Code Example

OW1078	1QF13 (MVOLT)	VG	OBRZ	OBRZ	REM
Model Number	Source	Finishes	Color Code Required for Painted Finishes		Options

Model Number	Source	Housing	Top Roof and Arm	Accent Panel	Options	Dimensions		
OW1078	1QF13 1QF26 2N40			(Painted)		W	7"	(178 mm)
OW1092		BRNZ (Painted) • VG	BRNZ (Painted)	BRNZ	REM XPS	H	12-1/4"	(311 mm)
OW1080	2QF13 2QF26 2N60			(Painted)		D	7-3/4"	(197 mm)
OW1094						MC	6-3/4"	(171 mm)
						W	8-3/4"	(222 mm)
						H	15-3/8"	(391 mm)
						D	9-3/8"	(238 mm)
						MC	8-3/8"	(213 mm)

Line Drawings

Depth is measured from wall to front of fixture
Mounting Center is measured from top of fixture to center of junction box
W = Width H = Height D = Depth MC = Mounting Center



Abbreviation Key

- Indicated Finish or Option is not available with XPS

Source (Voltage)

Specify Voltage or MVOLT		
MVOLT fixture accepts 120 through 277 input voltage		
QF13	13w quad, 4-pin G24q-1 base, FLR	(MVOLT; 347V)
QF26	26w quad, 4-pin G24q-3 base, FLR	(MVOLT; 347V)
N40	40w A-19, medium base, INC	(120V)
N60	60w A-19, medium base, INC	(120V)

Finishes (see inside back cover)

- (Painted) Color Code Required - see color chart
- VG Verdigris Patina over Copper

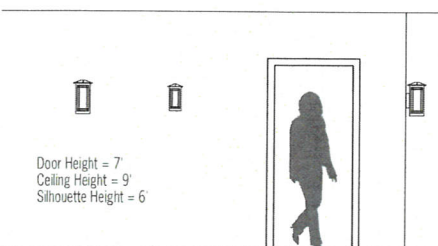
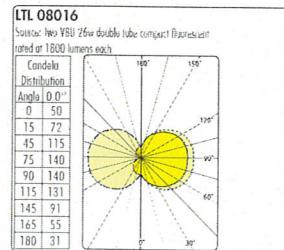
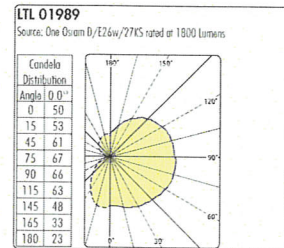
Options

- REM Remote emergency battery pack for fluorescent source; rated for dry location, 32° F / 0° C minimum, not available with 347V
- XPS Express 10 day shipping

Photometrics and 3D Modeling

Complete BIM, Google Sketchup, and Photometric files for these models can be downloaded from www.visalighting.com

IES File Number	LER	Report
OW1078-1QF26	29	01989
OW1078-2N40	5	
OW1080-2QF26	30	08016
OW1080-2N60	5	01991



ARE-EDG-3MB/3MP-DA

Cree Edge™ Area Luminaire – Type III Medium w/ Backlight Control – Direct Arm Mount

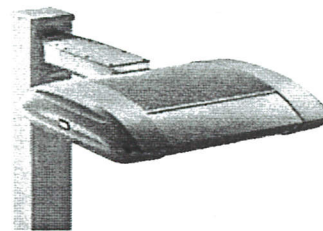
MAR 25 2015

Educators Credit Union Pleasant
Prairie - Fixture Type E1

Product Description

Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.

PLEASANT PRAIRIE



Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)

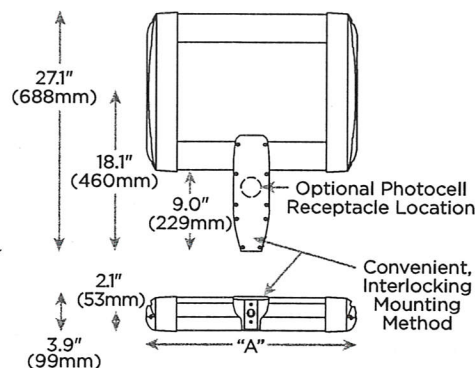
Limited Warranty†: 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish

EPA and Weight: Reference EPA and Weight spec sheet

Accessories

Field Installed Accessories

XA-BRDSPK
Bird Spikes



LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

Ordering Information

Example: ARE-EDG-3MB-DA-04-E-UL-SV-350-OPTIONS

ARE-EDG		DA	08	E	UL	BZ	525	57K
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	3MB Type III Medium w/ BLS 3MP Type III Medium w/ Partial BLS	DA Direct Arm	04 06 08 10 12 14 16 20 24	E	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350* 350mA 525** 525mA 700*** 700mA	40K 4000K Color Temperature - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175 / 350 / 525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included P Photocell - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH R NEMA Photocell Receptacle - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Photocell by others ML Multi-Level - Refer to ML spec sheet for details

† See www.cree.com/lighting/products/warranty for warranty terms

* Available on luminaires with 60-240 LEDs.

** Available on luminaires with 40-160 LEDs.

*** Available on luminaires with 40-60 LEDs.



Rev. Date: 09/24/13



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Convenient interlocking mounting method. Mounting housing is rugged die cast aluminum mounting to 3-6" (76-152mm) square or round pole, secured by two 5 / 16-18 UNC bolts spaced on 2" (51mm) centers
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

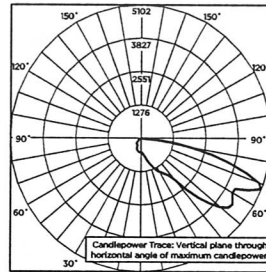
- **Input Voltage:** 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

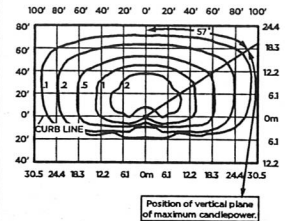
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- Meets Buy American requirements within ARRA

Photometry

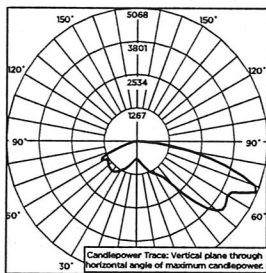
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



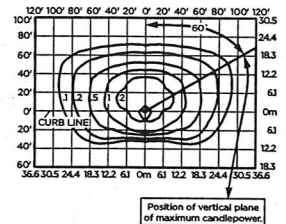
ITL Test Report #: 77235
STR-LWY-3MB-06-E-UL-700-40K**
Initial Delivered Lumens: 7,998



ARE-EDG-3MB-12-E-UL-525-40K**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 12,420
Initial FC at grade



CSA Test Report #: 6385
ARE-EDG-3MP-06-E-UL-700-40K**
Initial Delivered Lumens: 9,619



ARE-EDG-3MP-12-E-UL-525-40K**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 14,720
Initial FC at grade

IES Files

To obtain an IES file specific to your project consult:
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

Lumen Output, Electrical, and Lumen Maintenance Data

Type III Medium Distribution w/ BLS																
LED Count (x10)	5700K				4000K				System Waits 120-480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15°C (59°F)**
	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-II	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15-II	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-II	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15-II		120V	208V	240V	277V	347V	480V	
350mA @ 25°C (77°F)																
06	4,617	B1 U0 G1	5,473	B1 U0 G2	4,446	B1 U0 G1	5,270	B1 U0 G2	66	0.52	0.31	0.28	0.26	0.20	0.15	93%
08	6,157	B1 U0 G2	7,297	B2 U0 G2	5,929	B1 U0 G2	7,026	B2 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20	
10	7,677	B1 U0 G2	9,099	B2 U0 G2	7,393	B1 U0 G2	8,762	B2 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24	
12	9,213	B1 U0 G2	10,919	B2 U0 G3	8,872	B1 U0 G2	10,514	B2 U0 G3	130	1.10	0.65	0.55	0.48	0.38	0.28	
14	10,680	B1 U0 G2	12,658	B2 U0 G3	10,285	B1 U0 G2	12,189	B2 U0 G3	158	1.32	0.77	0.68	0.62	0.47	0.35	
16	12,206	B1 U0 G3	14,466	B3 U0 G3	11,754	B1 U0 G3	13,930	B3 U0 G3	179	1.49	0.87	0.77	0.68	0.53	0.39	
20	15,257	B2 U0 G3	18,083	B3 U0 G3	14,692	B1 U0 G3	17,413	B3 U0 G3	220	1.84	1.06	0.93	0.83	0.64	0.47	
24	18,309	B2 U0 G3	21,699	B3 U0 G3	17,631	B2 U0 G3	20,896	B3 U0 G3	261	2.19	1.26	1.10	0.97	0.76	0.56	
525mA @ 25°C (77°F)																
04	4,359	B1 U0 G1	5,167	B1 U0 G2	4,198	B1 U0 G1	4,975	B1 U0 G2	70	0.58	0.34	0.31	0.28	0.21	0.16	92%
06	6,464	B1 U0 G2	7,662	B2 U0 G2	6,225	B1 U0 G2	7,378	B2 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22	
08	8,619	B1 U0 G2	10,215	B2 U0 G2	8,300	B1 U0 G2	9,837	B2 U0 G2	133	1.13	0.66	0.58	0.51	0.39	0.28	
10	10,748	B1 U0 G2	12,739	B2 U0 G3	10,350	B1 U0 G2	12,267	B2 U0 G3	171	1.43	0.83	0.74	0.66	0.50	0.38	
12	12,898	B1 U0 G3	15,286	B3 U0 G3	12,420	B1 U0 G3	14,720	B3 U0 G3	202	1.69	0.98	0.86	0.77	0.59	0.44	
14	14,952	B2 U0 G3	17,721	B3 U0 G3	14,398	B1 U0 G3	17,065	B3 U0 G3	232	1.94	1.12	0.98	0.87	0.68	0.50	
16	17,088	B2 U0 G3	20,253	B3 U0 G3	16,455	B2 U0 G3	19,503	B3 U0 G3	263	2.21	1.27	1.11	0.97	0.77	0.56	
700mA @ 25°C (77°F)																
04	5,325	B1 U0 G2	6,311	B1 U0 G2	5,127	B1 U0 G2	6,077	B1 U0 G2	92	0.78	0.46	0.40	0.36	0.27	0.20	90%
06	7,896	B1 U0 G2	9,358	B2 U0 G2	7,603	B1 U0 G2	9,011	B2 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29	

* Actual production yield may vary between -4 and +10% of initial delivered lumens.
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/POF/Erratas/TM-15-11BugRatingsAddendum.pdf
 *** For recommended lumen maintenance factor data see TD-13. Calculated based on 6,000 hours LM-90-08 testing > 150,000 hours.



ARE-EDG-4MB/4MP-DA

Cree Edge™ Area Luminaires - Type IV Medium w/ Backlight Control - Direct Arm Mount

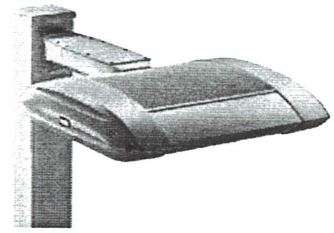
MAR 25 2015

Educators-Credit Union-Pleasant
Prairie-Fixture Type E2

Product Description

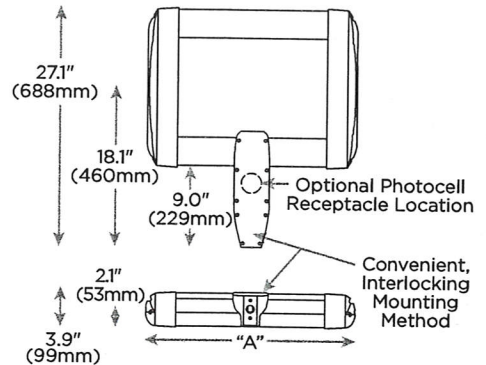
Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.

PLEASANT PRAIRIE



Performance Summary

- Utilizes BetaLED® Technology
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)
- Limited Warranty*: 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish
- EPA and Weight: Reference EPA and Weight spec sheet



Accessories

Field Installed Accessories
XA-BRDSPK Bird Spikes

LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

Ordering Information

Example: ARE-EDG-4MB-DA-04-E-UL-SV-350-OPTIONS

ARE-EDG	DA	08	E	UL	BZ	525	57K	
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	4MB Type IV Medium w/ BLS 4MP Type IV Medium w/ Partial BLS	DA Direct Arm	04 06 08 10 12 14 16 20 24	E	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350* 350mA 525** 525mA 700*** 700mA	40K 4000K Color Temperature - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175 / 350 / 525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included P Photocell - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH R NEMA Photocell Receptacle - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Photocell by others ML Multi-Level - Refer to ML spec sheet for details

* See www.cree.com/lighting/products/warranty for warranty terms

** Available on luminaires with 60-240 LEDs.

*** Available on luminaires with 40-160 LEDs.



Rev. Date: 09/24/13



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Convenient interlocking mounting method. Mounting housing is rugged die cast aluminum mounting to 3-6" (76-152mm) square or round pole, secured by two 5 / 16-18 UNC bolts spaced on 2" (51mm) centers
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

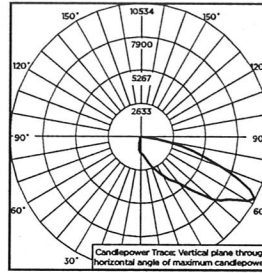
- **Input Voltage:** 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

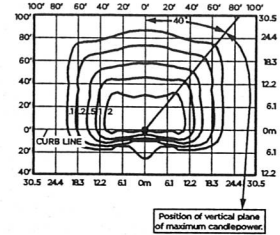
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- Meets Buy American requirements within ARRA

Photometry

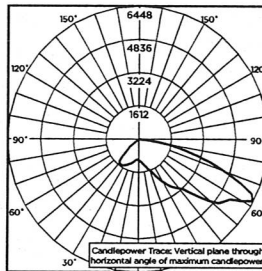
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



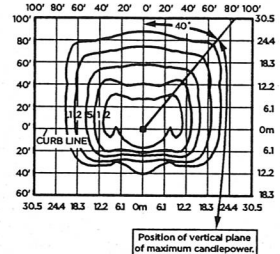
CSA Test Report #: 6449
ARE-EDG-4MB-12-E-UL-525-40K
Initial Delivered Lumens: 13,155



ARE-EDG-4MB-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,340
Initial FC at grade



CSA Test Report #: 6417
ARE-EDG-4MP-12-E-UL-525-40K
Initial Delivered Lumens: 9,989



ARE-EDG-4MP-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,640
Initial FC at grade

IES Files

To obtain an IES file specific to your project consult:
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

Lumen Output, Electrical, and Lumen Maintenance Data

LED Count (x10)	Type IV Medium Distribution w/ BLS								TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15' C (59' F)**
	5700K				4000K				120V	208V	240V	277V	347V	480V	
	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15-11	System Waits 120-480V						
350mA @ 25° C (77° F)															
06	4,959	B1 U0 G1	5,815	B1 U0 G1	4,776	B1 U0 G1	5,599	B1 U0 G1	66	0.52	0.31	0.28	0.26	0.20	0.15
08	6,615	B1 U0 G2	7,753	B2 U0 G2	6,368	B1 U0 G2	7,466	B2 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20
10	8,246	B1 U0 G2	9,668	B2 U0 G2	7,941	B1 U0 G2	9,310	B2 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24
12	9,895	B1 U0 G2	11,601	B2 U0 G2	9,529	B1 U0 G2	11,172	B2 U0 G2	130	1.10	0.63	0.55	0.48	0.38	0.28
14	11,471	B1 U0 G2	13,449	B2 U0 G2	11,046	B1 U0 G2	12,951	B2 U0 G2	158	1.32	0.77	0.68	0.62	0.47	0.35
16	13,110	B1 U0 G2	15,370	B3 U0 G2	12,624	B1 U0 G2	14,801	B3 U0 G2	179	1.49	0.87	0.77	0.68	0.53	0.39
20	16,388	B2 U0 G3	19,213	B3 U0 G3	15,781	B2 U0 G3	18,501	B3 U0 G2	220	1.84	1.06	0.93	0.83	0.64	0.47
24	19,665	B2 U0 G3	23,056	B3 U0 G3	18,937	B2 U0 G3	22,202	B3 U0 G3	261	2.19	1.26	1.10	0.97	0.76	0.56
525mA @ 25° C (77° F)															
04	4,682	B1 U0 G1	5,490	B1 U0 G1	4,509	B1 U0 G1	5,286	B1 U0 G1	70	0.58	0.34	0.31	0.28	0.21	0.16
06	6,945	B1 U0 G2	8,140	B2 U0 G2	6,686	B1 U0 G2	7,839	B2 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22
08	9,258	B1 U0 G2	10,854	B2 U0 G2	8,915	B1 U0 G2	10,452	B2 U0 G2	133	1.13	0.66	0.58	0.51	0.39	0.28
10	11,544	B1 U0 G2	13,535	B2 U0 G2	11,117	B1 U0 G2	13,034	B2 U0 G2	171	1.43	0.83	0.74	0.66	0.50	0.38
12	13,853	B2 U0 G2	16,242	B3 U0 G2	13,340	B1 U0 G2	15,640	B3 U0 G2	202	1.69	0.98	0.86	0.77	0.59	0.44
14	16,060	B2 U0 G2	18,229	B3 U0 G2	15,465	B2 U0 G2	18,131	B3 U0 G2	232	1.94	1.12	0.98	0.87	0.68	0.50
16	18,354	B2 U0 G3	21,519	B3 U0 G3	17,674	B2 U0 G3	20,772	B3 U0 G3	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA @ 25° C (77° F)															
04	5,719	B1 U0 G2	6,705	B2 U0 G1	5,507	B1 U0 G1	6,457	B2 U0 G1	92	0.78	0.46	0.40	0.36	0.27	0.20
06	8,481	B1 U0 G2	9,943	B2 U0 G2	8,167	B1 U0 G2	9,575	B2 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29

* Actual production yield may vary between -4 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.
*** For recommended lumen maintenance factor data see TD-13. Calculated L₉₀ based on 6,000 hours LM-80-08 testing > 150,000 hours.



KR6S™ Series

LED Specification Downlight – Square 6" Aperture

Educators Credit Union Pleasant Prairie - Fixture Type E5

Product Description

The KR6™ LED specification downlight features Cree TrueWhite® Technology and delivers beautiful, high-quality light with efficacy up to 71 lumens per watt. Designed for new construction applications, the KR Series is available in variety of color temperatures, round and square trims with high-quality anodized aluminum reflector finishes, a sloped ceiling adaptor and a variety of dimming options including Cree Sunset Dimming Technology providing rich, warm that transitions from 2700K to 1800K as naturally as an incandescent source.

Performance Summary

Utilizes Cree TrueWhite® Technology

Made in the U.S.A. of U.S. and imported parts

Delivered Light Output: 651-6008 lumens; Delivered lumen output is typical when using a SSGC type reflector

Input Power: 13-104 Watts

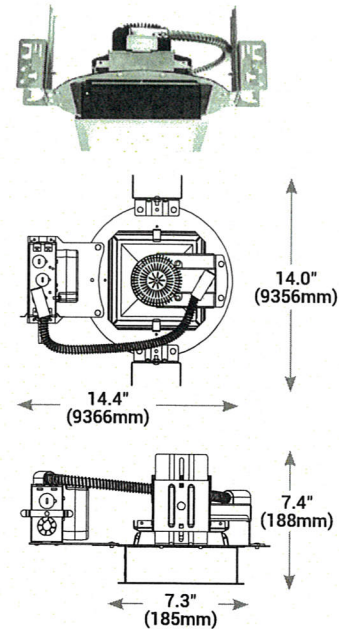
Emergency Performance: Up to 1210 Lumens; 10W; Minimum 90 Minutes

CRI: 90

CCT: 2700K, 3000K, 3500K, 4000K

Dimming: Triac, 0/1-10V, Cree SmartCast™ Technology, Lutron EcoSystem® Dimming, Lutron® Forward Phase Dimming; See control availability chart on page 3

Limited Warranty*: 10 years on KR6S™ luminaire/5 years on KR6S™ luminaire with Cree SmartCast™ Technology/1 year on emergency battery pack



Accessories

Field-Installed		
Sloped Ceiling Adaptor KRKS6**WW ** 0-35 (order in 5 degree increments)	C-Channel Hanger Bars RBH30C - Pair of 30" (762mm) rigid 3/4" x 1/2" (19mm x 13mm) C-Channel bars	T-Bar Clips RARC7 - Set of four
Control Module CIF-10VC1-CWC-SNSR - Cree SmartCast™ Technology with ambient light and motion sensors		

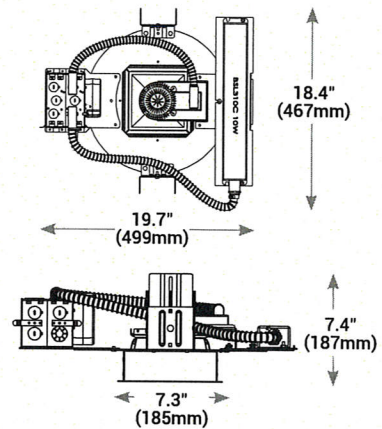
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Housing:** KR6S 20L 35K 120V 10V + **Reflector:** KR6ST SSGC FF

Reflector (Housing must be ordered separately)		
KR6ST	SSGC	FF
Series	Reflector Finish	Flange Finish
KR6ST	SSGC Soft Satin Glow, Clear SSGCG Soft Satin Glow, Champagne Gold	FF Matches Reflector WF White Paint

Emergency Backup



Housing (Reflector must be ordered separately)

KR6	S	30L	40K	120V	EB7				
Series	Size	Reflector	Initial Delivered Lumens	Optic	CCT	Voltage	Controls	Options	
KR	6 inch	S Square	9L	Blank 70° Beam Angle (Standard)	27K	120V 120 Volts 277V 277 Volts 3000K 35K 3500K 40K 4000K	Blank - For standard control offering refer to control availability chart on page 3 LES Lutron EcoSystem® Dimming - Refer to control availability chart on page 3	10V 0/1-10V Dimming - Refer to control availability chart on page 3 LFP Lutron Forward Phase Dimming - Refer to control availability chart on page 3	WD Sunset Dim - 9L and 13L @ 27K with Triac Dimming only 10R Cree SmartCast™ Technology** EB7* Emergency Backup - Minimum 90 minutes - 120V, 277V only
			13L		2700K - 9L thru 40L Only				
			18W, 1021 Lumens - 57 LPW		30K				
			20L		3000K				
			30W, 1557 Lumens - 60 LPW		35K				
			30L		3500K				
			39W, 2519 Lumens - 65 LPW		40K				
			40L		4000K				
			44W, 3123 Lumens - 71 LPW						
			60L						
87W, 4929 Lumens - 57 LPW									

* See www.cree.com/lighting/products/warranty for warranty terms
 ** Available for U.S. only ** Not available in 40L and 60L



Rev. Date: V3 09/29/2014



US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

KR6S™ Series - Square 6" Aperature

Product Specifications

CREE SMARTCAST™ TECHNOLOGY

Cree SmartCast™ Technology changes the paradigm of lighting control. With the press of a single button, Cree SmartCast™ Technology enabled luminaires and controls create their own secure network and auto-associate to form logical groups throughout every space. Integrated sensors and robust wireless communication included in every luminaire combined with revolutionary OneButton™ Setup enables automated setup and configuration of luminaires and wall controls. With no extra wires or interfaces, Cree SmartCast™ Technology products reduce installation time and complexity.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIAL

- Initial color within a 3-step MacAdam Ellipse
- Low brightness parabolic spun Alzak aluminum cone, 0.06" (2mm) thick with polished radius and continuous self-flange
- Soft Satin Glow Clear finish, standard
- 2" (51mm) aperture throat to accommodate all standard and up to 3" (76mm) thick ceilings and provide flexibility in mounting within grid
- Provided with quick mounting brackets for optional carrying channels
- Light engine, optics, and driver accessible from below ceiling

ELECTRICAL SYSTEM

- Power Factor: > 0.9 for 120V and 277V
- Input Power: 120, 277V, or 347V, 50/60Hz

REGULATORY & VOLUNTARY QUALIFICATIONS

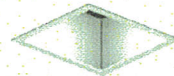
- cULus Listed
- Suitable for thru-wiring 8#12AWG-90°C
- Suitable for damp locations
- Thermally protected Type NON-IC in accordance with Article 410 of the NEC and UL 1598
- Meets Buy American requirements within ARRA
- EnergyStar® Qualified. Please refer to <http://www.energystar.gov> for most current information

Recommended Cree® KR Series Luminaire Lumen Maintenance Factors (LMF) ¹						
Ambient	Initial Delivered Lumens	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	9L and 13L	1.05	1.04	1.03	1.03	1.02
	20L and 30L	1.03	0.99	0.94	0.90	0.86
	40L and 60L	1.03	0.96	0.90	0.83	0.77
10°C (50°F)	9L and 13L	1.04	1.03	1.03	1.02	1.02
	20L and 30L	1.02	0.97	0.93	0.89	0.85
	40L and 60L	1.03	0.95	0.88	0.82	0.76
15°C (59°F)	9L and 13L	1.03	1.02	1.02	1.01	1.01
	20L and 30L	1.01	0.96	0.91	0.88	0.84
	40L and 60L	1.02	0.94	0.87	0.81	0.75
20°C (68°F)	9L and 13L	1.02	1.01	1.00	1.00	0.99
	20L and 30L	1.01	0.95	0.90	0.87	0.83
	40L and 60L	1.01	0.93	0.86	0.80	0.74
25°C (77°F)	9L and 13L	1.00	1.00	0.99	0.99	0.99
	20L and 30L	1.00	0.94	0.89	0.86	0.82
	40L and 60L	1.00	0.92	0.85	0.79	0.74
30°C (86°F)	9L and 13L	0.99	0.99	0.98	0.98	0.98
	20L and 30L	0.97	0.93	0.88	0.85	0.81
	40L and 60L	0.98	0.91	0.84	0.78	0.73
35°C (95°F)	9L and 13L	0.98	0.97	0.97	0.97	0.97
	20L and 30L	0.96	0.92	0.87	0.84	0.80
	40L and 60L	0.96	0.90	0.83	0.77	0.72

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

Installation

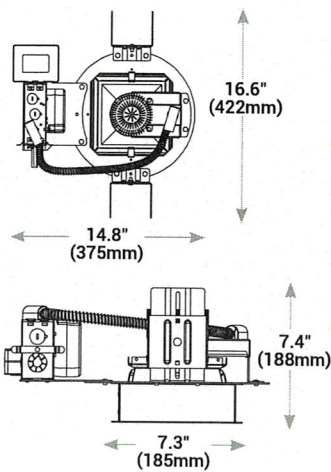
- Recommended ceiling cutout 6.5" x 6.5" (165mm)



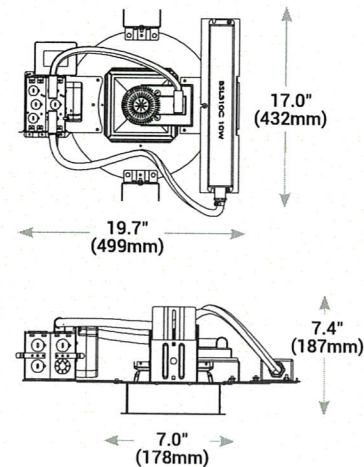
Note: 30L versions require marked spacing: 24" (600mm) X 12" (300mm) X 1/2" (12mm). 24" (600mm) luminaire to luminaire, 12" (300mm) luminaire to side wall, 1/2" (12mm) above luminaire

60L versions require marked spacing: 48" (1219mm) X 24" (600mm) X 1" (25mm). 48" (1219mm) luminaire to luminaire, 24" (600mm) luminaire to side wall, 1" (25mm) above luminaire

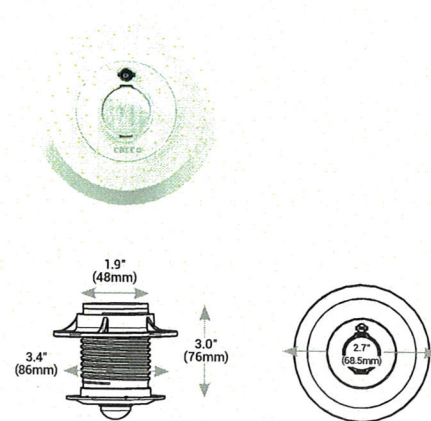
Cree SmartCast™ Technology



Emergency Backup and Cree SmartCast™ Technology



Occupancy Sensor included with Cree SmartCast™ Technology

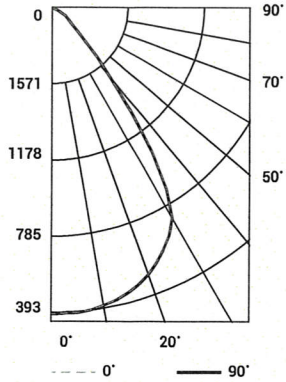


KR6™ Series - Square 6" Aperture

Photometry

KR6S 30L 35K 120V W/KR6ST SSGC FF BASED ON RESTL REPORT TEST #: PL04041-001

Fixture photometry has been conducted in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%.



RESTL Test Report #: PL04041-001
 KR6S 30L 35K 120V SSGC WF
 Initial Delivered Lumens: 2,293
 Efficacy: 58.0 LPW
 S/M: 1.18

Coefficients Of Utilization - Zonal Cavity Method				
RC %:	80			
RW %:	70	50	30	10
RCR: 0	119	119	119	119
1	113	109	106	104
2	106	100	95	91
3	99	92	86	81
4	93	84	78	73
5	87	78	71	66
6	82	72	65	60
7	77	67	60	55
8	73	62	55	50
9	69	58	51	46
10	65	54	47	43

Effective Floor Cavity Reflectance: 20%

Average Luminance Table (cd/m2)				
Horizontal Angle				
Vertical Angle	0°	45°	90°	
	45°	15,007	34,431	15,038
	55°	7,380	6,960	7,350
	65°	4,499	4,132	4,499
	75°	1,812	2,593	1,778
	85°	987	1,579	1,086

Zonal Lumen Summary			
Zone	Lumens	% Lamp	Luminaire
0-30	1,213	N/A	52.9%
0-40	1,841	N/A	80.2%
0-60	2,230	N/A	97.2%
0-90	2,294	N/A	100.0%
0-180	2,294	N/A	100.0%

Cone of Light		
Distance from Workplane	Footcandles	Beam Diameter
6' (1.8m)	53	5.7' (1.7m)
8' (2.4m)	30	7.6' (2.3m)
10' (3.0m)	19	9.6' (2.9m)
12' (3.7m)	13	11.5' (3.5m)
14' (4.3m)	10	13.2' (4.0m)

For exact photometric data, please reference our available IES and LM-79 test results at <http://www.cree.com/Lighting/Products/Indoor/Architectural-Downlights/KR-Series>

Application Reference

Based on KR6S 30L 35K 120V W/KR6ST SSGC FF Luminaire

Open Space					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4	2358	39	60	2.34	139
6 x 6				1.09	65
8 x 8				0.59	35
10 x 10				0.39	23

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane, LLP: 1.0 Initial. Open Space: 50' x 40' x 10'

Corridor					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' on Center	2358	39	60	1.56	55
6' on Center				1.04	37
8' on Center				0.78	28
10' on Center				0.59	21

10' Ceiling, 80/20/50 Reflectances, Light levels on the ground. LLP: 1.0 Initial. Corridor: 6' Wide x 100' Long

Control Availability Chart

Initial Delivered Lumens	Non Dimming			Triac Dimming to 5%			0/1-10V Dimming to 10%			LES Dimming to 1%			LFP Dimming to 1%		
	120V	277V	347V	120V	277V	347V	120V	277V	347V	120V	277V	347V	120V	277V	347V
9L	N/A	S	N/A	S	N/A	N/A	O	O	O	N/A	N/A	O	N/A	N/A	N/A
13L	N/A	S	N/A	S	N/A	N/A	O	O	O	O	O	O	O	N/A	N/A
20L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	O	N/A	N/A
30L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	O	N/A	N/A
40L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	N/A	N/A	N/A
60L	N/A	N/A	N/A	N/A	N/A	N/A	S	S	S	O	O	O	N/A	N/A	N/A

S = Standard Offering
 O = Optional Offering

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US: www.cree.com/lighting

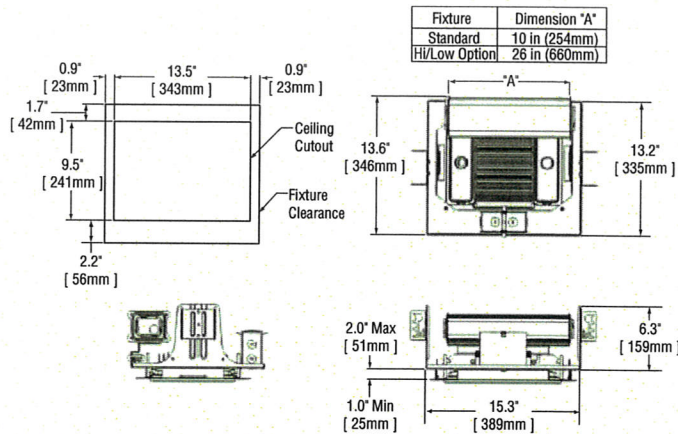
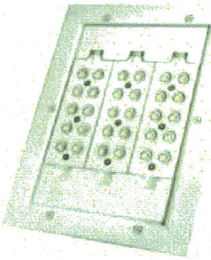
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BetaLED Catalog #: SFT - 227 - 5S - RM - 03 - D - UL- BZ - 525 - 40K -



Notes:

Educators Credit Union - Pleasant Prairie
 Fixture Type E3
 Drive-up canopy downlight

Product	Family	Optic	Mounting	# of LEDs (x 10)	LED Series	Voltage	Color Options	Drive Current	Factory-Installed Options
SFT	227	5S ¹	RM ²	03	D	<input type="checkbox"/> UL Universal 120–277V <input type="checkbox"/> UH Universal 347–480V <input type="checkbox"/> 12 120V <input type="checkbox"/> 20 208V <input type="checkbox"/> 24 240V <input type="checkbox"/> 27 277V <input type="checkbox"/> 34 347V <input type="checkbox"/> 48 480V	<input type="checkbox"/> WH White (Standard) <input type="checkbox"/> SV Silver <input type="checkbox"/> BK Black <input type="checkbox"/> BZ Bronze <input type="checkbox"/> PB Platinum Bronze	<input type="checkbox"/> 525 525mA (Standard) <input type="checkbox"/> 350 350mA	<input type="checkbox"/> 40K 4000K Color Temperature ³ <input type="checkbox"/> F Fuse ^{4,5} For remodel option, see remodel spec sheet

Footnotes

1. IESNA Type V Short distribution
2. Recessed soffit mount for new construction
3. Color temperature per fixture; 5700K standard; minimum 70 CRI
4. Must specify voltage other than UL, UH, or 34
5. When code dictates fusing use time delay fuse

LED PERFORMANCE SPECS

# of LEDs	Initial Delivered Lumens – Type V Short @ 5700K	BUG Rating**		Initial Delivered Lumens – Type V Short @ 4000K	BUG Rating**		System Watts 120–480V	Total Current @ 120V	Total Current @ 208V	Total Current @ 240V	Total Current @ 277V	Total Current @ 347V	Total Current @ 480V	L ₇₀ Hours* @ 25° C (77° F)	50K Hours Lumen Maintenance Factor* @ 15° C (59° F)		
		B	U		G	B										U	G
350mA Fixture Operating at 25° C (77° F)																	
30	3,307 (03)	2	0	1	3,048 (03)	2	0	1	36	0.30	0.19	0.17	0.17	0.12	0.10	> 150,000	90%
525mA (Standard) Fixture Operating at 25° C (77° F)																	
30	4,629 (03)	2	0	1	4,267 (03)	2	0	1	52	0.44	0.26	0.24	0.21	0.13	0.13	128,000	88%

* For recommended lumen maintenance factor data see TD-13

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf



General Description

High performance energy efficient LED down light, designed for use in drop ceilings or new construction applications with 16" (406mm) to 24" (610mm) on center building construction. Heavy gauge steel recessed mounting frame features 1-1/2" (38mm) deep aperture throat to accommodate most standard ceiling thicknesses, and a universal mounting brackets that accept 1/2" (13mm) EMT conduit, C-channel mounting bars or flat bar hangers with 5" (127mm) vertical adjustment from either above or below the ceiling. An oversized junction box is listed for eight #12 AWG feed through wires.

Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sink specifically designed for high power LED. It is factory assembled to the trim plate and wired to the driver.

Driver compartment is constructed of anodized extruded aluminum with stainless steel end panels for exceptional thermal performance. Driver is factory wired to the LED modules and features a quick connect power harness.

Five year limited warranty on luminaire.

Electrical

Modular design accommodates varied lighting output from high power, white, 5700K (+/- 500K per full fixture), minimum 70 CRI, long life LED sources. Optional 4000K (+/- 300K per full fixture) also available. 120–277V 50/60 Hz, Class 1 LED drivers are standard. 347–480VHz driver is optional. LED drivers have power factor >90% and THD <20% at full load. Units provided with integral 10kV surge suppression protection standard. Surge protection tested in accordance with IEEE/ANSI C62.41.2.

Luminaire is Type IC in accordance with Article 410 of the NEC and UL 1598. It is suitable for direct contact with insulation.

Luminaire is listed for eight #12 AWG, 90C rated through branch circuit wires.

Meets FCC Title 47 CFR Part 18, Non-Consumer EMI and RFI emission levels.

Testing & Compliance

UL listed in the U.S. and Canada for wet locations under covered ceilings. Consult factory for CE certified product. RoHS compliant. International Dark-Sky Association approved.

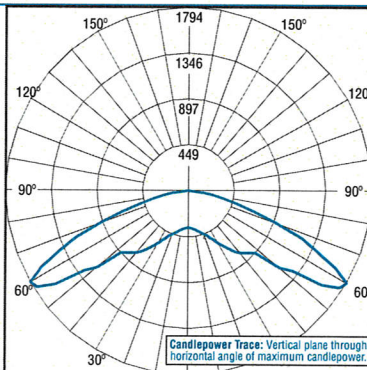
**Finish**

Exclusive Colorfast DeltaGuard® finish on all cast aluminum components features an E-Coat epoxy primer with an ultra-durable white powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, silver and platinum bronze powder topcoats are also available. Clear anodized finish on extruded aluminum heat sink. The finish is covered by our 10 year limited warranty.

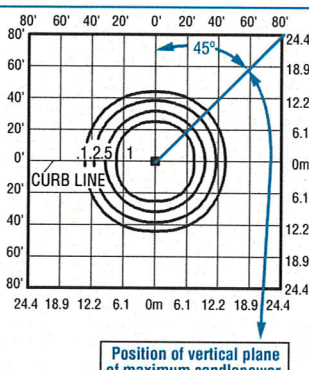
Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

Patents

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit www.uspto.gov.

Photometrics

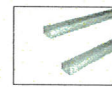
Candlepower trace of 6000K, 30 LED recessed soffit luminaire with IESNA Type V Short distribution. Luminaire with 11,822 initial delivered lumens operating at 525mA. Configured from PKG-304-5S-**-06-D-UL-700. All published luminaire photometric testing performed to IESNA LM-79-08 standards.



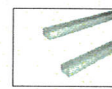
Isofootcandle plot of 6000K, 30 LED recessed soffit luminaire with IESNA Type V Short optic mounted at 15' (4.6m) A.F.G. Luminaire with 4,629 initial delivered lumens operating at 525mA. Initial FC at grade.

Field-Installed Accessories

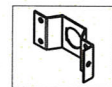
Mounting C Channel - 30" (762mm) Long
 XA-MC30



Mounting C Channel - 14" (356mm) Long
 XA-MC14



Mounting C Channel - 22" (559mm) Long
 XA-MC22



Mounting Brackets (Kit contains 4)
 XA-MB4



Remote Motion Sensor Kit
 Used to control a single or series of fixtures as On/Off controller or Hi/Low controller with HL option (rated for up to 800 watts @ 120V or 1200 watts @ 277V)
 XA-OMS108-UWL
 Up to 8' (2.4m) mounting height
 XA-OMS120-UWL
 Up to 20' (6.1m) mounting height
 XA-OMS140-UWL
 Up to 40' (12.2m) mounting height



**CLERK'S CERTIFICATION OF
BARTENDER LICENSE APPLICATIONS**

Period Ending: April 28, 2015

I, Jane M. Romanowski, Village Clerk of the Village of Pleasant Prairie, Kenosha County, Wisconsin, do hereby certify the following persons have applied for bartender licenses and **each applicant is in compliance with the guidelines set forth in Chapter 194 of the Municipal Code**. I recommend approval of the applications for each person as follows:

NAME OF APPLICANT

LICENSE TERM

- | | |
|----------------------|--------------------|
| 1. Katelyn A. Daniel | thru June 30, 2017 |
| 2. Jamie L. Dodge | thru June 30, 2017 |
| 3. Philip A. Wattles | thru June 30, 2017 |

Jane M. Romanowski
Village Clerk