

the Village

March 2017

9915 39th Avenue • Pleasant Prairie, WI 53158

TIME DATED MATERIAL

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Village Offices Closed Friday, April 14 Good Friday Garbage/Recycling Collection

Village offices, including the Residential Recycling Center, will be closed on Good Friday, April 14. Offices will reopen for regular business hours on Monday, April 17, while the Residential Recycling Center will reopen for regular hours on Saturday, April 15.

Garbage and recycling collection will take place as regularly scheduled on Friday, April 14. Electronics and White goods will not be collected on Friday, April 14; these collections will instead be scheduled for Thursday, April 13.

RecPlex will be closed on Easter Sunday, April 16 and will reopen for regular business hours on Monday, April 17. □



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live, work & play!*

the Village

March 2017

Purchase of Abbott Land Enables New Economic Development Proposal

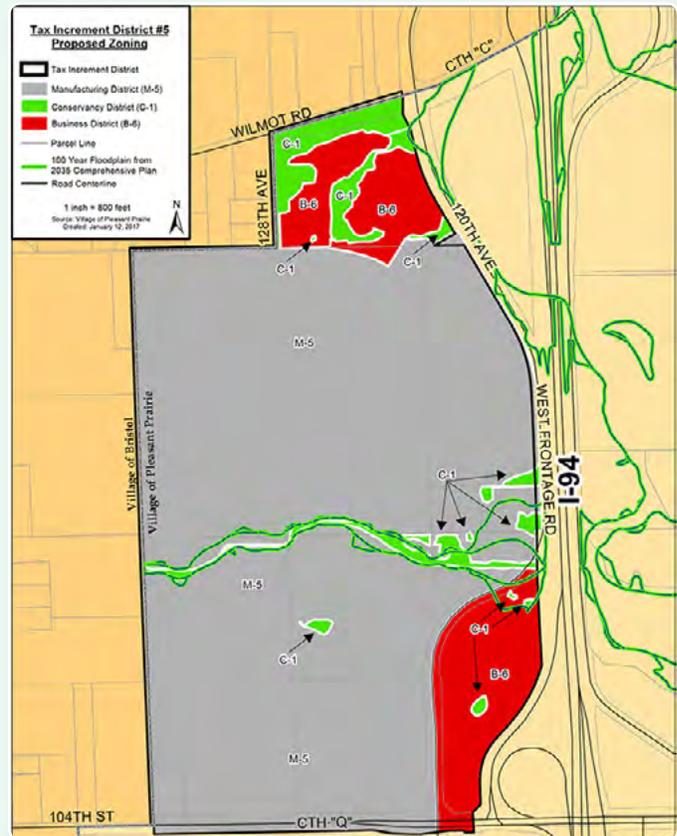
The Village of Pleasant Prairie intends to purchase approximately 458 acres of highly desirable land owned by a subsidiary of Abbott at the northwest corner of County Highway Q and I-94. This land, along with an adjacent property owned by the Village, is proposed to be developed as a new corporate park, Prairie Highlands, with a focus on manufacturing, office and commercial uses.

Village Administrator Michael Pollocoff explained, "Village efforts aimed at economic development over the last three decades, in conjunction with Kenosha County and the Kenosha Area Business Alliance, have sought to improve well-being and quality of life in our community and region by creating sustainable job opportunities, while growing incomes and stabilizing the local tax base. In that same vein, Village leadership has a strong desire to ensure that the last remaining developable land along I-94 in our community be reserved for its highest and best use."

Pollocoff continued, "Since 2007, the Village has maintained a good relationship with Abbott that has yielded a high-quality site that is ready for development. Abbott has remained cognizant of the Village's need to maintain economic development efforts for the good of the community and region as a whole."

As the supply of vacant land for the development of manufacturing uses has become smaller, Village leadership considered the idea of continuing job growth efforts on the Abbott land. At the direction of Village President John Steinbrink Sr., staff researched the financial viability of purchasing the Abbott property and creating a new corporate park with a focus on manufacturing, office and commercial uses. "We wanted to make sure that the plan was viable," explained Pollocoff. "It was."

The Village recently approached Abbott about purchasing the property, and Abbott has agreed to sell approximately



The Village is proposing to create a new corporate park with a focus on manufacturing, office, and commercial uses on land north of County Highway Q, west of I-94.

458 acres of land adjacent to I-94 to the Village for \$37,500,000, enabling its development as a new corporate park. The Village will allocate funds from its current Tax Incremental District (TID) #2 towards the purchase of the land. Plans to retire TID #2 by 2023 remain firm; its retirement will return nearly



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Purchase of Abbott Land...

Continued from page 1

\$770,000,000 to the tax roll, providing tax support to Village taxpayers and others.

The Village is proposing to create a TID #5, and the project plan for TID #5 will enable the development of the new corporate park (see the map of the TID boundaries on page one). Current estimates place the value of TID #5 at \$360,651,500 once it has reached maturity. "The new park will complement existing and planned development in the area," explained Pollocoff. "This site is well suited to support manufacturing, office and commercial uses."

"Pleasant Prairie and its partners have been involved in successful economic development for more than three decades. The Village was incorporated in 1989 for that very purpose," explained Pollocoff. "Moving forward, if we're going to be using Tax Incremental Financing as a public financing tool to facilitate economic development, we want to ensure that it has the highest return for the taxpayers that are supporting it."

Over the past decade, Abbott, the Village and its partners have worked to prepare Abbott's 458-acre site and the surrounding corridor for future use and development. This effort included work to improve roadways, expand interchanges and facilitate development of surrounding areas to attract business investment. Since these improvements to the corridor, ULINE has relocated its corporate headquarters to the area, Premium Outlets shopping center has expanded and there has been additional office and industrial growth north along I-94.

The Plan Commission considered proposed plans for the project on February 27 and forwarded a favorable recommendation to the Village Board. The Village Board will consider the plans at a public meeting on Monday, April 17 at 6:00 p.m. The meeting will be held in the Village Hall Auditorium on the south side of Village Hall at 9915 39th Avenue.

More information regarding the project is available at <http://pleasantprairieonline.com/boardsandcommissions/planningcommission/Meetings/meetings2017.asp> by viewing the **February 27 Agenda Documents**. An agenda and related documents for the April 17 meeting will be posted to <http://pleasantprairieonline.com/boardsandcommissions/villageboard/Meetings/meetings2017.asp> once available, prior to the April 17 meeting. □

Site and Operational Plans Approved for Cree to Occupy Building in LakeView Corporate Park



On Monday, February 27, the Pleasant Prairie Plan Commission considered and approved site and operational plans for Cree, Inc. to occupy 148,146 square feet of a vacant commercial building located at 8505 100th Street. Cree intends to use the building as a distribution center for finished goods, replacing an 80,000 square foot facility in Yorkville, Wisconsin.

Cree has requested minor exterior site modifications related to car and trailer parking. The company anticipates operating a single shift from 8:00 a.m. until 5:00 p.m. and employing approximately 35 people from the location. On average, 60 daily automobile trips are expected per day with a maximum of 140. Nearly 24 truck trips are expected to and from the site per day.

Cree, a manufacturer of lighting-class LEDs, LED lighting and semiconductor solutions for wireless and power applications, was founded in July of 1987 and operates in 16 global locations. Cree employs approximately 6,400 people worldwide and holds more than 4,000 patents. Cree anticipates being fully operational at the Pleasant Prairie facility by May of 2017. □

Documentary Explains Dark Store Method and Its Impact on the Fairness of the Property Tax System

In the January 2015 issue of the Village Newsletter, the Village ran an article that expressed an opinion regarding a tax avoidance strategy called the “Dark Store” method. The method is being used by property tax attorneys on behalf of several large national retailers. The attorneys have argued that, unlike other properties, the values for the large national retailers, for tax purposes only, should be determined by comparing them not to comparable stores but to abandoned (or dark stores).



In the 2015 article, the Village expressed the opinion that the State of Wisconsin should take action to close access to this tax avoidance strategy in order to maintain equity and fairness within the property tax system for all property tax payers. The article quoted Village Administrator Michael Pollocoff explaining, “In Pleasant Prairie, if unabated, this practice will cause a significant tax shift to all other taxpayers. Calculations indicate an increase in Pleasant Prairie’s tax rate of between 12 and 18 percent.”

Because this is a complex issue that could have a notable impact on Pleasant Prairie property tax payers and the provision of municipal services, the Village has shared a documentary that better explains the Dark Store method on Time Warner Cable Channel 25 and on AT&T U-Verse Channel 99. The documentary is played daily at 11:00 a.m. and 8:30 p.m. The video is also accessible in the [News](#) section at PleasantPrairieOnline.com.

Additional information can be found by typing *dark store tax loophole*, *dark store theory*, or *dark store method* into a search engine of your choice (such as Google or Bing). To learn about efforts in Wisconsin to address this issue, you may also visit the League of Wisconsin Municipalities website at www.lwm-info.org/1279/Dark-Store-Tax-Loophole. Archived copies of the Village Newsletter are available in the [News](#) section at PleasantPrairieOnline.com, accessible by clicking [News](#) in the upper right hand corner of the main page. □

Voting Reminders for the April 4 Spring Election



The 2017 Spring Election will take place on Tuesday, April 4. On Tuesday, April 4, polling locations will be open from 7:00 a.m. until 8:00 p.m. If you have not already registered to vote in the Village of Pleasant Prairie, or if you have recently had a name or address change, you can save time at the polls by registering to vote ahead of time at Village Hall through

March 31 during normal business hours. You will also need to be registered to vote if you plan to vote absentee. To learn more about voter registration and what you will need in order to register, visit PleasantPrairieOnline.com and click [Voting](#) in the upper right hand corner of the page. You can also learn where to vote in the Village of Pleasant Prairie by visiting the webpage above.

Please remember that you will need photo identification to vote an absentee ballot at Village Hall or at the polls on election day. To keep up to date on the latest voter ID requirements, visit BringItWisconsin.com.

A sample ballot for the April 4 election has been posted to the [News](#) section at PleasantPrairieOnline.com. Information related to voting in Pleasant Prairie is also available in your [2017 Village Calendar and Resource Directory](#) or by contacting the Village Clerk’s office at [262.694.1400](tel:262.694.1400) or clerksoffice@plprairie.com. □

Hazardous Waste Collection Begins Saturday, April 1 at the Residential Recycling Center

Household hazardous wastes are common products found in the home. People usually store these materials for a time and eventually discard the unwanted items and their containers. When products are used according to label directions, most are not hazardous.

Environmental problems can arise, however, if items are not disposed of properly. **Do NOT burn, bury, dump (in any yard, toilet or down a storm sewer) or mix leftover products.** Chemical containers should not be reused for any other purpose.

Hazardous Waste Collection begins at the Residential Recycling Center (8000 128th Street) on Saturday, April 1. Collection will take place on the first Saturday of every month (through December) from 7:00 a.m. until 4:00 p.m.

You may bring any products that say: Caution, Combustible, Corrosive, Danger, Flammable, Pesticide, Poison, Reactive, Toxic or Warning. Products will be recycled or disposed of in an environmentally safe manner.

Items not accepted include: biological material or medical wastes, commercial waste, propane cylinders, explosives, radioactive materials, latex paint (not considered hazardous), or tires (please see page 11 of your [2017 Village Calendar and Resource Directory](#)).

If you have questions about monthly hazardous waste collection, please email pw@plprairie.com, call 925.6700, or visit PleasantPrairieOnline.com. □

Accepted Hazardous Waste Products Include:

Aerosol cans
Bug sprays
Floor care products
Metal polish
Furniture polish
Oven cleaners
Drain cleaners
Bathroom cleaners
Tile cleaners
Disinfectant
Batteries
Old gasoline
Gasoline/oil mixed
Brake fluid
Auto repair products
Transmission fluid
Other oils/cleaners
Oil paints
Paint thinner
Paint stripper
Varnish
Antifreeze
Chemical fertilizer
Fungicides
Herbicides
Rat poison
Artists' paints
Fiberglass epoxy
Gun cleaning solvents
Moth balls
Pool chemicals
Photographic chemicals
Fluorescent bulbs



Kenosha County Household Hazardous Waste Program Will Take Place on Saturday, May 6 8:00 a.m. to 1:00 p.m.

Kenosha County will provide Household Hazardous Waste Collection at the Kenosha County Center (19600 75th Street) between 8:00 a.m. and 1:00 p.m. on Saturday, May 6. In addition to hazardous wastes, Kenosha County will collect e-waste and refrigerant waste (items containing freon) on May 6.

Accepted e-waste items include: computers; laptops; fax machines; keyboards; mice; stereos; scanners; iPods; TVs; VCRs; DVD, CD and MP3 players; printers; phones; copiers; power tools; toner cartridges; and electronic toys. All e-waste items will be accepted free of charge.

Refrigerant waste items include: refrigerators; water coolers; freezers; air conditioners; water heaters; dehumidifiers; microwaves; and other household appliances.

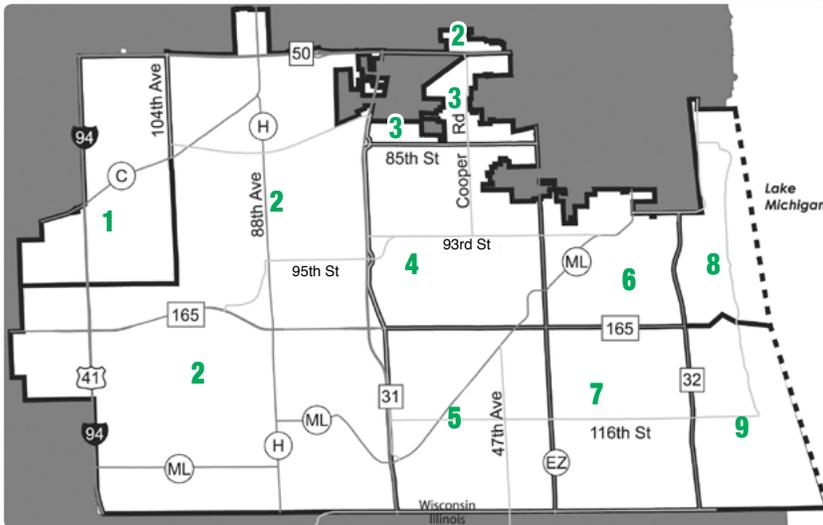
The following items will NOT be accepted: lead acid batteries, including vehicle and power tool batteries; latex paint; tires; infectious or biological waste; propane cylinders; explosives; radioactive waste; medical and pharmaceutical waste; and commercial or business waste.

The driveway for the Kenosha County Public Works Garage is located on the north side of Highway 50 (19600 75th Street), east of the main entrance to the Kenosha County Center. Please watch for signage on Highway 50.

More information about the county wide program is available in the [News](#) section at PleasantPrairieOnline.com attached to the related article. Information is also available at KenoshaCounty.org or by calling the UW-Extension at 262.857.1945. □



Spring Residential Leaf Collection



2017 Spring Leaf Collection Schedule

Zone Number	Spring Round 1	Spring Round 2
1	April 3	April 17
2	April 4	April 17
3	April 5	April 18
4	April 6	April 19
5	April 7	April 19
6	April 10	April 20
7	April 11	April 21
8	April 12	April 21
9	April 13	April 24

As a part of the Solid Waste Services provided to Village residents, crews collect loose, un-bagged leaves directly from your curb or roadside. **Two rounds of leaf collection will take place this spring.** Weather permitting, leaf collection will begin on April 3. To have your leaves collected, please follow the steps you see below.

- See the map above and identify your collection zone.
- See the schedule above to identify your collection dates.
- Have leaves ready by 7:00 a.m. on your collection dates.
- To prepare your leaves, rake loose, fallen leaves into a pile at your curb or on your roadside.
- *Leaves must be within 6 feet of the road.*
- Keep leaves off of the asphalt.
- For residents with curb and gutter, place loose leaves on the grass by your curb.
- For residents with a ditch, place loose leaves on the grass along the roadside of the ditch.
- Because leaves are collected with a vacuum (shown in the image above), they must be piled loose.
- Bagged leaves or grass, branches, and other yard waste will not be collected.
- *Do not mix other yard waste, such as potted/garden*

plants or branches, into your pile of leaves. Doing so can damage the leaf collection vacuum and may cause costly delays. Leaves mixed with other yard waste will not be collected.

Please keep in mind that though collection staff abides by the schedule above, there are certain circumstances that may delay collection by one or more days. These circumstances could include: unanticipated delays due to weather, emergency situations that may draw staff away from their regular duties, or damage to collection equipment that would require repair or unscheduled service.

If you miss your scheduled collection day, leaves and other yard waste may also be taken to the Residential Recycling Center at 8000 128th Street. The site will open for on-season hours on March 25 and remain open through December 2 (weather permitting). The site will remain open on Saturdays year-round. Hours for the Residential Recycling Center are available on page 11 of your [2017 Village Calendar and Resource Directory](#) or at [PleasantPrairieOnline.com](#). ☐



Statewide Tornado Drills Planned for Thursday, April 20

During the Afternoon and Evening Hours



On the afternoon of Thursday, April 20, the National Weather Service will conduct a statewide tornado drill in Wisconsin. On April 20 at 1:00 p.m., a mock tornado watch for all of Wisconsin will be issued, and at 1:45 p.m., a mock tornado warning will subsequently be issued across the state. The statewide drill should end by 2:00 p.m. A mock tornado warning will also be issued at 6:45 p.m. on Thursday, April 20, offering families and businesses the opportunity to test their severe weather emergency plans.

If actual severe weather occurs anywhere in the state on April 20, the statewide drill will be postponed until Friday, April 21 with the watch and warning being issued at the same times planned for the April 20 drills.

According to the National Weather Service, Wisconsin averages 23 tornados per year. During 2015, 17 tornados touched down in the state. More information about tornado safety is available through the related news article at PleasantPrairieOnline.com. □

Work to Preserve Historic Trail Scheduled for April 2



Volunteers performing maintenance at the JambEAU Trail in Momper's Woods in 2012.

On April 2 at 2:00 p.m., members of the Kenosha County Archeological Society are planning to meet at the site of the historic JambEAU Trail located in Momper's Woods in Pleasant Prairie. The group will work to clear invasive plant species from the site as part of ongoing maintenance to protect this historic location.

The 27-acre Momper's Woods site was donated to Pleasant Prairie by a landowner, Nitto Americas, Inc., in 2001 as a permanent nature preserve. The JambEAU Trail began as a prehistoric path along a glacial moraine, formed by the receding ice of the last ice age. Animals, such as elk and deer first traveled the path along the distinct ridge, followed by the Native Americans, and in the early 1800's, settlers. The path was an alternative to a seasonal water based route along the Lake Michigan shoreline. The trail became an established route for travel on foot and by horseback between Fort Dearborn in Chicago and Fort Howard in Green Bay. It was named for French settler, Jaques Vieau, who had established a trading post on the banks of the Milwaukee River (1795) and later at Skunk Grove (Franksville). Stories say that native Americans had difficulty pronouncing the french name Jaques Vieau, so the trail to his Skunk Grove trading post became known as the JambEAU Trail.

With the widening of Green Bay Road in the early 1990's, a large glacial boulder was unearthed. At that time, Kenosha County Archeological Society member Virginia Momper requested that the boulder be placed on her property next to the historic trail as a memorial. Virginia Momper's family had owned and farmed the adjacent property for generations while preserving segments of the trail. In 1995, a plaque was placed on the boulder dedicating the area as a historic landmark. The Kenosha County Archeological Society is seeking those who have an interest in helping with the JambEAU Trail cleanup on April 2. If you would like to help, please contact Don at dgshelton@wi.rr.com or 262.642.5465. □

DNR Spring/Fall Burning on State Land in the Carol Beach Area



The Wisconsin Department of Natural Resources (DNR) will soon begin spring controlled burns in the Carol Beach area. Controlled burns will be conducted in both the spring and the fall of 2017.

The burns are intended to restore and maintain the integrity of the prairie ecosystem (in the Chiwaukee Prairie). Prescribed burns also help reduce the risk of unplanned, accidental

grass fires that can occur when dense underbrush becomes very dry. Burning days will be dependent upon weather conditions. All burning staff have completed the Federal Wildland Fire Fighting Training Course.

Homeowners in the area of the burn are advised to close your home's windows and to not hang laundry out to dry on the day of a burn. Additional information relating to the DNR prescribed burns is available at Pleasant Prairie Village Hall (9915 39th Avenue) and as a PDF attached to the related news article at PleasantPrairieOnline.com. DNR staff will also notify landowners near units to be burned the day before or day of.

The 2017 areas identified for controlled burns include:

- Unit 1 (burn units 2,4 and 5)
- Unit 2 (blocks 12A and 17)
- Unit 3 (blocks 23, 24, 26, 29 and 31)
- Unit 4 (blocks 34 and 41)
- Unit 5 (blocks 48 and 51)
- Unit 7 (11/13 acres and block 8)
- Kenosha Sand Dunes (west side)

If you have further questions, please contact Wildlife Technician Trent Leaf at **608.279.7483** or Wildlife Technician Renee Asmann at **262.424.1938**.

We could use your help bringing the second annual Pleasant Prairie Mini Maker Faire to life on November 25

A Maker Faire is a community based learning event that brings tech enthusiasts, crafters, educators, tinkerers, hobbyists, engineers, science clubs, authors, artists, students and entrepreneurs together to "show their projects and talk about what they've learned." It's an exhibition with hands on and do-it-yourself interactions.

Members of the planning committee for the Pleasant Prairie Mini Maker Faire include instructors and staff from KUSD and Gateway Technical College, hobbyists, artists, local business people, and municipal employees. Team members offer whatever time and talents they have available.

The team could use extra help to bring the second annual Pleasant Prairie Mini Maker Faire to the community on November 25, 2017.

Could you communicate with Makers and give them a smooth experience prior to and during this year's Mini Maker Faire? Could you assist with fundraising efforts and soliciting sponsored activities for the day? Could you help gather and guide volunteers for a portion of the event? Can you help us spread the word about the event?

The team will begin meeting approximately once per month during late spring or early summer. If you're interested in being a part of the Mini Maker Faire team, we would love to meet you. Send an email to Chris at cchristenson@plprairiewi.com.

Learn more about the event at our new website (still under construction) at PleasantPrairie.MakerFaire.com. If you have further questions, please contact Chris at **262.925.6745**.