

# the Village

May 2017

9915 39th Avenue • Pleasant Prairie, WI 53158

TIME DATED MATERIAL

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## Have a Safe Memorial Day Weekend... Memorial Day is Monday, May 29

Village offices, including the Village Compost Site, will be closed on Monday, May 29 in honor of Memorial Day. Village offices and the Compost Site will reopen for regular business hours on Tuesday morning, May 30. There will be *no garbage collection on Memorial Day, May 29*. Garbage collection will resume on Tuesday, May 30, with scheduled pickups delayed by one day for the remainder of the week. **RecPlex** will be open from 6:00 a.m. until 12:00 noon on Monday, May 29.

Though no formal ceremony has been planned, the Village invites you to visit the Veterans Memorial inside Prairie Springs Park over the Memorial Day weekend. The memorial is located near the ball fields in the southeast corner of the park. It features bricks and benches dedicated to those who have served our country in the armed forces. The Village Board and staff wish you a safe and relaxing Memorial Day weekend. ☐

## Lake Andrea Beach Opens Saturday, June 3

Lake Andrea Beach will open on Saturday, June 3. Daily and seasonal park passes are sold at the entrance to the beach and at RecPlex. To learn more, visit <http://recplexonline.com/aquatics/lake-andrea---beach-boats-swim-training>. ☐



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# the Village

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## Bonds Issued Through Pleasant Prairie's TID #2 to Enable Land Purchase for New Prairie Highlands Corporate Park

On Monday, May 1, 2017, the Pleasant Prairie Village Board authorized the issuance of two general obligation bonds that will enable a land purchase to develop the new Prairie Highlands Corporate Park. Through the Village's Tax Incremental District (TID) #2, the Village will issue one general obligation promissory note in the amount of \$16,375,000, which will be paid down by 2020, and one shorter-term general obligation promissory note for \$21,570,000 that will be paid down with proceeds from an upcoming land sale within the district.

The majority of the borrowed funds were used to purchase approximately 458 acres of land at the northwest corner of County Highway Q and I-94. This land, along with adjacent property owned by the Village, will become a new corporate park, Prairie Highlands, with a focus on manufacturing, office and commercial uses.

As part of an agreement also approved by the Village Board on Monday, May 1, the Village will use \$2,500,000 to pay the Wisconsin Department of Administration and \$1,300,000 to pay the Kenosha Area Business Alliance to satisfy liens on adjacent property owned by the Village. The agreement will grant the Village sole responsibility and discretion to determine what infrastructure and improvements are needed to maximize the amount of funds received from the sale of the property and what



types of future development may occur in Prairie Highlands.

Debt from the bond issuances will be paid down with proceeds from land sales within the TID and with taxes paid by businesses within the boundaries of TID #2. Property taxes collected from the general population (properties outside of the TID boundaries) are not used to pay for any TID improvements, programs or debt.

Village Administrator Michael Pollocoff explained the agreement and the bonding, "This agreement and the issuance of these bonds are a continuation of efforts over the last three decades aimed at economic development that have

sought to provide financial balance and stability for our community and region while improving quality of life for our residents. Village leadership maintains 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. In the same vein, we want to ensure that all TID expenditures have the highest return for taxpayers."

Additional information related to the bonding and the agreement is available in the May 1 2017 Village Board e-packet posted at <http://pleasantprairieonline.com/boardsandcommissions/villageboard/Meetings/meetings2017.asp>. □



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# Final Plans Approved for Expansion at St. Catherine's Addition For An Advanced Outpatient Surgical Wing



On May 8, the Plan Commission considered and approved final site and operational plans for United Hospital System's St. Catherine's Medical Center Campus that will accommodate the construction of an Advanced Outpatient Surgical Wing. The 242,540 square foot expansion will be constructed adjacent to the existing hospital located at 9555 76<sup>th</sup> Street in Pleasant Prairie. Plans call for the first floor to accommodate a lobby, lounge and café, courtyard, registration and waiting area,

private preoperative suites, a minimum of eight surgical suites, and recovery areas. The plan also calls for a lower level to accommodate support areas, a relocated receiving dock, and a trash enclosure. Second, third and fourth floors will eventually house various outpatient services.

In 2001, United Hospital System submitted site and operational plans for the medical center campus, which included a hospital with medical offices on approximately 50 acres within the Prairie Ridge development. During 2008 a multi-story expansion of the hospital building was completed. During 2010, a medial office building was added to the campus.

Work at the site is already underway in preparation for construction of the expansion, which is expected to commence shortly. Upon completion, the Advanced Outpatient Surgical Wing will employ between 100 and 125 employees, in addition to those currently working from the St. Catherine's campus. □

# Site and Operational Plans Approved for Another New Speculative Building in LakeView Corporate Park

On May 8, the Plan Commission considered and approved Site and Operational Plans for Zilber Property Group to construct a 149,811 square foot speculative industrial building. The building will be constructed on approximately 8.73 acres at the southwest corner of State Highway 31 (Green Bay Road) and 99<sup>th</sup> Street. The project has been named Zilber Industrial 2. The speculative building will be constructed to accommodate a warehouse, distribution and/or manufacturing tenant. No tenants have yet been identified.



Plans call for sixteen dock locations (expandable to 30) on the west side of the building with two drive-in doors. The building will have a total of 150 parking spaces located on the south side of the building. Approximately 25% of the site will remain open, green space. Automobile access to the site, for employees and visitors, will be available from 99<sup>th</sup> Street midway between State

Highway 31 and 72<sup>nd</sup> Avenue. Trucks will primarily access the site from a separate drive on 99<sup>th</sup> Street closer to 72<sup>nd</sup> Avenue.

Construction of Zilber Industrial 2 is expected to begin later this month with completion expected during mid-November 2017. Plans for a separate 72,324 square foot speculative building, Zilber Industrial 1, were approved during late March. Construction for that project, located at the northwest corner of 102<sup>nd</sup> Street and 78<sup>th</sup> Avenue, is also expected to be underway later this month. □

# Resolution Passed in Support of Closing the Dark Store Loophole and Reversing the Walgreens Decision

On Monday, May 15, 2017, the Pleasant Prairie Village Board passed a resolution in support of two bills being proposed in the Wisconsin State Legislature, LRB-0373, the Dark Store Bill and LRB-0372, Reversing the Walgreens v. City of Madison decision. The purpose of the legislation is to prevent two tax avoidance strategies currently being used by large national chain corporations from further shifting the property tax burden to small, local businesses, manufacturers and homeowners.

“Passing these bills is an important step that our state legislators can take to restore fairness to our property tax system,” explained Village President John P. Steinbrink. “While these bills won’t provide any extra tax revenue for municipalities in Wisconsin, they will prevent further tax shifting from large national chain corporations to small local businesses, manufacturers and individual homeowners. These bills are about protecting homeowners, main street businesses, and manufacturers from having even more of the property tax burden shifted to them from large national chains.”

During May of 2016, Pleasant Prairie’s Village Board invited Senator Van Wanggaard and Representative Samantha Kerkman to discuss the topic during a special public meeting. The Board did so because of the significant impact these issues have on the fairness of how the property tax burden is distributed among the different property taxpayers throughout the State of Wisconsin. Evaluation of the total property value at risk in the Village of Pleasant Prairie reveals the potential for a tax shift to small and local businesses and residential taxpayers of 17%.

“Pleasant Prairie would like to thank Representative Rob Brooks and Senators Duey Stroebel and Roger Roth for circulating these two bills and the other legislators who will support these important protections for local property tax payers,” added Steinbrink. “It means a lot to us that our legislators are here to help protect local taxpayers and the financial integrity of local services like police, fire and public works.”

A copy of the resolution passed by the Village Board is available as part of the May 15 2017 Village Board e-packet posted at <http://pleasantprairieonline.com/boardsandcommissions/villageboard/Meetings/meetings2017.asp>. A video of a press conference related to the matter is also available at <http://www.wiseye.org/Video-Archive/Event-Detail/evhdid/11518>. □

# Tax Incremental District #5 Created

During late February, the Village announced its intent to purchase approximately 458 acres of land at the northwest corner of County Highway Q and I-94 to facilitate the creation of the new Prairie Highlands Corporate Park with a focus on manufacturing, office and commercial uses. As part of the announcement, plans to amend an existing and create a new Tax Incremental District (TID) were also announced.

In separate meetings during April, the Pleasant Prairie Plan Commission and Village Board both considered and approved resolutions related to the two districts - a sixth amendment to the community’s TID #2, which will be retired in 2023, and a project plan for the new TID #5, slated to retire in 2033. On May 8, members of the community’s Joint Review Board subsequently approved a resolution establishing the new TID #5, effectively creating Prairie Highlands Corporate Park.

TID #5 overlaps with a portion of TID #2 that is located west of I-94 between County Highways C and Q. It will provide funds to complete infrastructure improvements to facilitate the development of Prairie Highlands. Anticipated project expenses for work detailed in TID #5 are estimated at \$54,862,500. Current estimates place the value of TID #5 at \$307,308,400 once it has reached maturity in 2033.

Work to design and install infrastructure that will enable the development of Prairie Highlands is underway. The first corporate user in TID #5, announced by Wisconsin’s governor on March 23, will be German gummi bear maker Haribo, with 135.7 acres. Representatives for the Village and the company are continuing to work together in preparation for the project to be submitted.

The Project Plan for Tax Incremental District #5 is available by reading the TID5 Project Plan Final 4 17 17 found at <http://pleasantprairieonline.com/publicnotices/section.asp?ID=18>. □

# Village Thanks Longtime Administrator Upon Retirement



On May 15, the Village Board presented retiring Village Administrator Michael Pollocoff with a Resolution of Deepest Appreciation for his distinguished service to the community over more than three decades. During his time in Pleasant

Prairie Michael Pollocoff has impacted countless lives for the better by undertaking public health and quality of life projects related to: sanitary sewer; safe drinking water; sustainable economic development; healthy recreation opportunities; family support services; tourism; high quality retail, industrial and residential developments; and public safety services.

Village President John P. Steinbrink commented, "Michael R. Pollocoff has served the Town and Village Boards and residents of this community with a great deal of distinction, vision, patience and humility, in rare combination, and is highly regarded by the Village Board and those he has served with over the years. The Village of Pleasant Prairie and surrounding communities have been greatly enriched by Mike's life's work and community involvement."

The Village wishes to extend our most sincere respect and appreciation to Mike Pollocoff for his 32 years of service to the community and for the positive impact he's had on so many lives. □

# Village Board Names Interim Administrator

On Monday, May 15, the Pleasant Prairie Village Board named an Interim Village Administrator. Current Assistant Village Administrator Thomas Shircel was selected as Interim Administrator to manage Village operations over the next six months while the Village renews its search for the next Administrator. The Village recently conducted a nationwide search for the position. While the search produced some quality candidates, they have not met all of the requirements the Village has set forth for the position. The Village will continue the search and selection process for a new Administrator.



Village President John P. Steinbrink made the recommendation. He commented, "Mr. Shircel is a very capable professional who will manage Village operations while we renew the selection process. Tom will enjoy the same support of a highly trained and competent management team that has assisted Mike during his time in Pleasant Prairie."

Shircel has a background in municipal planning and zoning and holds a Bachelors of Arts degree in Urban Geography and a Masters of Science degree in Urban & Regional Planning, both from the University of Wisconsin – Madison. Shircel began his career in 1993 in Okemos, Michigan and has been with the Village of Pleasant Prairie since May of 1998. Shircel has been Assistant Village Administrator in Pleasant Prairie since January of 2010. □



# 2017 Water Quality Report Now Available

The 2017 Water Quality Report is now available at: [PleasantPrairieOnline.com/w.asp](http://PleasantPrairieOnline.com/w.asp); Village Hall (9915 39<sup>th</sup> Avenue); and the Prange Municipal Center (8600 Green Bay Road). To learn more about drinking water safety you can also visit the Wisconsin DNR website at [dnr.wi.gov/topic/drinkingwater/](http://dnr.wi.gov/topic/drinkingwater/).

If you have questions regarding Pleasant Prairie's Water Utility or water quality, you can reach us by telephone at **925.6700** Monday through Friday between 8:00 a.m. and 5:00 p.m. □

# Village Thanks Fire Chief for Service Upon Retirement



On May 15, the Village Board presented retiring Chief of Fire & Rescue Doug McElmury with a Resolution of Appreciation and Recognition. Chief McElmury began his career in 1981 and joined Pleasant Prairie Fire & Rescue in March of 1989.

McElmury, who is highly regarded by his peers, has accumulated extensive experience in multiple rescue disciplines and modern fire science throughout his career and has concurrently taught fire science courses at Gateway Technical College for more than 30 years. Village President John P. Steinbrink commented, "the Village of Pleasant Prairie and surrounding communities have been made a safer place to live, work and play thanks to the contributions of Chief Douglas J. McElmury."

Upon his retirement, the Village wishes to extend our sincere gratitude to Doug McElmury for his overall contributions to the safety and quality of life that residents have enjoyed throughout the Village and our entire community. □

# Through Your Frame Photo Contest

Do you have photos that capture the beauty of our community? Enter your photos in the **Through Your Frame** photo contest, and they could appear in a Village Calendar, on our website, or in other Village communications. We're seeking photos that express the natural beauty of the Village and a strong sense of our community. Photos can emphasize natural scenes, landmarks, attractions, local events, recreational and community activities.



Photos will be judged based on content and quality. Entry forms and a complete list of contest rules are available in the **News** section at [PleasantPrairieOnline.com](http://PleasantPrairieOnline.com) or at Village Hall (9915 39<sup>th</sup> Avenue).

Entries shared between June 1 and August 31, 2017 will be judged in early September, and three winners will be selected. Entries shared between September 1 and December 8, 2017 will be judged in December, and three winners will be selected. Winners of each phase will receive a gift certificate to a Pleasant Prairie restaurant. Winners will be contacted via phone call and will be announced in the Village Newsletter. Minors must have parental consent. If your photos feature individuals, subjects in the photos (or their legal guardians) must provide written consent to accompany the entry. We look forward to seeing life in Pleasant Prairie **Through Your Frame**. □

# Dog Park Information

The dog park at Ingram Park (5724 93<sup>rd</sup> Street) features two sections, one for larger dogs and one for smaller dogs. The dog park is open from dawn until dusk daily. Fees for dog park tags follow. The fees collected are used for upkeep and future improvements to the dog park.

### ANNUAL

Village resident for first dog	\$20
Senior (60+)/disabled	\$10
Non-resident for first dog	\$25
Additional tag for each dog (up to 2)	\$5
Annual tag replacement fee	\$5

### DAILY

Village resident per dog/per day	\$2
Non-resident per dog/per day	\$5



A pay station, similar to those used in State parks has been placed at the entrance to the dog park for those who would like to pay for their dog park tag on a daily basis. Those wishing to purchase an annual dog park tag can visit Village Hall at 9915 39<sup>th</sup> Avenue between 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding holidays). The related rules are also posted at the entrance to the dog park. The Village would like to thank all dog owners for their consideration of others as they and their dogs engage in play. □

# Driving on Roads With Bicycle Lanes

## When can a car enter a bike lane?



As bicycle lanes are incorporated into more roads throughout our community, questions arise relating to the responsibilities of bicyclists and motorists who are sharing the road. One of the questions asked most frequently is whether or not an automobile can drive in a bicycle lane. The answer follows.

*There are limited times when an automobile may merge into a designated bike lane. According to state statute, "No operator of a motor vehicle may drive upon a bicycle lane or bicycle way except to enter a driveway, to merge into a bicycle lane before turning at an intersection, or to enter or leave a parking space located adjacent to the bicycle lane or bicycle way." It is illegal for a motor vehicle to enter a bike lane to pass another vehicle.*

The Village would like to remind drivers to please use extra care when sharing the road with bicyclists. The Wisconsin Department of Transportation reminds motorists that:

- Bicycles are vehicles. They belong on the road.
- Cyclists need room to get around potholes, sewer grates and other obstructions.
- Leave at least three feet when passing bicycles, more room at higher speeds.
- Change lanes to pass any bicycle in a narrow lane.
- Train yourself to scan for fast moving bicycles and motorcycles, and for pedestrians, when making a turn and before leaving a stop light or stop sign.

The Village would like to thank both drivers and bicyclists for obeying traffic safety rules and respecting other travelers on the roadway. □

# Rummage/Garage Sale Seasonal Reminders

Rummage sale season has arrived. The Village has specific guidelines that must be followed when you consider having a rummage type sale. Rummage or garage sales may be held on no more than six calendar days within one year. This does not mean six rummage sale events, but, rather, six days within a calendar year.



Rummage/garage sales cannot be held between the hours of 9:00 p.m. and 8:00 a.m. on any day. Only one unlighted temporary sign (of not more than 18 square feet per side and less than five feet in height) is permitted on the property having the sale. The sign may only be displayed for three days.

If you have any questions related to rummage/garage sale ordinances, you can reach the Village Clerk by email at [clerksoffice@plprairie.com](mailto:clerksoffice@plprairie.com) or by calling **694.1400**. □

# New Eagle Scout Project



The Village wishes to thank Maxwell Kiernan (second from left) and Boy Scout Troop 583 for their work to install this educational sign on the bridge overlooking the Jerome Creek Preserve in the northwest corner of Prairie Springs Park. The sign was installed as part of Maxwell's Eagle Scout project and explains the various wildlife visitors may see in the area. □

# Pleasant Prairie Historical Society

*Open the Door to Pleasant Prairie's Past*



You are invited to join the Pleasant Prairie Historical Society as they host an **“Open the Door to Pleasant Prairie’s Past”** Fundraiser to be held on Saturday, September 9, between 10:00 a.m. and 4:00 p.m. at the Halter Wildlife Club in Pleasant Prairie. Volunteer members of the Society will be hosting a community-wide picnic to raise money to renovate the 1927 Dublin School, the Society’s largest artifact that was acquired by the Elizabeth J. Riley Trust in 2012 for the Historical Society to create a local museum to store, exhibit, and educate the community about Pleasant Prairie—those who lived, worked, served and developed in the community.

The Historical Society volunteers are trying to raise \$300,000 this year to renovate the Dublin School. The Society greatly appreciates all of the corporate sponsors and monetary donations received already this past spring. The Society’s fundraising efforts to date have raised nearly \$110,000 for the proposed Dublin School project. The Society is continuing to seek funding, materials and volunteer labor donations for the School.

The 1920’s-themed community picnic and Dublin School fundraiser at Halter Wildlife will include music, food, drinks, games, activities and much more! Proceeds from the fundraiser will be used towards Dublin School building projects such as making the school handicapped accessible, creating a handicapped accessible bathroom, replacing the front and side doors, updating the furnaces, electrical and plumbing systems, installing attic insulation, restoring the plaster walls, creating areas to receive and document donations, installing a warming kitchen and completing interior finishes for the museum.

For more information about the event, please contact the Pleasant Prairie Historical Society [HistoricalSociety@plprairie.org](mailto:HistoricalSociety@plprairie.org) or (262) 947-3600. □

# Dog Ownership Responsibilities

During 2015, the Pleasant Prairie Police Department handled 316 animal control complaints. During 2016, the department handled 440. A majority of these are related to dogs. In an effort to reduce the number of animal related complaints, the department is asking pet owners for assistance. Pet owners can show their neighbors common courtesy, abide by the law, and can help keep their pets and neighborhoods safe by considering the following guidelines:

- ✓ **Keep your dog properly leashed and under your control when away from your property;**
- ✓ **Tend to your dog’s barking or other noises in a timely manner, so it does not become an annoyance to those living nearby;**
- ✓ **Ensure that your dog has been properly vaccinated for rabies;**
- ✓ **License your dog with the Village;**
- ✓ **Keep your property reasonably clean of dog waste, and properly clean up after your dog when out for a walk or at home;**
- ✓ **Keep your dog on a leash while on any street, path, beach, public ground and park in the Village.**

As a responsible dog owner, following are the first steps you should take if your dog bites another pet or a person.

- ✓ **Gather your dog’s licensing documents and proof of vaccination. These are the first items that the police will need to verify.**
- ✓ **Contact the Pleasant Prairie Police Department at 694.7353 and indicate that a dog bite has occurred.**

The golden rule for responsible dog ownership dictates that your decision to own a dog must not impact in any way upon the lives of those who live around you and who choose not to have a dog. The Pleasant Prairie Police Department thanks you for your consideration and responsibility as a dog owner. □

