PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
January 28, 2019
AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. New Business:

   A. **PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN** for the request of Mark D. Eberle, P.E. with Nielsen & Barber on the behalf of Branko Tupanjac, owner of the vacant properties at 7821 120th Avenue for the development of two commercial buildings and associated site improvements. The northern lot is proposed to be developed as a Hyatt Place hotel with a banquet hall and restaurant. The southern property is proposed to be developed as the Kings and Convicts brewery with a restaurant; brew house, cellar tanks and packaging area; game rooms; private lounges; and meeting areas.

   B. **PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN** for the request of Kevin Risch with Clark Dietz, Inc. agent, on behalf of Prairie Holdings LLC, owner of the vacant property east of 9201 Wilmot Road. The property is located within the M-1, Limited Manufacturing District and is proposed to be subdivided for the development of three limited use industrial related buildings and associated site improvements. Lot 2 is proposed to be developed as Extra Space Storage building. The other two properties have no proposed users at this time, but are shown as potential building sites.

   C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-05 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN** to amend the southwest portion of the **Whittier Creek Neighborhood Plan** generally located north of 93rd Street and east of Old Green Bay Road.

   D. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Dan Szczap of Bear Development LLC, agent for Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development and adjacent vacant properties to the west to be known as The Vista at Creekside. The development proposes 43 single family lots, one (1) two family lot, 7-20 unit apartment buildings and a clubhouse.

   E. **PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT** for the request of Matt Fineour, Village Engineer, on behalf of the Village of Pleasant Prairie for the proposed culvert replacement crossing of a tributary to the Des Plaines River which is located on the access road to the Pleasant Prairie Residential Recycling Center located at 8000 128th Street.

   F. **PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE** to Section 395-72 G related to basement level sewer service for residential developments.

6. Adjourn.

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above. **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.**

A. **PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN** for the request of Mark D. Eberle, P.E. with Nielsen & Barber on the behalf of Branko Tupanjac, owner of the vacant properties at 7821 120th Avenue for the development of two commercial buildings and associated site improvements. The northern lot is proposed to be developed as a Hyatt Place hotel with a banquet hall and restaurant. The southern property is proposed to be developed as the Kings and Convicts brewery with a restaurant; brew house, cellar tanks and packaging area; game rooms; private lounges; and meeting areas.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Master Conceptual Plan** subject to the comments and conditions of the January 28, 2019 Village Staff Report.

VILLAGE STAFF REPORT OF JANUARY 28, 2019

CONSIDERATION OF A MASTER CONCEPTUAL PLAN for the request of Mark D. Eberle, P.E. with Nielsen & Barber on the behalf of Branko Tupanjac, owner of the vacant properties at 7821 120th Avenue for the development of two commercial buildings and associated site improvements. The northern lot is proposed to be developed as a Hyatt Place hotel with a banquet hall and restaurant. The southern property is proposed to be developed as the Kings and Convicts brewery with a restaurant; brew house, cellar tanks and packaging area; game rooms; private lounges; and meeting areas.

The developer is requesting approval of a Master Conceptual Plan for the development of the 7.4 acres of vacant land south of STH 50 on the east side of 120th Avenue (East Frontage Road) for commercial/manufacturing development of a hotel/conference facility and a brewery.

The 5.7 acre site combined with the adjacent 1.7 acre site (being purchased by the developer from the WI DOT) is proposed to be developed with a Hyatt Place hotel and the Kings and Convicts Brewing Company.

HYATT PLACE HOTEL: The hotel will have 124 rooms with an 8,214 square private suite area with three (3) rooms on the 5th floor. The main floor of the hotel will include a lobby/reception area, restaurant/bar area, banquet and meeting rooms, kitchen and pool area. Additional banquet facilities with a terrace area will also be located on the 5th floor. Pursuant to the application it i anticipated that the hotel will employ 10 full time and 6 part-time employees.

KINGS & CONVICTS BREWERY: "The name Kings & Convicts derives from the two founder's heritage, an Englishman (the King) and an Australian (the Convict) who reside on the shores of Lake Michigan with access to some of the best brewing water in the world, in a town that has a rich immigrant history with an undercurrent of anti-authority and love of the scoundrel.

The foundation for the brand's personality is the love of great beer, a fun anti-authority approach to marketing and the rich immigrant tapestry of the U.S., England and Australia. Great liquid and a great story with beers that appeal to the growing craft beer market.

The brand name represents who they are, it is memorable and it is different. This brand name enables growth outside of local markets with the ultimate goal to expand the brand regionally, then ultimately nationwide and internationally. The history and beer styles translate across the U.S. and will flourish in Australia, the U.K., New Zealand and Asia. The beer names capture a sense of American, English and Australian history that provides a deep well from which to draw in terms of marketing and beer styles.

The new brewery, taproom and patio, event center and "Brig" will ensure that the essence of the brand is enhanced and carried throughout the customer experience. The exterior building will highlight the rich history of Kings sending Convicts to Australia. The exterior landscape at the back of the building will incorporate natural prairie grasslands of the region. The interior design will ensure that the brewery is always on display, that the experience is "real" and that the space is appealing and comfortable, yet rugged.

The brewhouse and cellar tanks will be visible from the I-94 on the west side of the property through the large arched windows and the tap room, restaurant and event space will face east and overlook the natural areas of the Kilbourn ditch and association wetlands and Des Plaines floodplain.

The Brewery: The automated brewhouse will be the focal point, situated behind the taproom bar with the towering fermenters standing immediately behind, holding the attention of patrons. The fermentation tanks will be on display internally and externally, glazed walls and lights highlighting the stainless steel. Kings & Convicts Brewing Co. is investing in a brand-new state of the art Brewhouse and Cellar. This $2 million system is being designed and manufactured in Wisconsin by QTS Tanks. They will be brewing a range of Ales, Lagers & Pilsners for sale in the taproom and via distribution into Wisconsin & the Mid-West.

Taproom: The Taproom will have several Key sections, including:

- Bar Area -with high tops, and bar seating
- Dining Area – with classic table seating, communal picnic table seating
- Lounge Area – with more relax comfortable seating
- A patio with fire pits, outdoor seating and family seating area.

The Food: Classic American fare served by the kitchen including burgers, tacos and pizza. An outdoor BBQ and Smoke pit will be on the patio, adjacent to the taproom. Aussie Meat Pies and English Fish and Chips will be available periodically.

The Event Center: A 250 capacity Event Center on the 2nd floor overlooking the Des Plaines River and adjoining the Taproom.

The "BRIG": A 50-person capacity room adjacent to the taproom that has access to the fermentation area with a brewing focused feel will be a feature of the Brig aimed at the corporate and smaller events, this room will be capable of holding smaller gatherings that is more private yet retains the essence of the brewing experience.

Hours: Brewery Operations will approximately be f

rom 5:00 a.m. to 5:00 p.m. Monday-Friday and the taproom will be open from 11:00 a.m. to 12:00 a.m. 7 days a week.

Estimated Daily Truck Trips: Brewery Operations will require the delivery of goods and ingredients, and the removal of finished product and waste products. The Taproom and Event space will require food deliveries. In total it is anticipated that truck trips will average at 4-6 trips per day under full operation.

Employment: In the production area they will have between 13-25 full and part time staff; the taproom, kitchen and event space will generate 70-90 full and part time jobs for a total of 83-115 jobs on site.

Type of Materials & Equipment to be stored on site: Raw materials for the production and packaging of their beers includes:

- Ingredients: hops, grains and yeasts
- Packaging materials: cans, trays and kegs
- Cleaning materials such as: acid & caustic for CIP of their equipment
- Productions materials: carbon dioxide tanks and oxygen tanks.

On site equipment includes:

- Brewing equipment,
- Cellar tanks for fermentation,
- Canning and kegging lines for packaging our finished goods,
- CO2 and O2 tanks,
- Forklifts.

The taproom will have a kitchen with ingredients dedicated to cold and dry storage areas.

The primary solid waste from the production of beer is spent grain. They will be installing a spent grain silo to capture 100% of the grain used in production, this grain will be physically removed from site and used as feed for local farms. Yeast and hops are the two (2) solid waste "products" and both be disposed of offsite again with local farmers and organic recycling providers. Their primary objective with water is reuse and recycling, they will have several systems in place to capture water used in the brewing and cleaning of their tanks. The remaining water waste will be routed into the sewer system.

Village liquor licenses for selling or consuming alcohol will be required for each use. In addition State of Wisconsin Department of Revenue permits for the brewery and wholesale sales of the beer will also be required.

Site Access and Parking: Although the hotel and brewery sites may be subdivided into two parcels, they will share access, parking and will be developed as a unified development. Two access points will be provided to the development from 120th Avenue (East Frontage Road) as allowed and permitted by the WI DOT. A Transportation Impact Analysis (TIA) is in process and will be submitted to the WI DOT for review and approval. All required off-site improvements to 120th Avenue will be outline in a Memorandum of Understanding (MOU) between WI DOR and the Village. The Developer will have a corresponding Agreement with the Village to financially guarantee the construction of the 120th Avenue improvements.

Cross access will be provided between and through both properties. The entire site provides for a total of 492 parking spaces including 16 handicapped accessible parking spaces. Parking allocated to the brewer building is 114 parking spaces (including 8 handicapped accessible spaces) and the parking allocated to the hotel is 376 parking spaces (including 8 handicapped assessable parking spaces). The amount of parking is still be evaluated to ensure that there is adequate on-site parking is provided for the uses. If it is determined that additional parking is required, then staff recommends that underground parking in the hotel be further examined.

Municipal Services: Public sanitary sewer and water will be required to be extended to service this development in 120th Avenue. The developer will be responsible to pay for their fair share to utilize the Chateau Lift Station in the amount of $23,546.26 (see attached Village Engineer review comments dated January 1, 2019 for additional information). This will be required to be paid prior to issuance of building permits. In addition, the WI DOT will require additional roadway improvements within the frontage Road. The Village will draft the required Development Agreement to be entered into that sets forth the required public and private improvements and outlines the financial security including the above noted lift station fee to ensure that the work is completed.

A **Certified Survey Map** will be required to show any land division, any additional dedicated right-of-way and all easements, dedications and restrictive covenants. The CSM shall at a minimum show all of the following easements and other noted items:

- Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement areas
- Dedicated Signage, Access and Maintenance Easement areas
- Dedicated Ingress-Egress, Cross Access, Cross Parking and Maintenance Easement areas
- Dedicated Wetland Preservation and Protection, Access and Maintenance Easement areas
- Dedicated General Utility Easement areas

A **Comprehensive Land Use Map Amendment** will be required to correctly show the location of any wetlands on the properties.

Zoning Map and Text Amendments will be required to create the required Planned Development (PD) ordinance and to rezone any wetlands into the C-1, Lowland Resource Conservancy District. The PD Ordinance will allow the Village to create an ordinance that outlines the specific uses and requirements for the development.

Site and Operational Plans will be required for each individual building that include site plans, drainage and grading plans, building plans, landscape plans, industrial waste survey, signage plans and all other required plans and documents pursuant to the Site and Operational Plan requirements of the Village Zoning Ordinance (Article IX of Chapter 420 of the Village Municipal Code) for each building site. Each building will be required to comply with the Village's **Digital Security Imaging System** (DSIS) Ordinance pursuant to Chaper 410 of the Village Municipal Code. Site and Operational Plans shall be identical to the required State approved building plans. Further discussion is warranted to determine if Preliminary Site and Operational approval will be obtained to begin mass grading on the site and possible installation of underground on-site utilities and footing and foundation permits. In addition, prior to issuance of any permits an Airport Overlay Site Plan Review approval from the City of Kenosha is required for this development.

Recommendation:

Village staff recommends that the Plan Commission approve the Master Conceptual Plan subject to the above comments and the following conditions:.

1. **The Master Conceptual Plan approval will be valid for a period of one (1) year (until February 4, 2019).** Prior to the expiration of the required Site and Operational Plans, Certified Survey Map, detailed Public and Private Improvement Plans and related documents which satisfy the conditions of the Master Conceptual Plan approval shall be submitted and considered by the Plan Commission and Village Board.

2. The Village will begin to prepare the PD Ordinance when revised plans are submitted. At a minimum all site related and exterior building, elevations, landscaping and signage plans shall be completed and submitted so that the PD Ordinance can be written.

3. The following plan changes shall be incorporated plans:

    a. See ***attached*** comments from the Village Engineering Department dated January 9, 2019.

    b. Each building will be required to install a sewer sampling manhole pursuant to the Village specifications.

    c. See ***attached*** comments from the Fire & Rescue Department dated January 15, 2019.

    d. See ***attached*** comments from the Village Building Inspector dated January 17, 2019.

    e. See ***attached*** current Government Agency Contact list to use on the cover sheet. In addition add the Village Clerk, Jane C. Snell on the cover page with phone number: 262-925-6719 and email: jsnell@pleasantprairiewi.com

    f. Add a note on the plans indicating who staked the wetlands, the date staked and the legal description of the wetlands that are on the property.

g. Provide a copy of the Wetland Report and if not staked by a WI Assured biologist, then provide written concurrence from the WI DNR.

h. Provide verification that there is no 100-year floodplain on the former DOT property.

i. Correct the site data chart: Zoning Proposed: PD, Planned Development and C-1, Lowland Resource Conservancy District, and FPO if floodplain exists on the DOT property that will be included within this development; and Existing Land Use: Commercial and Open Space.

j. Add a chart that specifies, building size (not just footprint), and building height, number of hotel rooms, brewery manufacturing related areas, and commercial areas within the brewery area.

k. Modify architectural site plan to match the civil plans.

l. Clearly show all the setbacks of building and paved surfaces to property lines.

m. The amount of parking is still being evaluated to ensure that there is adequate on-site parking is provided for the uses. If it is determined that additional parking is required, then staff recommends that underground parking in the hotel be further examined. Further discussion is warranted.

n. Are additional handicapped accessible parking space required on the west side of the hotel?

o. The south access driveway appears to be too wide. Either provide a boulevard entrance or reduce to a maximum width of 35 feet or provide approval from WI DOT.

p. See ***attached*** comments related to building materials, details and façade changes. A building material/sample board shall be provided prior to meeting for staff review.

q. Detailed building and site signage shall be submitted.

r. The Landscape Plan will be required to be shown with the approved grading plan as the base map and with all easement locations shown.

s. Landscaping within the WI DOT right-of-way will be required to be approved by the WI DOT. Provide approvals/permits to the Village. Additional street trees will not be required in the right-of-way.

t. Additional landscaping will be required adjacent to the parking lots that abut the frontage road for headlight screening (24 to 36 inches high plantings).

u. Further discussion is warranted related to the cross walk between the hotel and the brewery. The Village staff would like for the project to consider a covered walkway.

v. Provide greater detail of the 20 foot main boulevard between the hotel and the brewery and the outdoor event space. These areas shall be designed to allow for seating, designated walkways and have a specific purpose.

w. All parking lot islands shall also include low level plantings not just trees.

x. Provide minimum 2-3 gallon plantings. Plant materials shall provide for adequate screening in the winter months too.

y. Landscaped islands shall provide mulched beds rather than stone.

z. Provide retaining wall details, specifications and sample material.

aa. The overhead electrical lines shall be buried. Provide details.

bb. Attractive and ornamental commercial light pole standards/LED fixtures the same type and style (pole and head) within the entire development shall be provided in the parking lot at a maximum height of 20 feet from grade with the fixtures style and color to compliment the buildings (No shoe box fixtures). The concrete bases of the light standards shall not exceed 12 inches above grade. All concrete, unpainted light pole bases shall be placed within landscaped areas or islands. As a unified development all of the parking lot lights shall be the same style, height, color and size for the entire unified business development area.

cc. All exterior lighting shall be of the same LED color and brightness. Parking lot lighting shall be illuminated to provide sufficient lighting for the public's safety and the effective operation of the security cameras - per the Village's satisfaction. However, onsite lighting (including any lighting from a roof top sign) shall not glare onto adjacent properties or right-of-way.

dd. All downspouts for all proposed buildings within the development shall be internal to the building and interconnected to the private storm sewer system and cut off at grade and shown on the required Site and Operational Plans.

ee. Each handicapped parking space shall be appropriately signed (locations to be reviewed with planning staff) and painted on the pavement pursuant to ADA requirements prior to occupancy of any development site.

ff. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.

gg. All entrances and exits on each building shall be numbered on the exterior and interior beginning at the main entrance and moving clockwise around the structure. Architectural pleasing numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot (minimum size of 3 inch attractive numbers placed on the same location of each door). Show on the plans.

4. Further discussion is warranted related to the timing of the project and installation of public improvements, mass grading and building permits for the buildings.

5. Airport Overlay Site Plan Review approval from the City of Kenosha is required for this development. A copy of this approval is required to be submitted prior to issuance of any building permits.

6. Permits will be required to be obtained from the Kenosha County Health Department. Prior to occupancy all permits will be required to be obtained and all required inspections passed.

7. All required liquor licenses to sell, package and distribute alcoholic beverages shall be in place prior to occupancy for both the brewery and hotel. Contact Jane Snell, Village Clerk for all required Village licenses.

8. Permits from the WI Department of Revenue will be required for the brewery and the wholesale distribution of beer. Copies of all requirement permits shall be provided to the Village prior to Village licensing and verbal occupancy.

9. Any amplified sound or live music shall be contained on the site for any of the entertainment or terrace spaces within the development.

10. Each business in the Village is required to obtain an annual business license with the Village. The initial license shall be obtain prior to occupancy and shall be renewed annually the first of each year with the Village.

11. The development shall comply with the ordinances in effect at the time of construction. In addition, detailed Site and Operational Plans are required to be submitted for review and approval prior to any development pursuant to the requirements for the Village Zoning Ordinance.

12. All grading and other work impacting the adjacent frontage road shall be approved with permits granted by the Wisconsin Department of Transportation. Copies of State permits shall be provided to the Village prior to issuance of Village permits.

13. Coming Soon, Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit pursuant to the requirements of Article X of Chapter 420.

14. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

15. Chateau lift station fees and municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.

16. 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.

17. Impact fees pursuant to Chapter 181 of the Village Code are required to be paid at time of building permit for each development site.

MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Peggy Herrick, Assistant Planner / Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: Hyatt Place Hotel / Kings and Convicts Brewing Co. - Conceptual Plan

DATE: January 9, 2019

Peggy,

The Engineering Department has reviewed the submitted concept plans for the proposed development. We have the following comments as noted below and on the attached mark-up plan. Refer to this memo and the mark up plan for all comments. The review was conceptual and nature and additional comments will be provided upon detailed engineering plans being completed and submitted for further review.

See comments on attached mark-up plan sheets.

1. Only plan sheets with comments are included.

2. Comments that apply to multiple locations are not repeated for every occurrence

Conceptual Plan

3. Storm water management meeting Village Ordinance is required. The plan currently does not provide any information for planned storm water management facilities. A preliminary storm water management plan and detention facility information shall be provided showing how the site will meet peak discharge and water quality requirements.

4. A conceptual on-site utility plan was not provided. A conceptual on-site utility plan showing planned locations of storm sewers, sanitary services and sampling manhole(s), water services, on-site hydrant locations, and detention facility locations shall be provided.

5. Identify the proposed location(s) of the pumper pads. These locations will need to be reviewed by the Fire Department.

6. There is a retaining wall around the entire north, east, and south perimeter of the site. The wall varies in height from approximately 4-feet to 15-feet. The wall on the south side facing the existing residential home varies from 7 feet to 15-feet in height. Label the wall height so non-engineering staff clearly understand the site characteristics.

7. The Developer is required to provide streetlights along the 120th Avenue. A map is attached for reference. Streetlights shall be WE-Energies LED, bronze poles (same style as used along Frontage Road for The Gateway).

8. Provide a completed industrial waste survey for the hotel and a separate completed survey for the brewery. Provide waste characteristics for the brewery and verify that it meets ordinance requirements and if pre-treatment is needed to meet ordinance requirements.

9. Provide the following water usage information for both the hotel and brewery.

    a. Gallons per day (average day usage)
    b. Gallons per day (maximum day usage)
    c. Gallon per minute (peak usage)

Public Sewer and Water Extensions

10. Detailed plans and a project manual are required for the public sanitary sewer and water main extensions. Plans will need to be approved by the Village, Kenosha Water Utility, and DNR.

11. A cursory review of the conceptual public water main and sanitary sewer plans was completed with comments noted on the plan markup attachment. We note that the planned gravity sewer needs to be re-evaluated based on the assumed starting invert elevation and conflict with the large storm sewer culverts, as noted in the plan mark up.

12. In 2008, the Village constructed the Chateau Eau Plaines lift station. A Special Assessment was levied for developable properties that would be serviced by the lift station. Parcels 91-4-122-072-0110 and 91-4-122-072-0104 were not included in the lift station service area and design calculations, nor was a special assessment for the lift station levied on the subject parcels. The sewerage from the proposed Hyatt / Kings and Convicts is tributary to the Chateau Lift Station. A review of the service area shows that the lift station currently has the capacity for the proposed development; however, the lift station capacity will be re-evaluated in as the Chateau Eau Plaines service area continues to develop with potential land use changes. The Development Cost share towards the Chateau lift station is $23,546.26 based the previous method of charges places on developable benefitted properties by the Chateau Eau Plaines sanitary sewer lift station and force main assessment. The Development shall pay this cost share towards the Chateau Lift station and may be subject to additional future upgrade costs, if applicable.

The engineering plans have 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 as additional information is provided.

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Chateau Lift Station Service Area Cost Share Calculation

Parcels 91-4-122-072-0110 and 91-4-122-072-0104

Calculation is based on method of area assessment charges.

Development Acreage: 7.39 Acres

Land Use Type: Commercial

Land Use Type Flow Contribution: 500 gal/day/acre

Acreage flow contribution: 3,695 gal / day

Equivalent Household Unit = 125 gal/day/capita x 2.73 capita / household = 341.25 gal / day

Development Household Equivalent: 10.82

Charge per Household Equivalent: $2,176.18

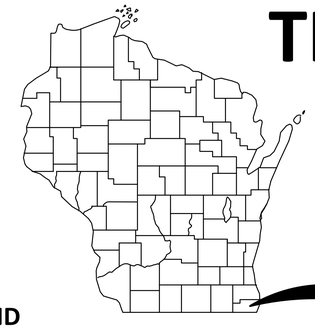
Cost Share: 10.82 x $2,176.18 = **$23,546.26**

CONSTRUCTION PLANS
for

HYATT PLACE HOTEL
&
THE KINGS & CONVICTS BREWING COMPANY

CONCEPTUAL PLAN SUBMITTAL
for
BRANKO TUPANJAC
Village of Pleasant Prairie, Kenosha County, Wisconsin

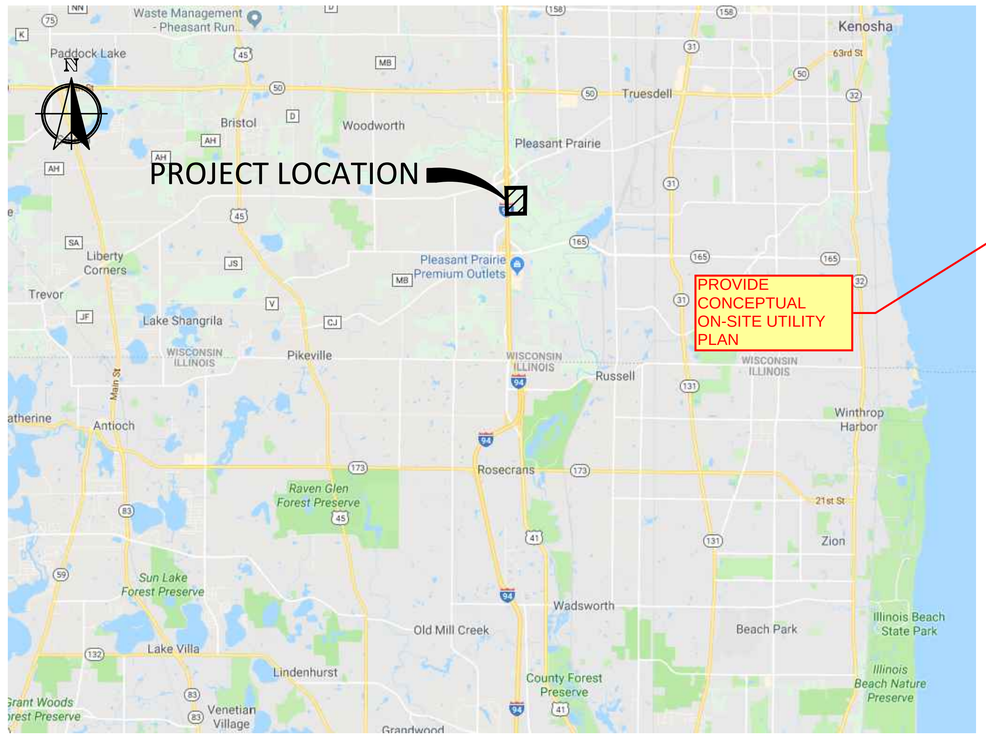
VOPP ENG REVIEW
PLAN MARK UP
JANUARY 9, 2019



LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X X	
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET IRON PIPE		FORCE MAIN	\	

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com



PROVIDE CONCEPTUAL ON-SITE UTILITY PLAN

SHEET INDEX

Plan Sheet	Sheet No.
TITLE SHEET	C-1
ARCHITECTURAL PLANS	A-1 THRU A-9
EXISTING CONDITIONS TOPOGRAPHIC SURVEY	C-2
CONCEPTUAL DIMENSIONED SITE PLAN	C-3
CONCEPTUAL SITE GRADING PLAN	C-4
SANITARY SEWER & WATER MAIN PLAN & PROFILE	C-5 THRU C-6
LANDSCAPING PLANS	L1 THRU L4

OWNER / DEVELOPER

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1020 EVERGREEN DRIVE
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PHONE: (312)593-2727
EMAIL: highwoodtowers@gmail.com

GOVERNING AGENCY CONTACTS

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KURT DAVIDSEN
- ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@plprairiewi.com

- BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@plprairiewi.com

PLEASANT PRAIRIE FIRE DEPARTMENT
CRAIG ROEPKE
- DEPUTY CHIEF OF FIRE & RESCUE
DIRECT: (262) 948-8981
EMAIL: croepke@plprairiewi.com

AARON LONGRIE
- ASSISTANT FIRE CHIEF
EMAIL: alongrie@plprairiewi.com

PLEASANT PRAIRIE PUBLIC WORKS
JOHN STEINBRINK, JR.,
- DIRECTOR
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
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EMAIL: jsteinbrink@plprairiewi.com

STEVE WLAHOVICH
- ENGINEERING TECHNICIAN
OFFICE: (262) 925-6767
EMAIL: swlahovich@plprairiewi.com

WI DEPARTMENT OF NATURAL RESOURCES
PETER WOOD
- WATER RESOURCES ENGINEER
OFFICE: 262-884-2360
EMAIL: peter.wood@wisconsin.gov

SPECIFICATION NOTE

THE CONTRACTOR SHALL HAVE A COPY OF THESE PLANS AND THE PROJECT MANUAL INCLUDING ALL CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGES OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

UTILITY NOTE

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PUBLIC UTILITY CONTACTS

AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: 262-506-6700
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WISCONSIN D.O.T.
SOUTHEAST REGION
OFFICE: 414-266-1167

AT&T
MIKE TOYEK
OFFICE: 262-636-0549
EMAIL: mt1734@att.com

TDS TELECOM
SOUTHEAST WISCONSIN
OFFICE: 877-483-7142

SPECTRUM
ROBERT TUNUTA
UTILITY COORDINATOR
OFFICE: 414-277-6205
CELL: 414-758-5688
EMAIL: tunuta@charter.net

WE-ENERGIES
ALLIE MILLER
KENOSHA SOUTH
OFFICE: 262-552-3227
EMAIL: allie.miller@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

PLEASANT PRAIRIE PUBLIC WORKS
JOHN STEINBRINK, JR.,
- DIRECTOR
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: 262-925-6768
EMAIL: jsteinbrink@plprairiewi.com

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HYATT PLACE HOTEL /
THE KINGS & CONVICTS BREWING CO.
CONCEPTUAL PLAN SUBMITTAL
FOR
BRANKO TUPANJAC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: NDB
DATE: 09-17-2018
CHECKED: MDE
DATE: 12-18-2018

2018.0287.01

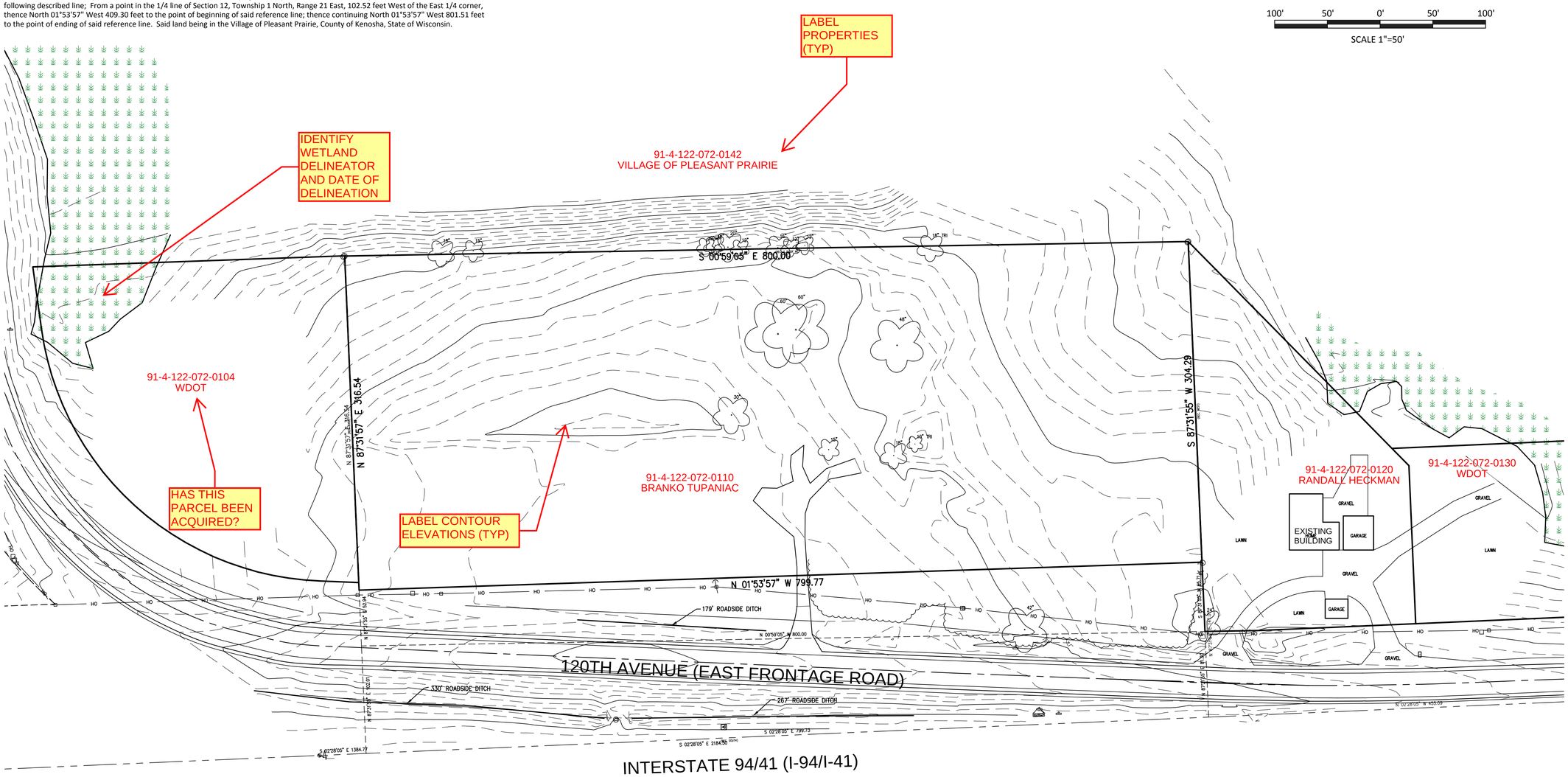
SHEET
C-1

ISSUE FOR REVIEW - 12-18-2018

Tuesday, December 18, 2018 3:17:23 PM

LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 7, Township 1 North, Range 22 East of the Fourth Principal Meridian, being described as follows: Beginning on the East line of U.S. Highway 41, as said line was determined by a conveyance, Hercules Powder Company to Kenosha County, and recorded in Volume of Deeds 183, Page 459, at a point which is 2184.5 feet South from the Northwest corner of the Northwest 1/4 of Section 7-1-22, and 81.3 feet East from the West line of said 1/4 Section, and running thence North 01°29'East along and upon the East line of the above mentioned highway, 800 feet, to a point which is 102 feet East from the West line of said 1/4 Section; thence running due East 370 feet; thence running Southerly, parallel with the East line of said highway, 800 feet; thence running West 370 feet to the place of beginning. EXCEPTING THEREFROM parcel conveyed to State of Wisconsin by Warranty Deed recorded on November 12, 1957 in Volume 469 of records on page 371 as Document No. 388904 and more particularly described as: The following tract of land in Kenosha County, State of Wisconsin; in Township 1 North, Range 22 East, Section 7, all that part of the West 1/2 of the Northwest 1/4 lying Westerly of a line 245 feet Easterly of, measured normal to, the following described line; From a point in the 1/4 line of Section 12, Township 1 North, Range 21 East, 102.52 feet West of the East 1/4 corner, thence North 01°53'57" West 409.30 feet to the point of beginning of said reference line; thence continuing North 01°53'57" West 801.51 feet to the point of ending of said reference line. Said land being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.



UTILITY NOTE

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DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

FIELD WORK: 09-10-2018 BY: XXX / XXX

LEGEND:

STORM MANHOLE	SANITARY MANHOLE	WATER MANHOLE	PAD MOUNT TRANSFORMER	GAS MAIN	MISC. MANHOLE	DECIDUOUS TREE	"PK" NAIL
CATCH BASIN	SANITARY SEWER	ELECTRIC PEDESTAL	COMMUNICATION MANHOLE	GAS METER	SOIL BORING	CONIFEROUS TREE	CHISEL CROSS
STORM SEWER	CLEAN OUT	ELECTRIC METER	COMMUNICATION BOX	GAS VALVE	WELL	BUSH	FOUND IRON PIPE
DOWNSPOUT	VENT PIPE	ELECTRIC LINE	COMMUNICATION LINE	SIGN	MISC. HAND HOLE	MON. WELL	SET 5/8" REBAR
DRAIN TILE	HYDRANT	ELECTRIC MANHOLE	FLOOD LIGHT	MAILBOX	UG VAULT	POST INDICATOR VALVE	HAND RAIL
SUMP HOSE	WATER VALVE	POWER POLE	LIGHT POLE	FLAG POLE	GUARD POST	FENCE	GUARD RAIL
FLOOR DRAIN	WATER MAIN	GUY WIRE	YARD LIGHT	SPRINKLER HEAD	HVAC	OVERHEAD WIRES	WATER CONTROL VALVE

Nielsen Madsen + Barber
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1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HYATT PLACE HOTEL / THE KINGS & CONVICTS BREWING CO.
EXISTING CONDITIONS TOPOGRAPHIC SURVEY
FOR
BRANKO TUPANJAC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

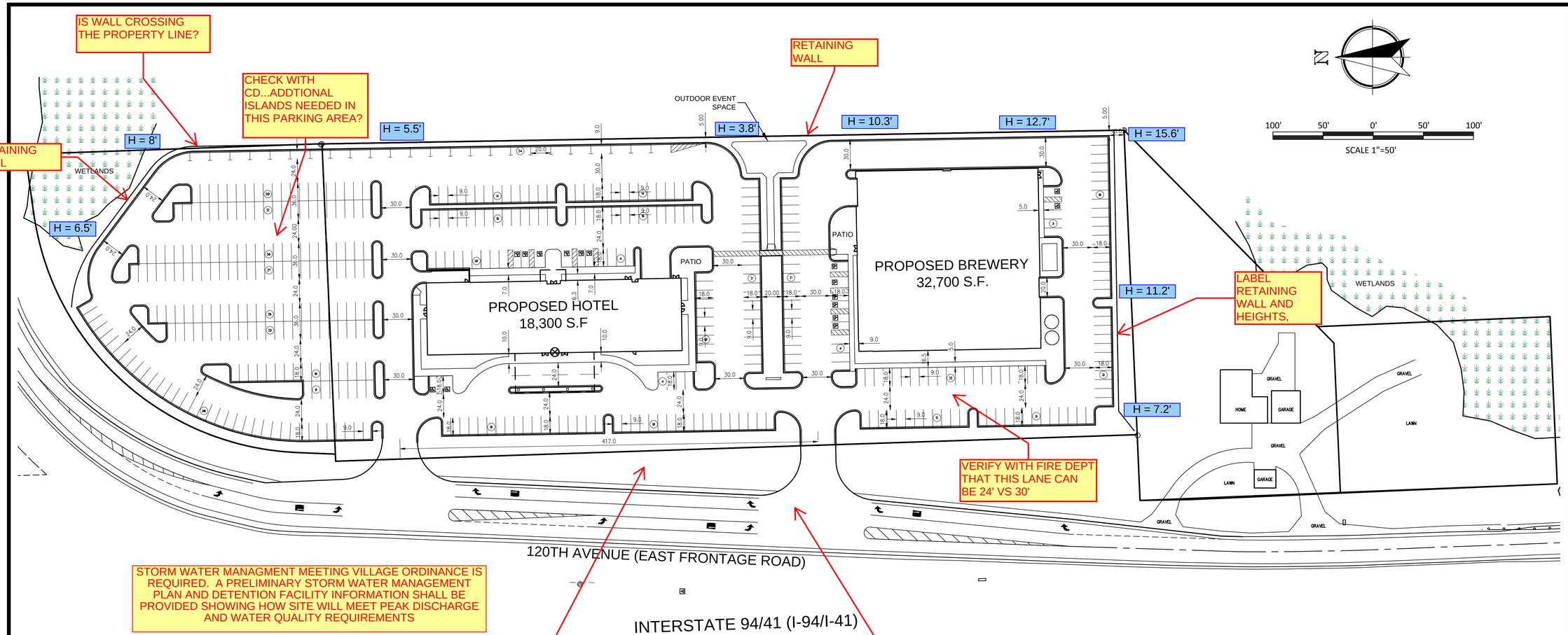
PROJ. MGR: MDE
DRAFTED: NDB
DATE: 09-17-2018
CHECKED: MDE
DATE: 12-18-2018

2018.0287.01

SHEET C-2

ISSUE FOR REVIEW - 12-18-2018

Tuesday, December 18, 2018 3:17:30 PM



STORM WATER MANAGMENT MEETING VILLAGE ORDINANCE IS REQUIRED. A PRELIMINARY STORM WATER MANAGEMENT PLAN AND DETENTION FACILITY INFORMATION SHALL BE PROVIDED SHOWING HOW SITE WILL MEET PEAK DISCHARGE AND WATER QUALITY REQUIREMENTS

IDENTIFY PUMPER PAD LOCATIONS

SHOW EXISTNG OVERHEAD LINES. THIS NEEDS TO BE BURIED AS PART OF PROJECT.

WDOT CONCURRENCE AND PERMIT REQUIRED FOR ROADWAY IMPROVEMENTS AND WORK WITHIN THE ROW

PARKING DATA

HOTEL PARKING	
9'x18' PARKING SPACES	370
HANDICAP PARKING SPACES	8
TOTAL PARKING SPACES	376
BREWERY PARKING	
9'x18' PARKING SPACES	106
HANDICAP PARKING SPACES	8
TOTAL PARKING SPACES	114
TOTAL PARKING SPACES:	
9'x18' PARKING SPACES	476
HANDICAP PARKING SPACES	16
TOTAL PARKING SPACES	492

SITE DATA

PARCEL NUMBERS:	91-4-122-072-0110 91-4-122-072-0104
ZONING PROPOSED:	B-4
EXISTING LAND USE:	OPEN LAND
EXISTING FLOOD ZONE:	NOT IN A FLOOD ZONE
DEVELOPMENT TYPE:	COMMERCIAL
PROPOSED BUILDING USE:	HOTEL / BREWERY / RESTAURANT
EXISTING IMPERVIOUS SURFACE	
TOTAL IMPERVIOUS SURFACE AREA	3,146 S.F. = 0.07 AC (0.9%)
TOTAL GREEN SPACE AREA	318,952 S.F. = 7.32 AC (99.1%)
TOTAL PARCEL AREA	322,098 S.F. = 7.39 AC
PROPOSED IMPERVIOUS SURFACE	
PROPOSED BUILDING/ENCLOSURE	51,000 S.F.
PROPOSED PAVEMENT	210,759 S.F.
TOTAL IMPERVIOUS SURFACE AREA	261,759 S.F. = 6.01 AC (81.3%)
TOTAL GREEN SPACE AREA	60,339 S.F. = 1.38 AC (18.7%)
APPLICANT:	BRAKO TUPANJAC 1020 EVERGREEN DRIVE LAKE FOREST, IL 60045 312-596-2727
SURVEYOR/CIVIL ENGINEER:	NIELSEN, MADSEN + BARBER 1458 HORIZON BOULEVARD SUITE 200 RACINE, WI 53406 262-634-5588

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

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Tele: (262)634-5588 Website: www.nmbsc.net

HYATT PLACE HOTEL / THE KINGS & CONVICTS BREWING CO.

CONCEPTUAL DIMENSIONED SITE PLAN

FOR

BRANKO TUPANJAC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: NDB
DATE: 11-9-2018
CHECKED: MDE
DATE: 12-18-2018

2018.0287.01

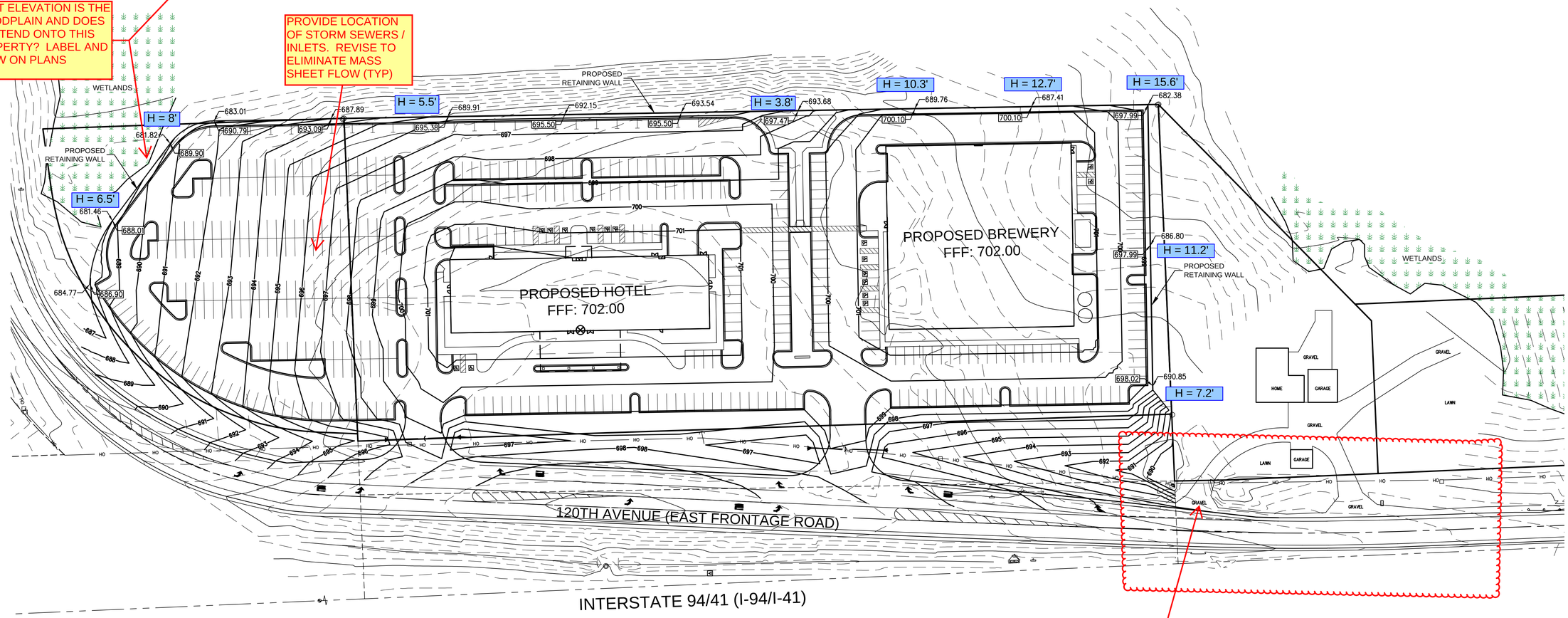
SHEET C-3

ISSUE FOR REVIEW - 12-18-2018

Tuesday, December 18, 2018 3:17:35 PM

WHAT ELEVATION IS THE FLOODPLAIN AND DOES IT EXTEND ONTO THIS PROPERTY? LABEL AND SHOW ON PLANS

PROVIDE LOCATION OF STORM SEWERS / INLETS. REVISE TO ELIMINATE MASS SHEET FLOW (TYP)



PROVIDE DOWNSTREAM DRAINAGE INFO (CULVERTS, SWALES, ETC. VERIFY ADEQUACY

UTILITY NOTE

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BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

FIELD WORK: 09-10-2018 BY: XXX / XXX

LEGEND:

STORM MANHOLE	SANITARY MANHOLE	WATER MANHOLE	PAD MOUNT TRANSFORMER	GAS MAIN	MISC. MANHOLE	DECIDUOUS TREE	"PK" NAIL
CATCH BASIN	SANITARY SEWER	ELECTRIC PEDESTAL	COMMUNICATION MANHOLE	GAS METER	SOIL BORING	CONIFEROUS TREE	CHISEL CROSS
STORM SEWER	CLEAN OUT	ELECTRIC METER	COMMUNICATION BOX	GAS VALVE	WELL	BUSH	FOUND IRON PIPE
DOWNSPOUT	VENT PIPE	ELECTRIC LINE	COMMUNICATION LINE	SIGN	MISC. HAND HOLE	MON. WELL	SET 5/8" REBAR
DRAIN TILE	HYDRANT	ELECTRIC MANHOLE	FLOOD LIGHT	MAILBOX	UG VAULT	POST INDICATOR VALVE	HAND RAIL
SUMP HOSE	WATER VALVE	POWER POLE	LIGHT POLE	FLAG POLE	GUARD POST	FENCE	GUARD RAIL
FLOOR DRAIN	WATER MAIN	GUY WIRE	YARD LIGHT	SPRINKLER HEAD	HVAC	OVERHEAD WIRES	WATER CONTROL VALVE

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HYATT PLACE HOTEL / THE KINGS & CONVICTS BREWING CO.

CONCEPTUAL SITE GRADING PLAN

FOR

BRANKO TUPANJAC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: NDB
DATE: 10-10-2018
CHECKED: MDE
DATE: 12-18-2018

2018.0287.01

SHEET C-4

ISSUE FOR REVIEW - 12-18-2018

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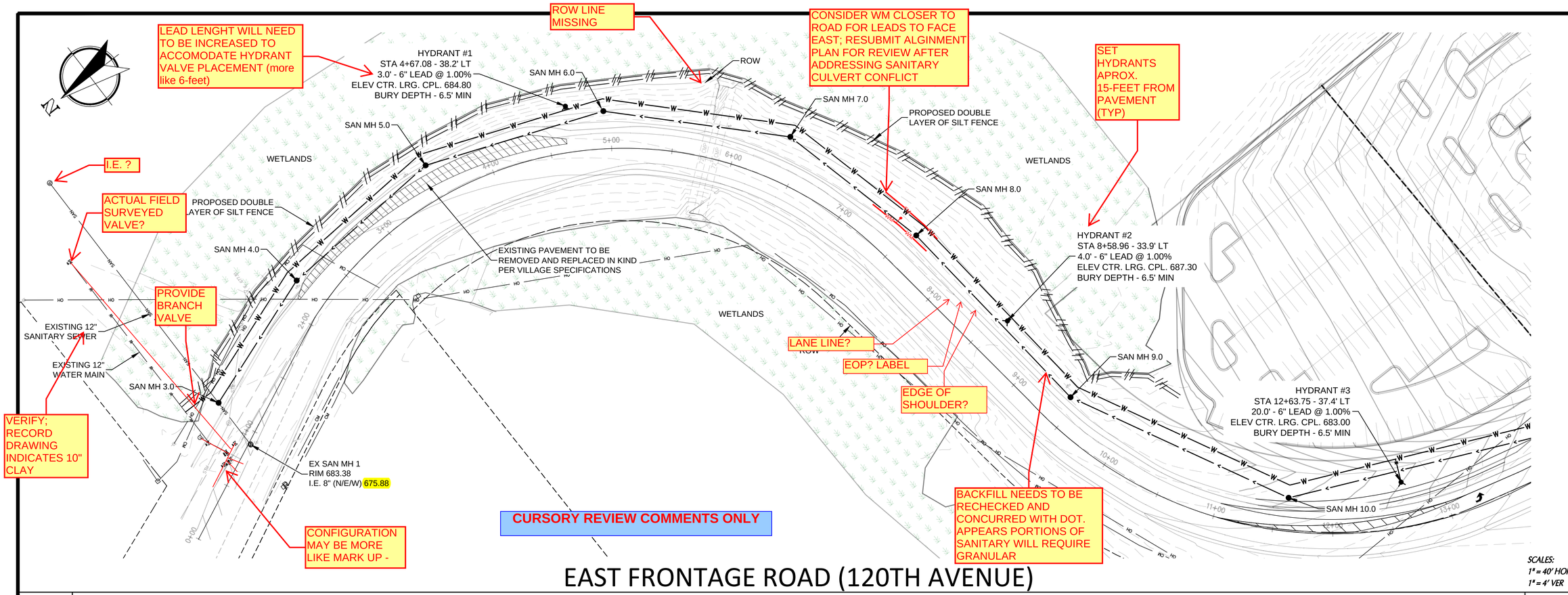
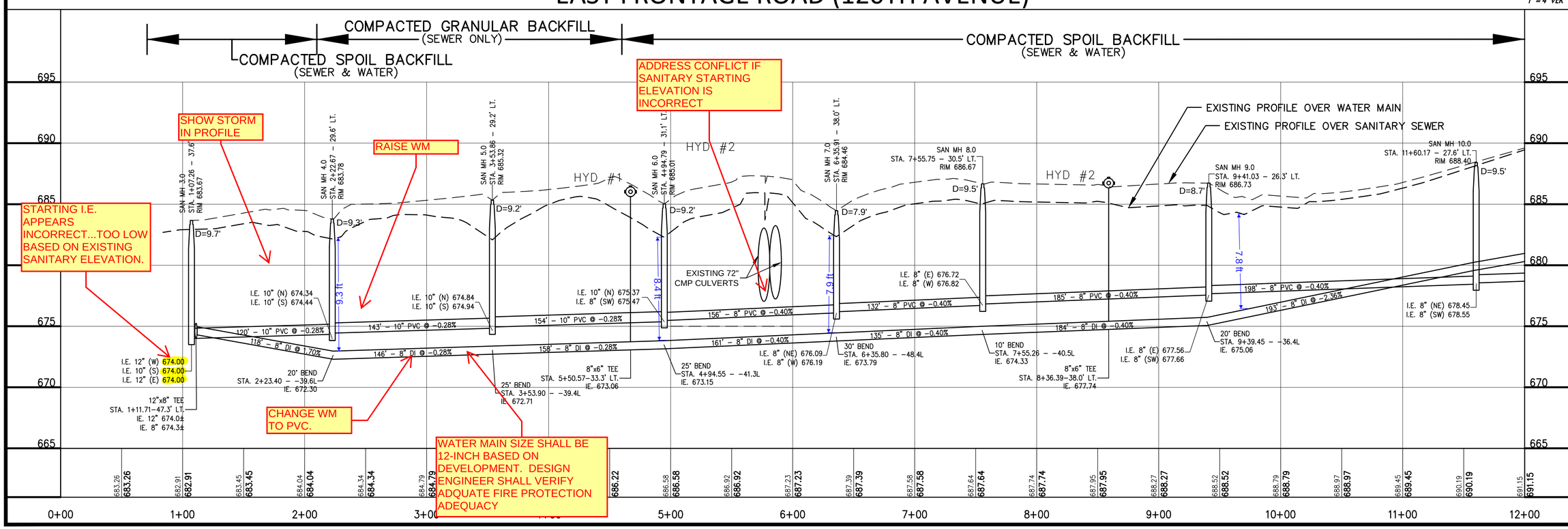


EAST FRONTAGE ROAD (120TH AVENUE)



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Tele: (262)634-5588 Website: www.nmbsc.net

EAST FRONTAGE ROAD
SANITARY SEWER & WATER MAIN EXTENSION
SANITARY SEWER & WATER MAIN
PLAN & PROFILE
FOR
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	NDB
DATE:	10-10-2018
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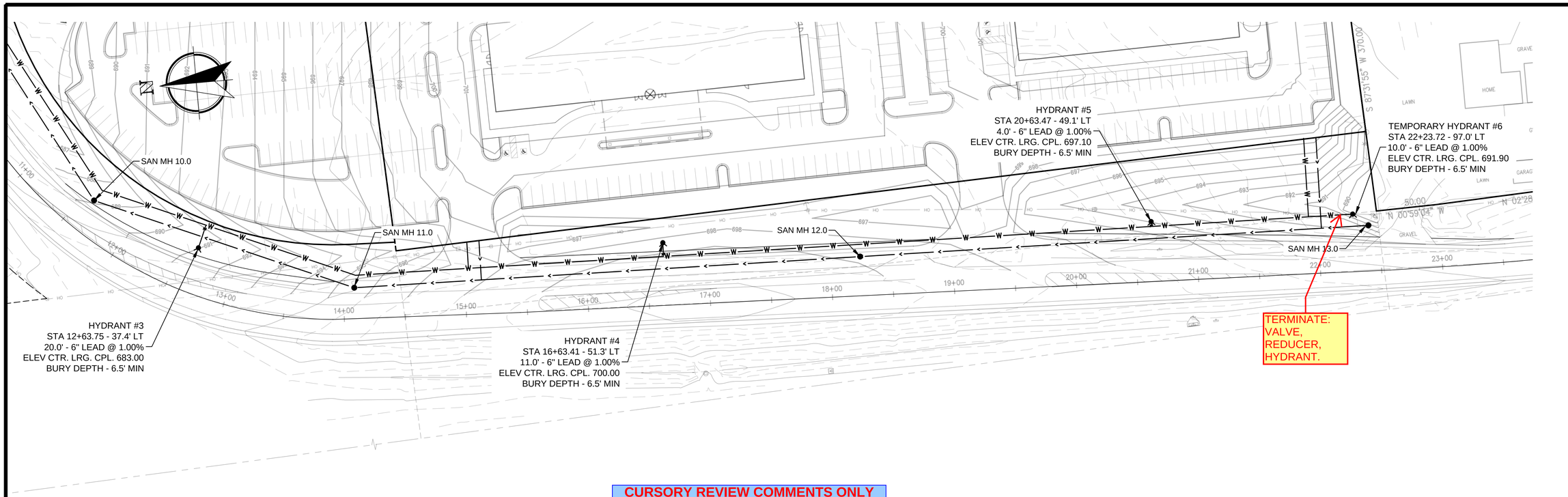
DATE:	12-18-2018

2018.0287.01

SHEET C-5

ISSUE FOR REVIEW - 12-18-2018

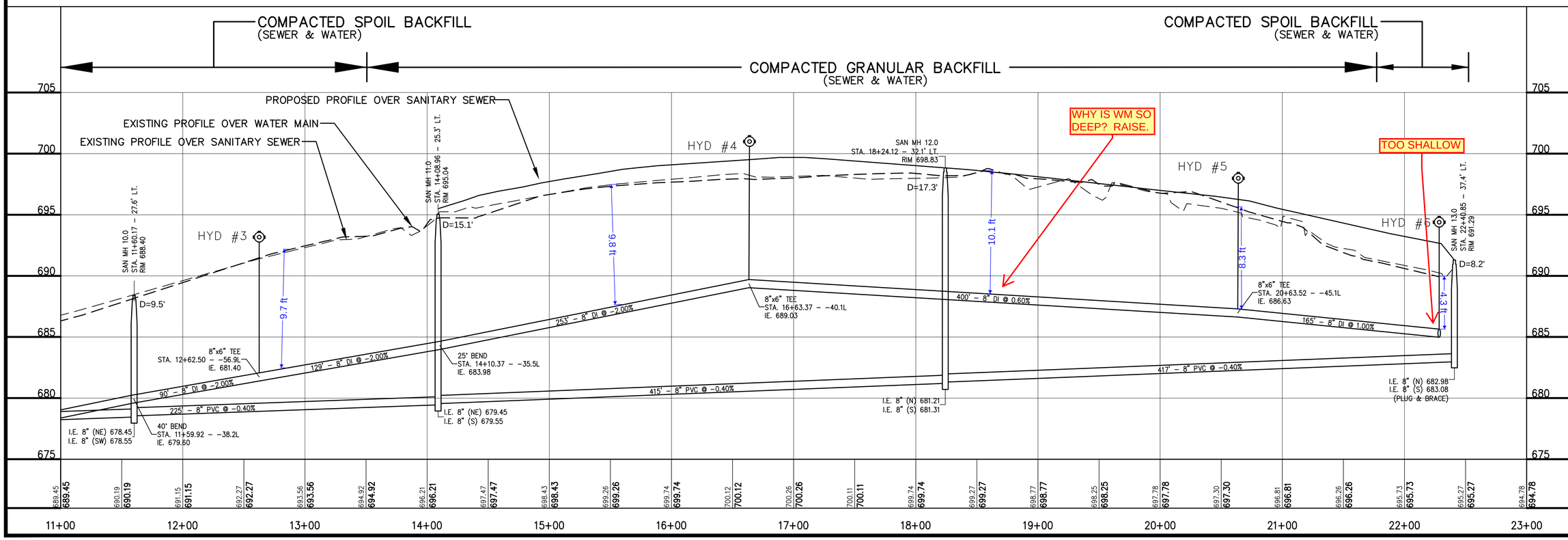
2018.0287.01.dwg
Tuesday, December 18, 2018 3:17:47 PM



CURSORY REVIEW COMMENTS ONLY

EAST FRONTAGE ROAD (120TH AVENUE)

SCALES:
1" = 40' HOR
1" = 4' VER



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EAST FRONTAGE ROAD
SANITARY SEWER & WATER MAIN EXTENSION
SANITARY SEWER & WATER MAIN
PLAN & PROFILE
FOR
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

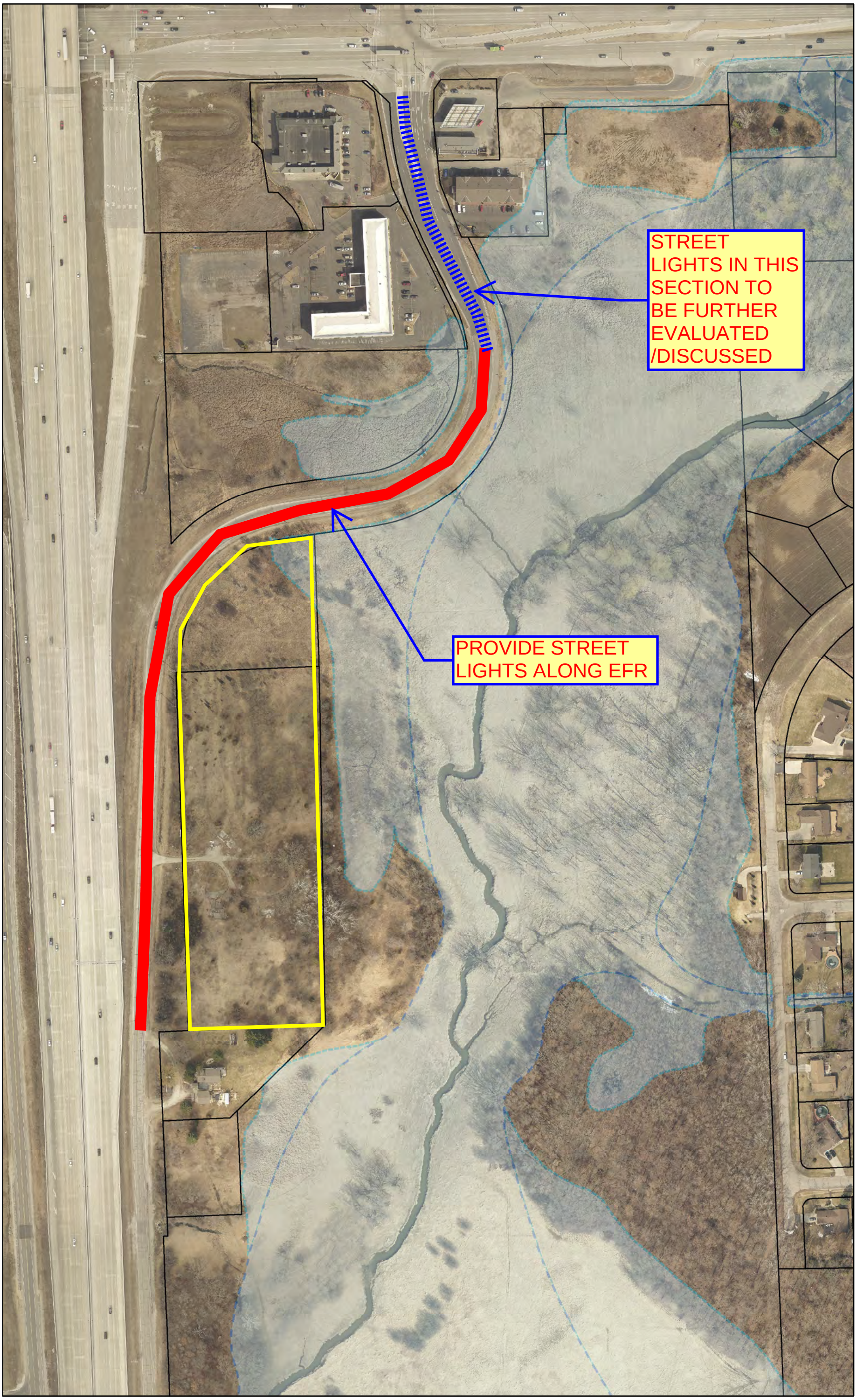
PROJ. MGR:	MDE
DRAFTED:	NDB
DATE:	10-10-2018
CHECKED:	MDE
DATE:	12-18-2018

2018.0287.01

SHEET
C-6

ISSUE FOR REVIEW - 12-18-2018

2018.0287.01.dwg
Tuesday, December 18, 2018 3:17:52 PM



KINGS AND CONVICTS
CONCEPTUAL PLAN REVIEW

0 200 400 Feet

1 inch = 200 feet

SITE AND BUILDING INFORMATION

Lot Area: 7.39 ac. Total Impervious Surface Area: 262,000 sq. ft.

Total Landscape Area: 24,000 sq.ft. Site % of Open Space 18.7 %

Number of Buildings within the development proposed: 2

Building #1 Area: 51,051 (Brewery) sq. ft. Building#1 Height: 36'-6" (Brewery) ft.

Building #2 Area: 109,728 (Hotel) sq. ft. Building#2 Height: 80' (Hotel) ft.

Building #3 Area: _____ sq. ft. Building#3 Height: _____ ft.

Building #4 Area: _____ sq. ft. Building#4 Height: _____ ft.

Building #5 Area: _____ sq. ft. Building#5 Height: _____ ft.

Building #6 Area: _____ sq. ft. Building#6 Height: _____ ft.

Building #7 Area: _____ sq. ft. Building#7 Height: _____ ft.

Building #8 Area: _____ sq. ft. Building#8 Height: _____ ft.

Buildin g#9 Height: _____ ft.

Buildin g#10 Height: _____ ft.

**If ac t.

PROVIDE WASTE CHARATERISTICS ALSO, DESIGN ENG SHALL CHECK ORDINANCE AND VERIFY THAT PLANNED DISCHARGE WILL MEET DISCHARGE REQUIREMENTS

MATION

Total # 476

Total # of handicapped accessible spaces (on-site): 16

Total # of truck parking spaces (on-site): 2 Total # of dock doors: 3

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: 300 Maximum number of daily trips: 400

Anticipated truck trips to and from the site:

Number of daily average trips: 3 Maximum 4

29,000 gpm or gpd verify...this does not seem correct as gpm nor can system provide. Provide: gpd (average), gpd (maximum) and peak gpm usage

EMPLOYMENT AND OPERATIONAL I

Proposed total number of full-time employees: Brewery 36 / Hotel 10

Proposed total number of part-time employees: Brewery 48 / Hotel 6

Number of shifts: Brewery 2 / Hotel 3

Hours (Open to the public): Brewery 5 AM to 5 PM / Tap Room 11 AM to 12 PM , Hotel 24 hours

Delivery hours: 6 AM to 10 AM

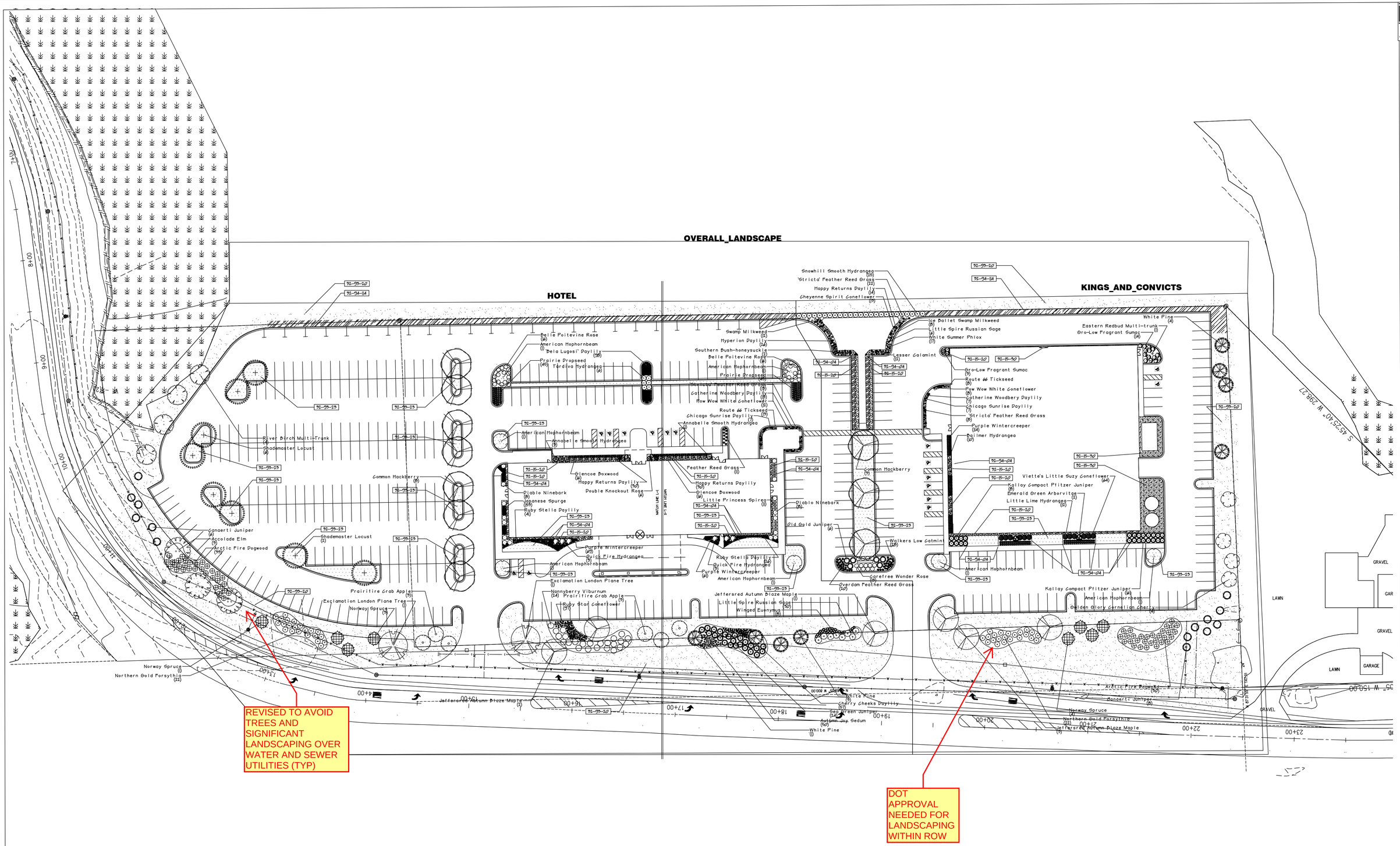
PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☐ The property is serviced by Public Sanitary Sewer
- ☐ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: Brewery 29,000, Hotel 1,400

Is pre-treatment being proposed for sanitary sewer discharge? No



OVERALL LANDSCAPE PLAN
SCALE 1" = 40'-0"

NORTH

DIGGERS HOTLINE
Call 811 or (800) 242-8511
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THOMAS NORDLOH ASSOCIATES
Landscape & Architecture
Project Management
4111 Taft Rd, Kenosha Wi 53142

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TNA Landscape Architecture Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

HYATT PLACE HOTEL/
KINGS & CONVICTS BREWING, CO.
BRANKO TUPANJAC
PLEASANT PRAIRIE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 208218
Date 12-8-18
Scale

Sheet L-1

Office of the Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Fire Department review of Conceptual Plans for Hyatt Place and Kings and Convicts
Permit/Trakit#:	DEV1812-006
DATE:	January 15, 2019

These are Comments/Reviews for the conceptual plans for Hyatt Place and Kings and Convicts.

The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. Based on the information and plans submitted, the Fire & Rescue Department have the following comments regarding the project:

Overall

1. Each building shall have its own review for fire detection and suppression systems as well as the comments within this overall document.
2. Review proposed on-site hydrant placement and FDC for hotel. This is preliminary. Cursory
3. Brewery FDC placement needs to be discussed based on mechanical/riser room location.
4. At least one elevator at each building must meet size requirements (See Elevator requirement)
5. Hose valves/standpipes will be required for both buildings
6. Hotel shall require an evaluation for a Public safety radio coverage system.
7. Please reference additional comments below

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 must become familiar with the contents.

AHJ: The Authority Having Jurisdiction is the Village of Pleasant Prairie Fire & Rescue Department.

Planned Unit Development: Should this project fall under a zoning PUD agreement or other negotiated provisions by the Village of Pleasant Prairie, these comments and requirements may supersede and be more stringent than other State or building related rules or code sets.

Verbal Discussion: Any verbal discussions regarding variations to the comments within this document shall be confirmed in writing by both the AHJ and the responsible agent. Failure to secure written confirmation shall nullify any verbal variance.

Conflicts: 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 of Wisconsin and/or the Village of Pleasant Prairie where applicable.

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 ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT. DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

Pre-Construction Meeting: A pre-construction meeting may take place with the general contractor, the fire protection contractor, the Fire and Rescue Department, Village staff, and any other sub-contractor prior to the start of any project construction.

1. **Contact Information:** For questions on the information and comments included within this document please use the following information:

   Pleasant Prairie Fire & Rescue Department
   8044-88th Avenue
   Pleasant Prairie, WI 53158
   262.694.8027
   firerescue@pleasantprairiewi.gov
   Attn: Laurie Waldenstrom

2. **Site Access:**
   a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2015 edition.
   b. A minimum wall-to-wall turning radius of 45’-0” shall be allowed for apparatus movement.
   c. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
   d. All roadways and fire lanes must be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface.
   e. All exterior exit pathways as well as access to the Fire Pump room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
   f. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
   g. There shall be Knox padlocks, Knox key switches, or other AHJ approved devices on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system locks.

3. **Gates / Barriers:**
   a. Any gates or barriers that are employed or installed on a private roadway or access shall have a minimum width clearance of sixteen (16) feet. Builder/developer to identify any other gate widths and obtain written AHJ approval.
   b. Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable either manually or automatically the securing mechanism to open or raise the gate or barrier. Builder/developer to identify methodology.
   c. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier.
   d. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13’6”.
   e. There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel to maintain an open condition.

f. The gate or barrier access on premise shall be readily identifiable to the AHJ.

4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.

5. **Compliance**: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document. This document shall be received prior to holding any pre-construction meeting.

6. **Required Licenses:** A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection.

7. **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.

8. **Review and Comments:** the Fire Department will review and comment on the following areas outlined below.

   A. Site and Operational Permits
      1. Site accessibility (Plans provided do not specific clearances or distances)
      2. Fire Pump Location
      3. Pumper Pad
      4. Fire hydrant spacing

   B. Conditional Use and Operational
      1. Standpipe outlet locations .
      2. Fire alarm pull stations
      3. Emergency and Exit Lighting
      4. Fire extinguishers

9. **Plan Review, Permits and Fees**

   a. 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.

   b. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.

   c. An approved AHJ review must be completed before any permits will be issued and before construction can begin.

   d. A submittal is not considered permitted or an approved plan.

   e. Acquiring WI State approved plans is not acceptable to bypass the AHJ permit process.

10. **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

    The following fees and permits are generated directly from the Fire & Rescue Department.

    a. Bulk water Usage
    b. Fire Protection Plans for Underground and Aboveground
    c. Fire Alarm System Plans
    d. Kitchen Hood Systems Plans

    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.

11. **Occupancy:**

    a. All fire and life safety requirements must be in place and operational prior to any building being occupied.

    b. No occupancy inspections shall be scheduled until all life-safety systems are complete.

    c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and the Village Building

inspection department.

d. AEDs as required are in place.

e. Building access keys and related interior access methods must be in place.

12. **Hazardous Occupancies**: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.

13. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.

14. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.

15. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

16. **Elevators:**

    a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.

    b. Review the proper sizing requirements with the fire department early in the planning process.

    c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402

    d. Provide copy of State inspection approval to use documents to AHJ.

    e. In addition to the required “Drop-key” in the elevator key box, provide two additional “drop-keys” appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.

    f. Ensure that additional elevator “FEK01” keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)

17. **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.

18. **Door Numbering:** Each exterior door shall be sequentially numbered.

    a. Shall consist of a 4” reflective number in a color that is contrasting to the door color.

    b. Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.

    c. The starting numbering point shall be determined in the field and approved by the AHJ.

    d. Door numbering shall also be identified in some manner on the interior.

19. **Door numbering – Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.

20. **On Premise Secure Key System:** Knox Company Rapid Entry System, “Knox Boxes” shall be provided for the building. The Knox Boxes shall be Model 4400. 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.

21. **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.

22. **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. These circuits shall be clearly labeled.

23. **Sprinkler System:**

    a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current printed edition of *NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers*. Confirm NFPA edition with the Fire Department prior to system design.

    b. Risers shall be durably labeled with the system or riser identification.

    c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks.

    d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.

24. **The following information as applicable, must be submitted with the sprinkler plans for review:**

Building height	Number of stories/floors	Mezzanines	Elevators
Hazard class	Commodity Class	Exterior storage	Fire protection

25. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be <u>spaced no more than 350 feet</u> apart around the perimeter of the building, per Village Ordinance §180-16. 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.

26. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).

27. **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) code standard 24 and witnessed by the Fire Chief or designee.

28. **Fire hydrant / 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. 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.

29. **Pumper Pad:**

    a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".

    b. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.

    c. Both the hydrant and FDC shall between 18" and 23" above finished grade as a pair.

    d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.

    e. 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. Any variances shall be approved by the AHJ in writing.

f. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.

g. 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.

h. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation present itself, written AHJ approval shall be required to utilize this arrangement.

i. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.

j. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.

k. Refer to the Village specification drawing for the pumper pad design.

30. **Bollards:**

a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.

b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.

c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

31. **Standpipes:**

a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).

b. The building protection system shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.

c. No 1-1/2” cap reductions are required.

32. **Pump Room / Riser Room Door:**

a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below

i. At the center upper 1/3 of the door, utilizing 4” reflective RED or WHITE block lettering contrasting to the door color, with the following title.

ii. “FIRE PUMP ROOM” or “FIRE RISER ROOM”, respective for the type of existing room.

b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the “Fire Department – Appendix A” attachment.

33. **MSDS / SDS Station:**

a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.

b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.

c. The SDS information shall be organized in such manner that access to product information is intuitive.

d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.

34. **Strobe Light:**

a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.

b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.

c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.

d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required, no signage is required.

e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.

f. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.

35. **Fire Alarm System:** There shall be a full function remote annunciator installed. 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. The systems shall be designed and constructed to the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design

a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 – The National Electrical Code and applicable local building codes and practices.

b. **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.

c. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.

d. **Smoke and Heat Detection:** Shall be installed as required.

e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.

f. **PIV & Exterior Valves:** Shall be monitored by the Fire Alarm system.

g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.

h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.

i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.

j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.

k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)

l. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the AHJ. 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.

m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)

n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one

panel, East wing is a different panel)

o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.

p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. Size of the drawing to be discussed with the fire department.

q. **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.

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

36. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall meet all NFPA 72 requirements.

37. **Public Safety Radio Coverage**: Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:

a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and

b) A minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.

c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA, Telecommunications Industry Association. The performance level is rated using "Delivered Audio Quality". Industry standard DAQ definitions are shown in Table 1.

d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

DAQ Delivered Audio Quality	Subjective Performance Description
1	Unusable, speech present but unreadable.
2	Understandable with considerable effort. Frequent repetition due to noise / distortion.
3	Speech understandable with slight effort. Occasional repetition required due to noise / distortion.

3.5	Speech understandable with repetition only rarely required. Some noise / distortion.
4	Speech easily understood. Occasional noise / distortion.
4.5	Speech easily understood. Infrequent noise / distortion.
5	Speech easily understood.

e) The frequency range which must be supported shall be 151.0000 to 160.0000 MHz, in both digital and analog signals.

Testing Procedures:

A. Initial Tests. Public safety employees or their designees will perform initial tests. A Certificate of Occupancy shall not be issued to any new structure if the building fails to comply with this section.

B. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

1. Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted signal booster amplifiers as needed. The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio System.

2. In the event that a signal booster is employed it shall meet the following minimum requirements:
   a. be fully encased within a dust resistant case;
   b. be contained in a National Electrical Manufacturer's Association (NEMA) 4-type waterproof cabinet;
   c. battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet;
   d. the signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or shall sound an audible signal at a constantly attended location;
   e. Have FCC certification prior to installation.

Secondary Power

Emergency responder radio coverage systems shall be provided with an approved secondary source of power conforming to NFPA 72. The secondary power supply shall be capable of operating the emergency responder radio coverage system for a period of at least twenty-four (24) hours. When primary power is lost, the power supply to the emergency responder radio coverage system shall automatically transfer to the secondary power supply.

Field Testing

Fire Department personnel, after providing reasonable notice to the owner or their representative, shall have the right to enter onto the property to conduct field-testing to be certain the required level of radio coverage is present.

38. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:

a. **100% Completion Letters** – Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.

   a. The fire protection contractor shall provide the AHJ 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 if modifications are made to the system.

   b. The fire alarm contractor shall provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is “100% operational and built according to the design” if modifications are made to the system.

b. Contract copy with fire alarm central monitoring station.

c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.

d. Fire protection underground flushing documents.

e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.

f. Clean Agent System documentation as applicable.

g. Copies of the fire sprinkler operational test certificates.

h. Copies of the fire alarm test documents. – Record of Completion

i. Copies of other related system documents such as, hood/duct, smoke, etc…

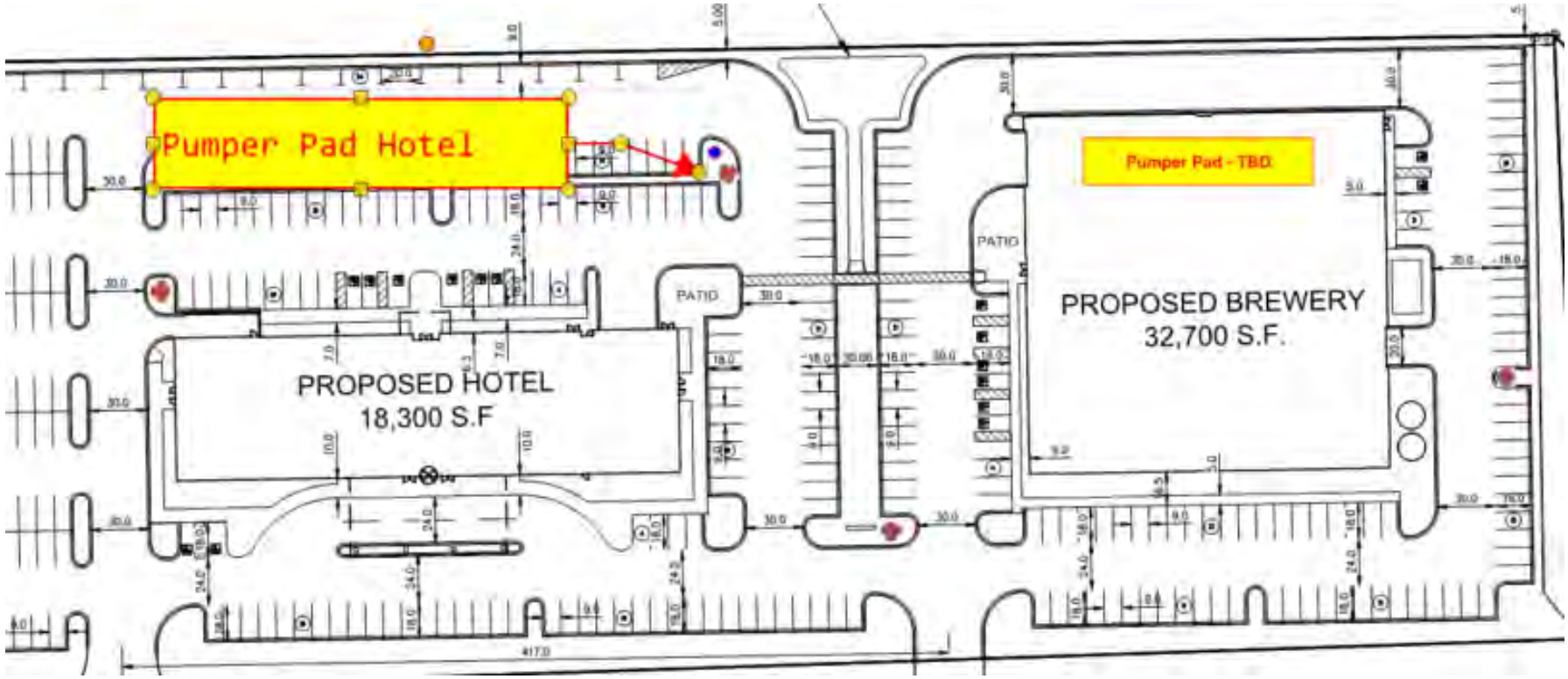
j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.

k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.

l. 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. Size and configuration to be determined

m. AED is in place at such time that the occupancy inspection is conducted.

n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.


Pumper Pad Hotel
Pumper Pad - TBD
PATIO
PATIO
PROPOSED HOTEL
18,300 S.F
PROPOSED BREWERY
32,700 S.F.

Office of the Building Inspection Superintendent
Sandro Perez

Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Knights & Convits

Date: January 17, 2019

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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.

5. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2017 NEC and WI. Plumbing code SPS 381-386.

6. Please submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS/DHS). Please be aware state plumbing plan review has a long lead time, plan accordingly.

7. Building Inspection Department will not issue permits until we receive the applicable state approval letter and plans.

8. All state approved drawing must be available at job site for inspector review during inspections.

9. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.

10. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

11. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.

12. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

13. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.

14. All equipment must be “LISTED” by a nationally recognized testing laboratory.

15. All equipment, materials, etc. must be rated for the environment in which they will be used.

16. Please contact me with any questions on permitting and/or plan submittal.

17. Village of Pleasant Prairie recommends all exterior lighting to be LED, 5000K and “Dark Sky” compliant. No spillover of lighting beyond lot lines is allowed.

18. Provide adequate accessible parking per Ch.11 of the 2015 IBC.

Governing Agency Contacts

PLEASANT PRAIRIE VILLAGE HALL

9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400

COMMUNITY DEVELOPMENT DEPARTMENT

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PUBLIC WORKS DEPARTMENT

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AT&T

MIKE TOYEK
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EMAIL: mt1734@att.com

TDS TELECOM

SOUTHEAST WISCONSIN
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EMAIL: peter.wood@wisconsin.gov

No standing seam roofing
metal shingles/tile/asphalt roofing materials acceptable

this shed still be taller than side tower elements

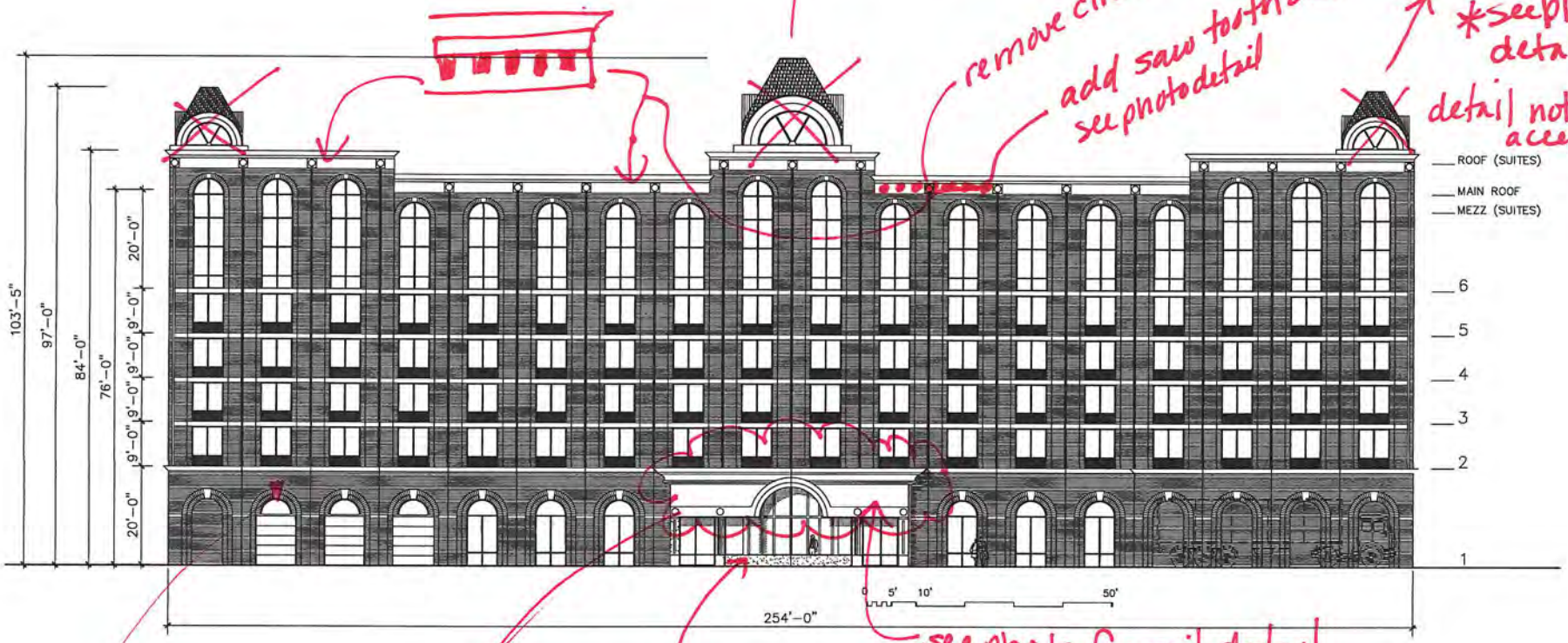
remove circle detail

add saw tooth detail see photo detail

brick

*see photo detail

detail not acceptable



*see photo for rail detail

Stone?

remove circles

raise stone key detail above windows

- material board (with colors) shall be provided.

HOTEL EAST ELEVATION

- No use of materials that we streak/stain will be supported

- No stucco or EFIS will be supported

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

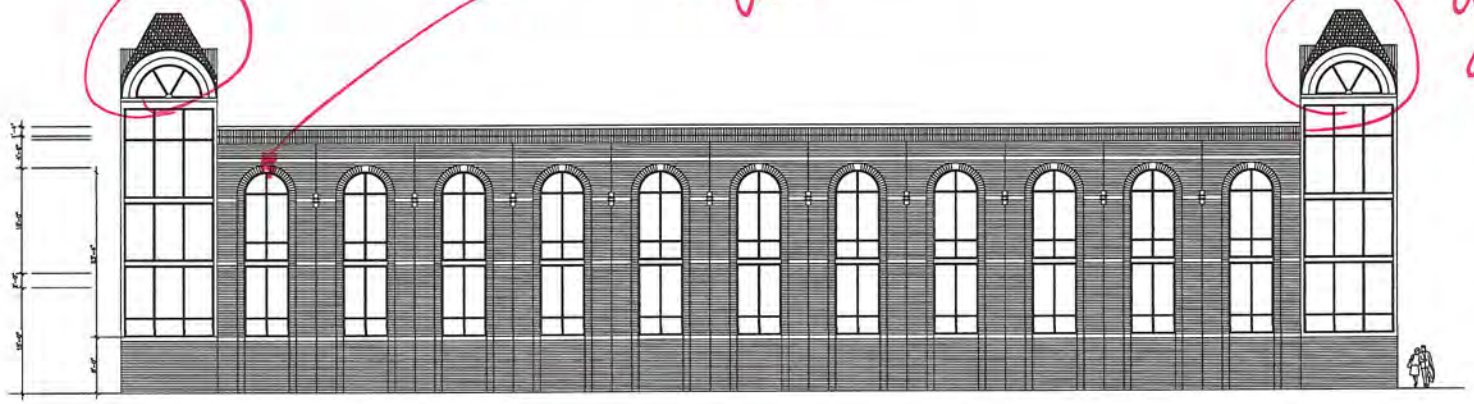
ALLEN OLSEN

Show all building signage

Add similar detail to match hotel

add raised stone key stone above all windows to match hotel

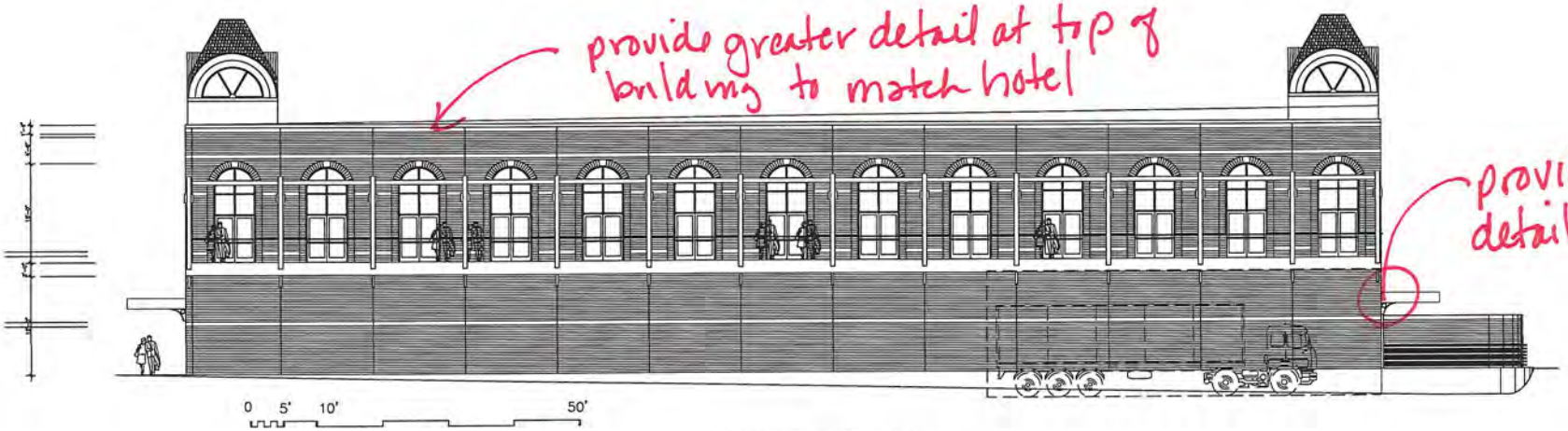
Show building signage or building art



WEST ELEVATION

provide greater detail at top of building to match hotel

provide detail



EAST ELEVATION

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

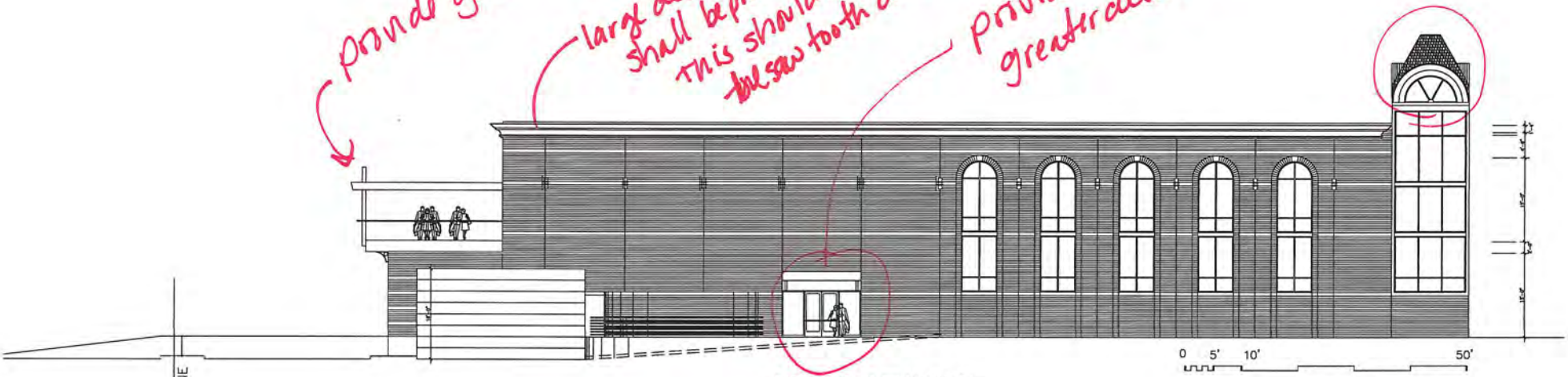
ALLEN OLSEN

Show any mechanicals that will be seen above wall and show how they will be screened

provide greater detail

large detail shall be provided
This should match the saw tooth detail on hotel

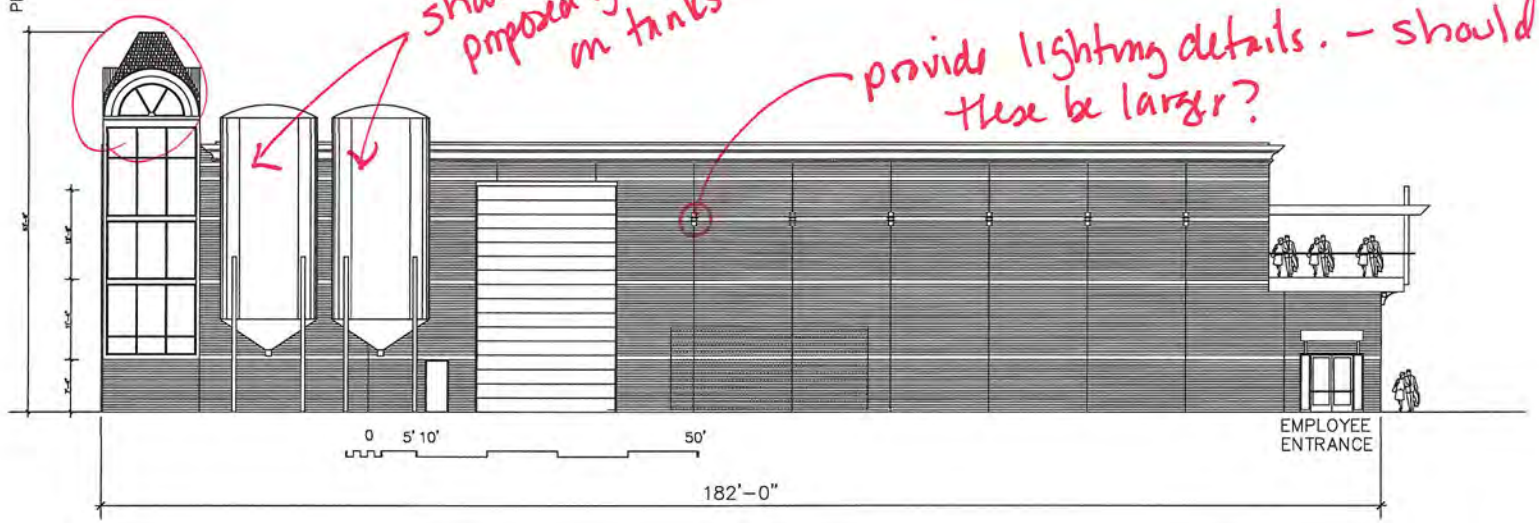
provide greater detail



NORTH ELEVATION

show any proposed graphics on tanks

provide lighting details. – should these be larger?



SOUTH ELEVATION

show all roof leaders on outside of building (internal storm water system should be used)

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN

STOP

MASTER CONCEPTUAL PLAN APPLICATION

For Commercial and Industrial Projects

Name of Business: N/A

Site Address: 7821 120th Avenue Suite #: _____

Tax Parcel Number: 91-4-122-072-0110 and 91-4-122-072-0104

Zoning District(s): B-4 (Freeway Service Business District)

Name of Development: Hyatt Place / The Kings & Convicts Brewing Co.

Estimate Start date: 5-1-19 Estimate Completion Date of entire project: 3-1-20

Detailed Description of the Proposed Project and Use:

A planned development along I-94/41 consisting of a 109,000+/- SF (Hotel) and 51,000+/- SF (Brewery). The Hotel will include a Banquet Hall, Restaurant, Bar, Pool, Spa, Exercise Room, Meeting Rooms and a Business Center. The Brewery will include a Tap Room, Resturant, Brew house, Game Rooms, Private lounges, Meetings Areas, Cellar Tanks and Packaging Area as well as 2 Event Spaces.

Detailed Description of any known Company/Tenants:

1. Hyatt Place Hotel
2. The Kings & Convicts Brewing Co.

Select All that Apply

- ☒ The Development will be constructed in 1 phase(s)
- ☒ The Development abuts or adjoins State Trunk Highway I-94 East Frontage Road
- ☐ The Development abuts or adjoins County Trunk Highway _____
- ☐ The Development abuts the Kenosha County Bike Trail

SITE AND BUILDING INFORMATION

Lot Area: 7.39 ac. Total Impervious Surface Area: 262,000 sq. ft.

Total Landscape Area: 24,000 sq.ft. Site % of Open Space 18.7 %

Number of Buildings within the development proposed: 2

Building #1 Area: 51,051 (Brewery) sq. ft. Building#1 Height: 36'-6" (Brewery) ft.

Building #2 Area: 109,728 (Hotel) sq. ft. Building#2 Height: 80' (Hotel) ft.

Building #3 Area: _____ sq. ft. Building#3 Height: _____ ft.

Building #4 Area: _____ sq. ft. Building#4 Height: _____ ft.

Building #5 Area: _____ sq. ft. Building#5 Height: _____ ft.

Building #6 Area: _____ sq. ft. Building#6 Height: _____ ft.

Building #7 Area: _____ sq. ft. Building#7 Height: _____ ft.

Building #8 Area: _____ sq. ft. Building#8 Height: _____ ft.

Building #9 Area: _____ sq. ft. Building#9 Height: _____ ft.

Building #10 Area: _____ sq. ft. Building#10 Height: _____ ft.

**If additional buildings are proposed attached a separate sheet.

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of regular parking spaces (on-site): 476

Total # of handicapped accessible spaces (on-site): 16

Total # of truck parking spaces (on-site): 2 Total # of dock doors: 3

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: 300 Maximum number of daily trips: 400

Anticipated truck trips to and from the site:

Number of daily average trips: 3 Maximum number of daily trips: 4

EMPLOYMENT AND OPERATIONAL INFORMATION

Proposed total number of full-time employees: Brewery 36 / Hotel 10

Proposed total number of part-time employees: Brewery 48 / Hotel 6

Number of shifts: Brewery 2 / Hotel 3

Hours (Open to the public): Brewery 5 AM to 5 PM / Tap Room 11 AM to 12 PM , Hotel 24 hours

Delivery hours: 6 AM to 10 AM

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☐ The property is serviced by Public Sanitary Sewer
- ☐ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: Brewery 29,000, Hotel 1,400

Is pre-treatment being proposed for sanitary sewer discharge? No

If property is zoned <u>M-1, M-2 or M-5 then the following shall be completed:</u>

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

- ☐ Factory Group F-1 (Moderate-hazard) _____sq. ft.
- ☐ Factory Group F-2 (Low-hazard) _____sq. ft.
- ☐ Storage Group S-1 (Moderate-hazard) _____sq. ft.
- ☐ Storage Group S-2 (Low-hazard) _____sq. ft.
- ☐ Business Group B _____sq. ft.
- ☐ High-Hazard Group H _____sq. ft.
- ☐ Other _____ _____sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

Types of equipment or machinery to be used on site:

Types and quantities of solid or liquid waste material which require disposal:

Method of handling, storing and disposing of solid or liquid waste materials:

Methods of providing site and building security other than the Village Police Department:

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project:

PLANS AND OTHER ATTACHMENTS

- ☐ Three (3) full size and a PDF copy of the Master Conceptual Plan, which shall include at a minimum:
  - Detailed and Dimensioned Site Plan
  - Conceptual Engineering Plans
  - Phasing Plan (if applicable)
  - Floor Plans and Elevations
  - Proposed Zoning District Change(s)
- ☐ Application Fee
- ☐ Any other information as specified by the Village

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

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: Branko Tupanjac

Signature:

Address: 1020 Evergreen Drive

Lake Forest IL 60045

(City) (State) (Zip)

Phone: 312-593-2727

Fax: 847-926-7691

Email: highwoodtowers@gmail.com

Date: 12-18-18

APPLICANT/AGENT:

Print Name: Mark D. Eberle, P.E., Nielsen Madsen + Barber

Signature:

Address: 1458 Horizon Blvd STE 200

Racine WI 53406

(City) (State) (Zip)

Phone: 262-634-5588

Fax: 262-634-5024

Email: meberle@nmbsc.net

Date: 12-18-18

Rev 7-17

Preliminary Site and Operational Plan

for

The Kings & Convicts Brewery & Taproom

Pleasant Prairie, WI

December 18, 2018

Preliminary Site and Operational Plan for The Kings & Convicts Brewery & Taproom

Pleasant Prairie, WI

Introduction

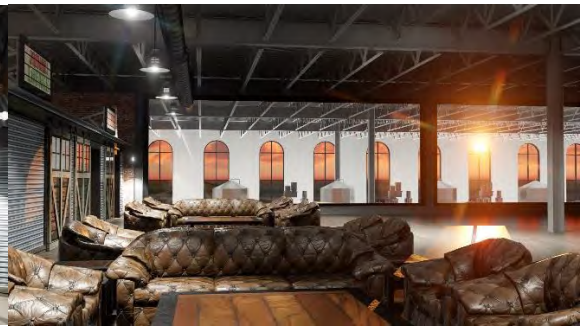
The name Kings & Convicts derives from the two founder's heritage, an Englishman (the King) and an Australian (the Convict) who reside on the shores of Lake Michigan with access to some of the best brewing water in the world, in a town that has a rich immigrant history with an undercurrent of anti-authority and love of the scoundrel.

The foundation for the brand's personality is the love of great beer, a fun anti-authority approach to marketing and the rich immigrant tapestry of the U.S., England and Australia. Great liquid and a great story with beers that appeal to the growing craft beer market;

Our brand name represents who we are, it is memorable and it is different; A brand name that enables growth outside of our local market with the ultimate goal to expand the brand regionally, then ultimately nationwide and internationally; The history and beer styles translate across the U.S. and will flourish in Australia, the U.K., New Zealand and Asia; and The beer names capture a sense of American, English and Australian history that provides a deep well from which to draw in terms of marketing and beer styles.

The new brewery, taproom and patio, event center and "Brig" will ensure the essence of the brand is enhanced and carried throughout the customer experience. The exterior building will highlight the rich history of Kings sending Convicts to Australia. The exterior landscape at the back of the building will incorporate natural grasslands of the region . The interior design will ensure that the brewery is always on display, that the experience is "real' and that the space is appealing and comfortable, yet rugged.

Internal Concepts for the Taproom and Brig areas.



The brewhouse and cellar tanks will be visible from the road through the large arched windows.

Process, Operations or Function of Building

The Brewery
The automated brewhouse will be the focal point, situated behind the taproom bar with the towering fermenters standing immediately behind, holding the attention of patrons.

The fermentation tanks will be on display internally and externally, glazed walls and lights highlighting the stainless steel.

Kings & Convicts Brewing Co. is investing in a brand-new state of the art Brewhouse and Cellar. This $2m system is being designed and manufactured in Wisconsin by QTS Tanks.

We will be brewing a range of Ales, Lagers & Pilsners for sale in the taproom and via distribution into Wisconsin & the Mid-West.

Taproom
The Taproom will have several Key sections, including:

Bar Area -with High tops, and bar seating
Dining Area – with classic table seating, communal picnic table seating
Lounge Area – with more relax comfortable seating
A patio with fire pits, outdoor seating and family seating area.

The Food - Classic American fare served by the kitchen including burgers, tacos and pizza. An outdoor BBQ and Smoke pit will be on the patio, adjacent to the taproom. Aussie Meat Pies and English Fish and Chips will be available periodically.

The Event Center
A 250 capacity Event Center on the 2nd floor overlooking the river and adjoining the Taproom.

The "BRIG"
A 50-person capacity room adjacent to the taproom that has access to the fermentation Area with a brewing focused feel will be a feature of the Brig

Aimed at the corporate and smaller events, this room will be capable of holding smaller gatherings that is more private yet retains the essence of the brewing experience

Hours of Operation

Brewery Operations will approximately be from 5am to 5pm Mon-Fri.

Taproom Hours of operation will be from 11am to 12am 7 days a week.

Estimated Daily Truck Trips

Brewery Operations will require the delivery of goods and ingredients, and the removal of finished product and waste products.

The Taproom and Event space will require food deliveries.

In total it is anticipated that truck trips will average at 4-6 trips per day under full operation

Anticipated Number of Full-time & Part-time Employees

In the production area Kings & convicts will be adding between 13-25 full & Part time staff, the taproom, kitchen and event space will generate a further 70-90 Full & Part time jobs for a total of 83-115 jobs on site.

Type of Materials & Equipment to be stored on site

We will be storing raw materials for the production and packaging of our Beers, this will include

- Ingredients, Hops, Grains, Yeasts,
- Packaging materials, Cans, Trays, kegs,
- Cleaning Materials such as Acid & Caustic for CIP of our Equipment,
- Productions Materials – Carbon Dioxide Tanks, Oxygen Tanks.

On site we will have the following equipment:

- Brewing equipment,
- Cellar tanks for fermentation,
- Canning and kegging lines for packaging our finished goods,
- CO2 and O2 Tanks,
- Forklifts.

The taproom will have

- Kitchen
- Ingredients dedicated cold and dry storage

Methods of handling and storing solid and liquid waste disposal

The primary solid waste from the production of beer is spent grain. We will be installing a spent grain silo to capture 100% of the grain used in production, this grain will be physically removed from site and used as feed for local farms.

Yeast and Hops are the 2 solid waste "products" and both be disposed of offsite again with local farmers and organic recycling providers.

Our primary objective with water is reuse and recycling, we will have several systems in place to capture water used in the brewing and cleaning of our tanks. The remaining water waste will be routed into the sewer system.

Our general trash area will be secured within the brewery and used for general waste and recycling.

Methods of Site & Building Security

Internal security will control access between public areas, office areas and the production facility.

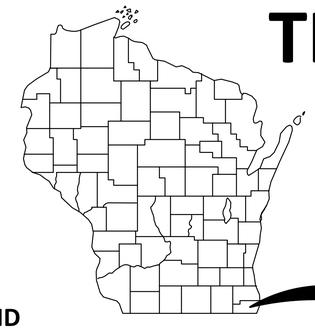
We will have interior and exterior camera monitoring, for the parking lot, access points and within the production and taproom areas.

All security systems will be coordinated with Hotel security to provide a consistent solution for the site.

CONSTRUCTION PLANS
for

HYATT PLACE HOTEL
&
THE KINGS & CONVICTS BREWING COMPANY

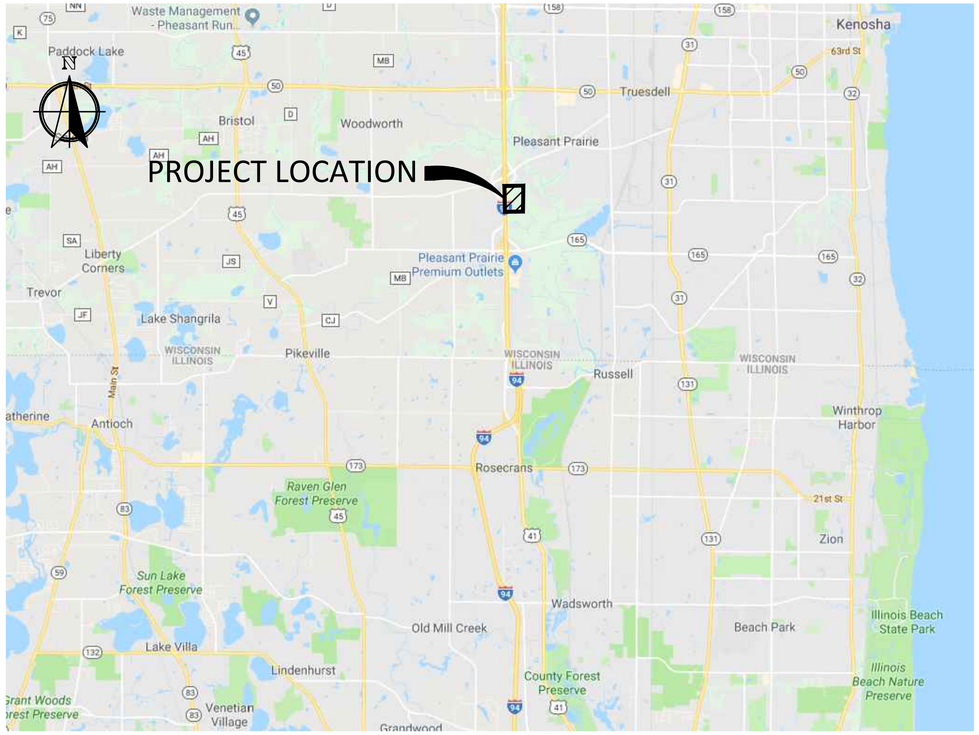
CONCEPTUAL PLAN SUBMITTAL
for
BRANKO TUPANJAC
Village of Pleasant Prairie, Kenosha County, Wisconsin



LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X X	
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET IRON PIPE		FORCE MAIN		

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com



SHEET INDEX

Plan Sheet	Sheet No.
TITLE SHEET	C-1
ARCHITECTURAL PLANS	A-1 THRU A-9
EXISTING CONDITIONS TOPOGRAPHIC SURVEY	C-2
CONCEPTUAL DIMENSIONED SITE PLAN	C-3
CONCEPTUAL SITE GRADING PLAN	C-4
SANITARY SEWER & WATER MAIN PLAN & PROFILE	C-5 THRU C-6
LANDSCAPING PLANS	L1 THRU L4

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WI DEPARTMENT OF NATURAL RESOURCES
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SPECIFICATION NOTE

THE CONTRACTOR SHALL HAVE A COPY OF THESE PLANS AND THE PROJECT MANUAL INCLUDING ALL CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGES OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

PUBLIC UTILITY CONTACTS

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ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: 262-925-6768
EMAIL: jsteinbrink@plprairiewi.com

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HYATT PLACE HOTEL /
THE KINGS & CONVICTS BREWING CO.
CONCEPTUAL PLAN SUBMITTAL
FOR
BRANKO TUPANJAC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	NDB
DATE:	09-17-2018
CHECKED:	MDE
DATE:	12-18-2018

2018.0287.01

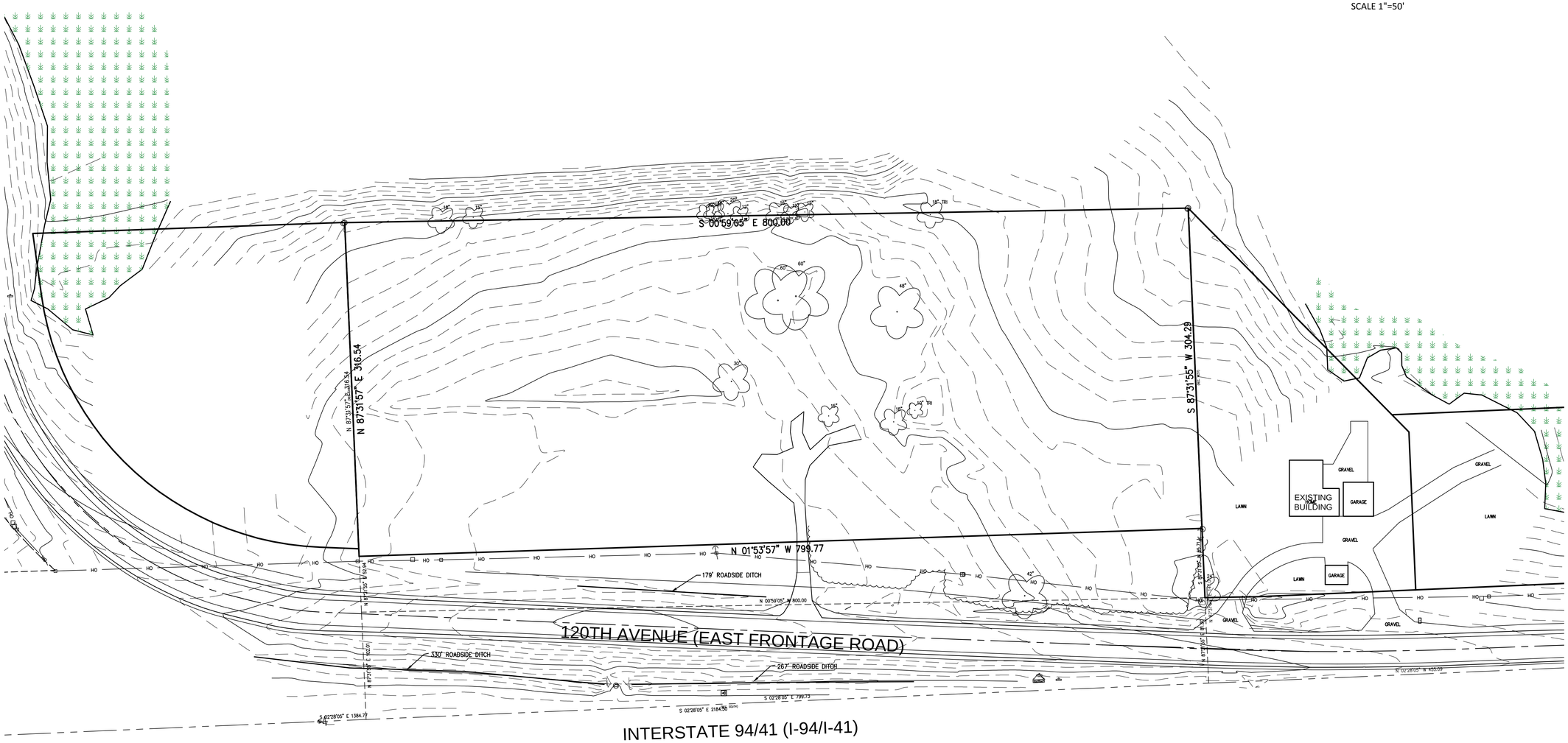
SHEET
C-1

ISSUE FOR REVIEW - 12-18-2018

Tuesday, December 18, 2018 3:17:23 PM

LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 7, Township 1 North, Range 22 East of the Fourth Principal Meridian, being described as follows: Beginning on the East line of U.S. Highway 41, as said line was determined by a conveyance, Hercules Powder Company to Kenosha County, and recorded in Volume of Deeds 183, Page 459, at a point which is 2184.5 feet South from the Northwest corner of the Northwest 1/4 of Section 7-1-22, and 81.3 feet East from the West line of said 1/4 Section, and running thence North 01°29'East along and upon the East line of the above mentioned highway, 800 feet, to a point which is 102 feet East from the West line of said 1/4 Section; thence running due East 370 feet; thence running Southerly, parallel with the East line of said highway, 800 feet; thence running West 370 feet to the place of beginning. EXCEPTING THEREFROM parcel conveyed to State of Wisconsin by Warranty Deed recorded on November 12, 1957 in Volume 469 of records on page 371 as Document No. 388904 and more particularly described as: The following tract of land in Kenosha County, State of Wisconsin; in Township 1 North, Range 22 East, Section 7, all that part of the West 1/2 of the Northwest 1/4 lying Westerly of a line 245 feet Easterly of, measured normal to, the following described line; From a point in the 1/4 line of Section 12, Township 1 North, Range 21 East, 102.52 feet West of the East 1/4 corner, thence North 01°53'57" West 409.30 feet to the point of beginning of said reference line; thence continuing North 01°53'57" West 801.51 feet to the point of ending of said reference line. Said land being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.



UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

FIELD WORK: 09-10-2018 BY: XXX / XXX

LEGEND:

STORM MANHOLE	SANITARY MANHOLE	WATER MANHOLE	PAD MOUNT TRANSFORMER	GAS MAIN	MISC. MANHOLE	DECIDUOUS TREE	"PK" NAIL
CATCH BASIN	SANITARY SEWER	ELECTRIC PEDESTAL	COMMUNICATION MANHOLE	GAS METER	SOIL BORING	CONIFEROUS TREE	CHISEL CROSS
STORM SEWER	CLEAN OUT	ELECTRIC METER	COMMUNICATION BOX	GAS VALVE	WELL	BUSH	FOUND IRON PIPE
DOWNSPOUT	VENT PIPE	ELECTRIC LINE	COMMUNICATION LINE	SIGN	MISC. HAND HOLE	MON. WELL	SET 5/8" REBAR
DRAIN TILE	HYDRANT	ELECTRIC MANHOLE	FLOOD LIGHT	MAILBOX	UG VAULT	POST INDICATOR VALVE	HAND RAIL
SUMP HOSE	WATER VALVE	POWER POLE	LIGHT POLE	FLAG POLE	GUARD POST	FENCE	GUARD RAIL
FLOOR DRAIN	WATER MAIN	GUY WIRE	YARD LIGHT	SPRINKLER HEAD	HVAC	OVERHEAD WIRES	WATER CONTROL VALVE

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HYATT PLACE HOTEL / THE KINGS & CONVICTS BREWING CO.
EXISTING CONDITIONS TOPOGRAPHIC SURVEY
FOR
BRANKO TUPANJAC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

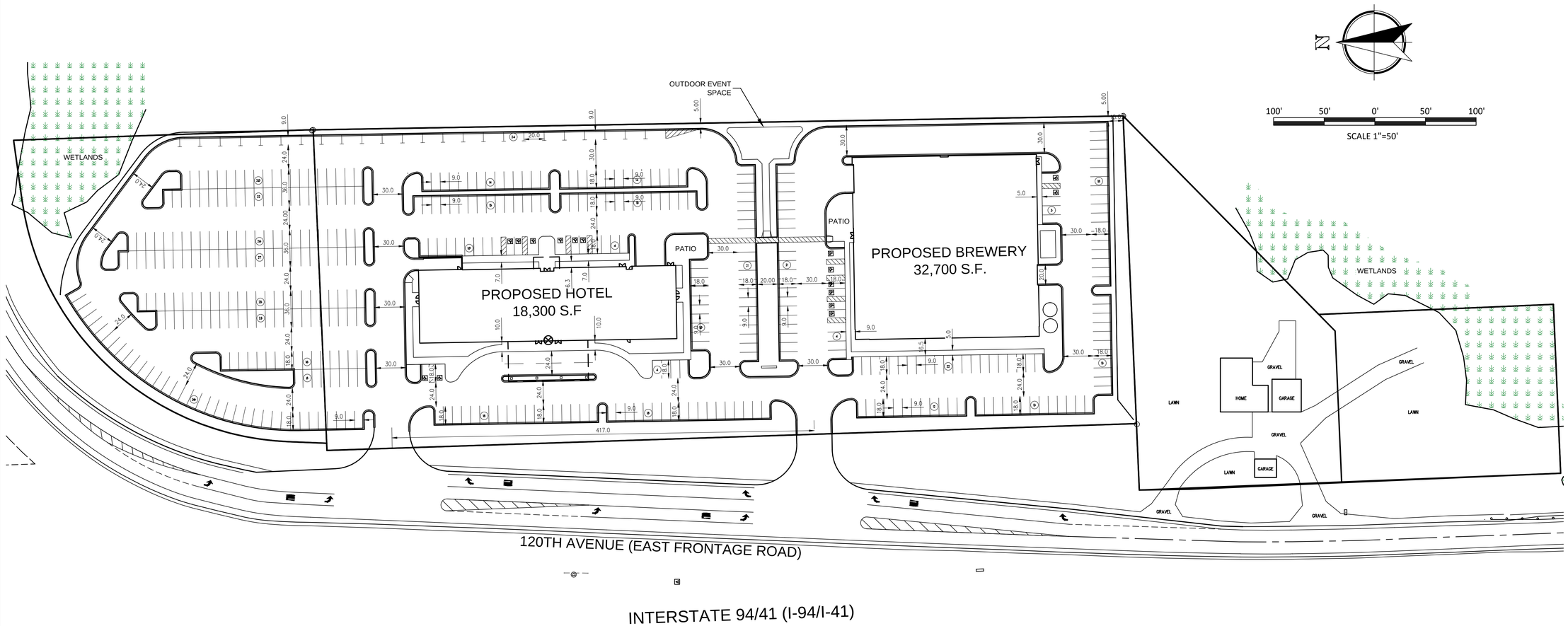
PROJ. MGR: MDE
DRAFTED: NDB
DATE: 09-17-2018
CHECKED: MDE
DATE: 12-18-2018

2018.0287.01

SHEET
C-2

ISSUE FOR REVIEW - 12-18-2018

Tuesday, December 18, 2018 3:17:30 PM



PARKING DATA

HOTEL PARKING	
9'x18' PARKING SPACES	370
HANDICAP PARKING SPACES	8
TOTAL PARKING SPACES	376
BREWERY PARKING	
9'x18' PARKING SPACES	106
HANDICAP PARKING SPACES	8
TOTAL PARKING SPACES	114
TOTAL PARKING SPACES:	
9'x18' PARKING SPACES	476
HANDICAP PARKING SPACES	16
TOTAL PARKING SPACES	492

SITE DATA

PARCEL NUMBERS:	91-4-122-072-0110 91-4-122-072-0104
ZONING PROPOSED:	B-4
EXISTING LAND USE:	OPEN LAND
EXISTING FLOOD ZONE:	NOT IN A FLOOD ZONE
DEVELOPMENT TYPE:	COMMERCIAL
PROPOSED BUILDING USE:	HOTEL / BREWERY / RESTAURANT
EXISTING IMPERVIOUS SURFACE	
TOTAL IMPERVIOUS SURFACE AREA	3,146 S.F. = 0.07 AC (0.9%)
TOTAL GREEN SPACE AREA	318,952 S.F. = 7.32 AC (99.1%)
TOTAL PARCEL AREA	322,098 S.F. = 7.39 AC
PROPOSED IMPERVIOUS SURFACE	
PROPOSED BUILDING/ENCLOSURE	51,000 S.F.
PROPOSED PAVEMENT	210,759 S.F.
TOTAL IMPERVIOUS SURFACE AREA	261,759 S.F. = 6.01 AC (81.3%)
TOTAL GREEN SPACE AREA	60,339 S.F. = 1.38 AC (18.7%)
APPLICANT:	BRAKO TUPANJAC 1020 EVERGREEN DRIVE LAKE FOREST, IL 60045 312-596-2727
SURVEYOR/CIVIL ENGINEER:	NIELSEN, MADSEN + BARBER 1458 HORIZON BOULEVARD SUITE 200 RACINE, WI 53406 262-634-5588

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

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Tele: (262)634-5588 Website: www.nmbsc.net

HYATT PLACE HOTEL / THE KINGS & CONVICTS BREWING CO.

CONCEPTUAL DIMENSIONED SITE PLAN
FOR
BRANKO TUPANJAC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: NDB
DATE: 11-9-2018
CHECKED: MDE
DATE: 12-18-2018

2018.0287.01

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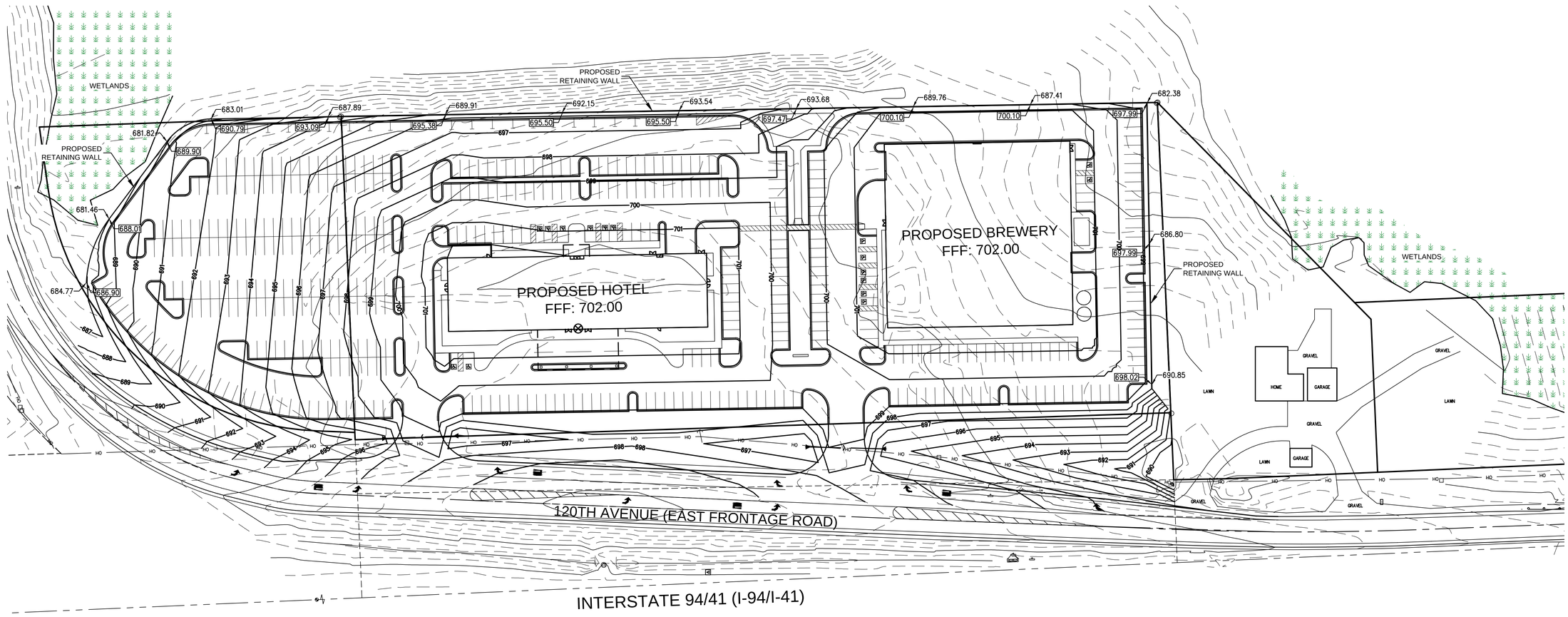
C-3

ISSUE FOR REVIEW - 12-18-2018

Tuesday, December 18, 2018 3:17:35 PM



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BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

FIELD WORK: 09-10-2018 BY: XXX / XXX

LEGEND:

STORM MANHOLE	SANITARY MANHOLE	WATER MANHOLE	PAD MOUNT TRANSFORMER	GAS MAIN	MISC. MANHOLE	DECIDUOUS TREE	"PK" NAIL
CATCH BASIN	SANITARY SEWER	ELECTRIC PEDESTAL	COMMUNICATION MANHOLE	GAS METER	SOIL BORING	CONIFEROUS TREE	CHISEL CROSS
STORM SEWER	CLEAN OUT	ELECTRIC METER	COMMUNICATION BOX	GAS VALVE	WELL	BUSH	FOUND IRON PIPE
DOWNSPOUT	VENT PIPE	ELECTRIC LINE	COMMUNICATION LINE	SIGN	MISC. HAND HOLE	MON. WELL	SET 5/8" REBAR
DRAIN TILE	HYDRANT	ELECTRIC MANHOLE	FLOOD LIGHT	MAILBOX	UG VAULT	POST INDICATOR VALVE	HAND RAIL
SUMP HOSE	WATER VALVE	POWER POLE	LIGHT POLE	FLAG POLE	GUARD POST	FENCE	GUARD RAIL
FLOOR DRAIN	WATER MAIN	GUY WIRE	YARD LIGHT	SPRINKLER HEAD	HVAC	OVERHEAD WIRES	WATER CONTROL VALVE

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Tele: (262)634-5588 Website: www.nmbsc.net

HYATT PLACE HOTEL / THE KINGS & CONVICTS BREWING CO.

CONCEPTUAL SITE GRADING PLAN

FOR

BRANKO TUPANJAC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: NDB
DATE: 10-10-2018
CHECKED: MDE
DATE: 12-18-2018

2018.0287.01

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ISSUE FOR REVIEW - 12-18-2018

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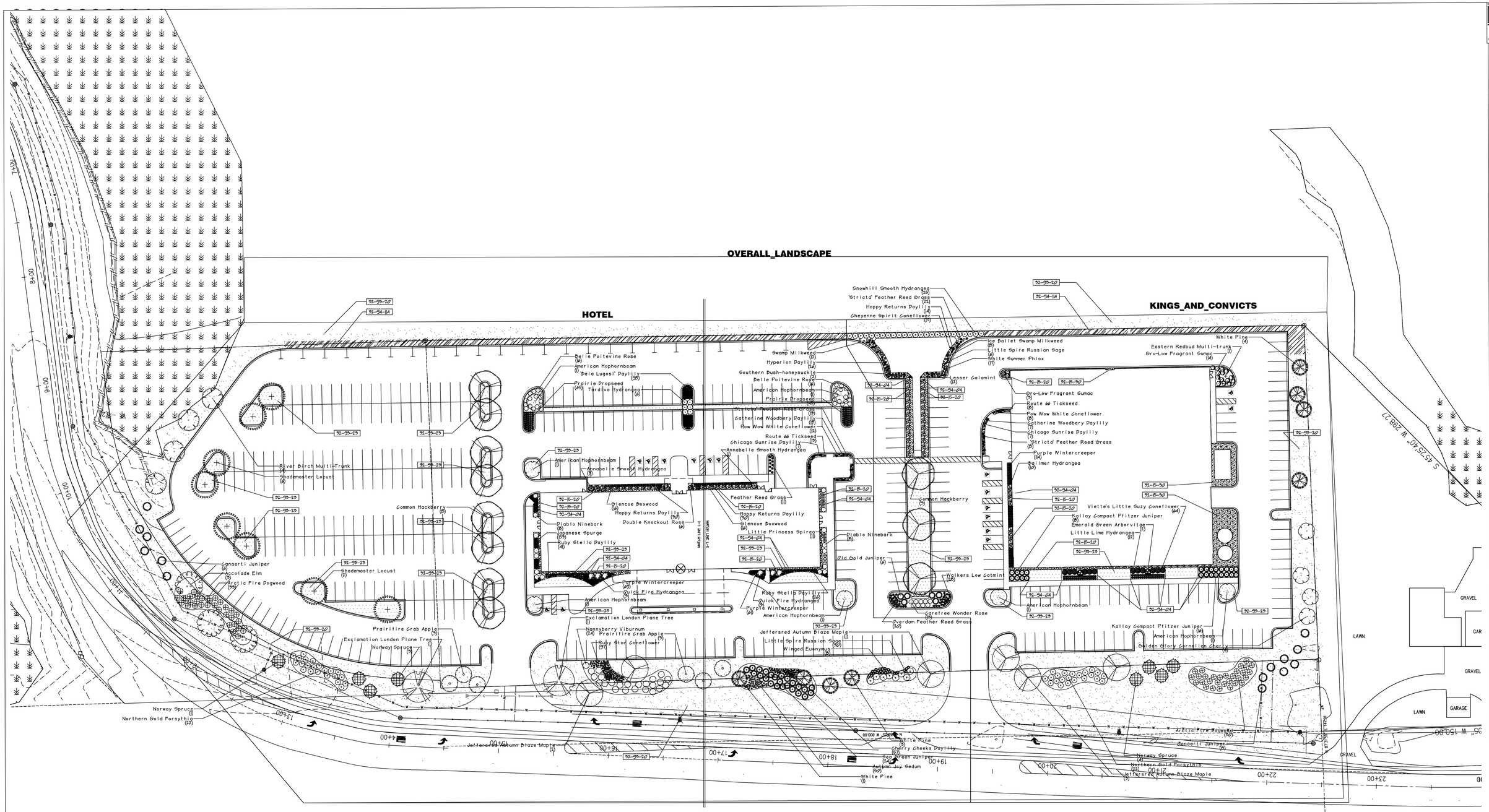

OVERALL LANDSCAPE PLAN
SCALE 1" = 40'-0"

NORTH

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape & Architecture
Project Management
4111 Taft Rd, Kenosha Wi 53142

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TNA Landscape Architecture Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

HYATT PLACE HOTEL/
KINGS & CONVICTS BREWING, CO.
BRANKO TUPANJAC
PLEASANT PRAIRIE, WISCONSIN

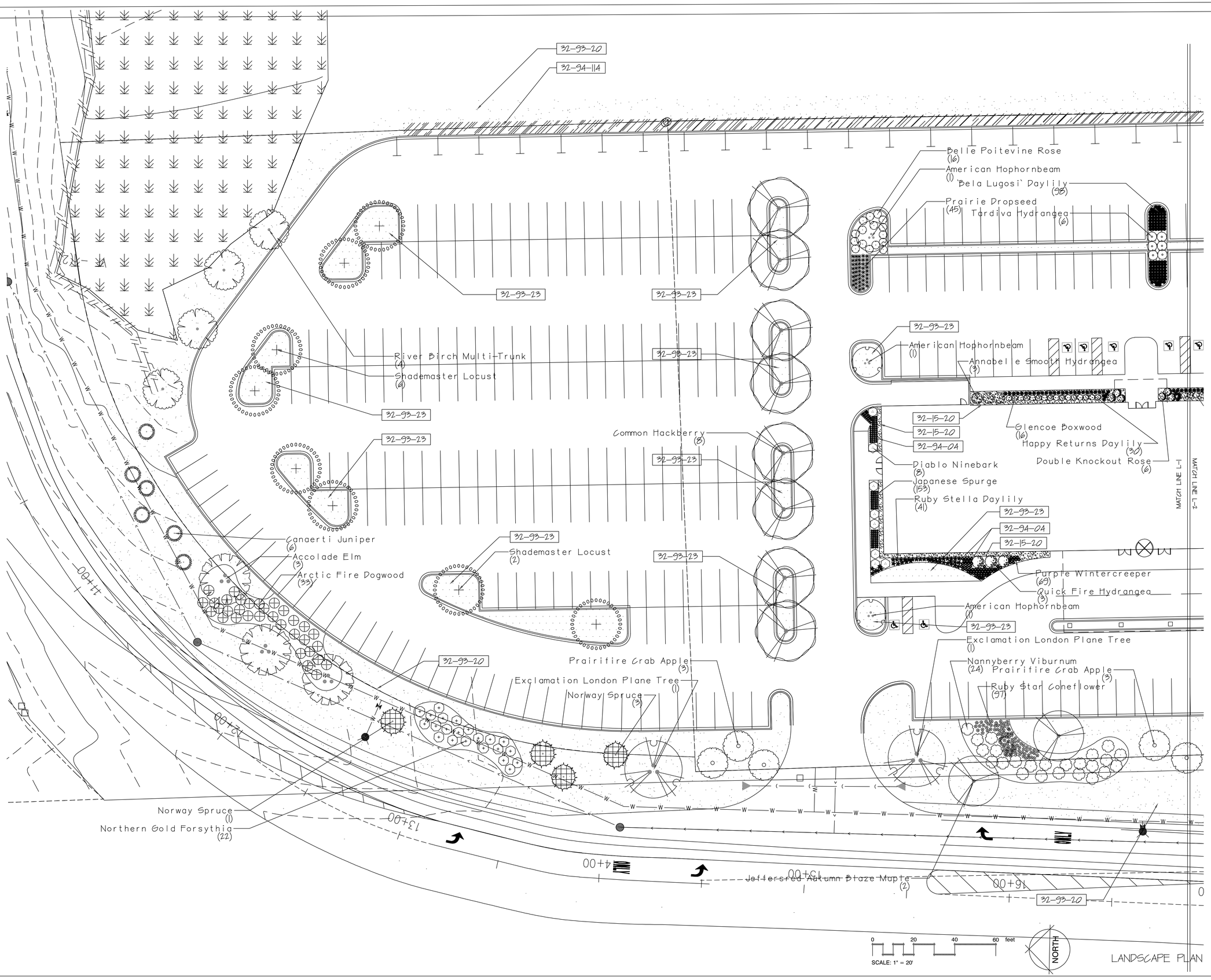
Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 208228

Date 12-8-18

Scale

Sheet L-1



LANDSCAPE PLAN

DIGGERS HOTLINE
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Landscape Architecture & Project Management
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TNA Landscape Architecture & Project Management

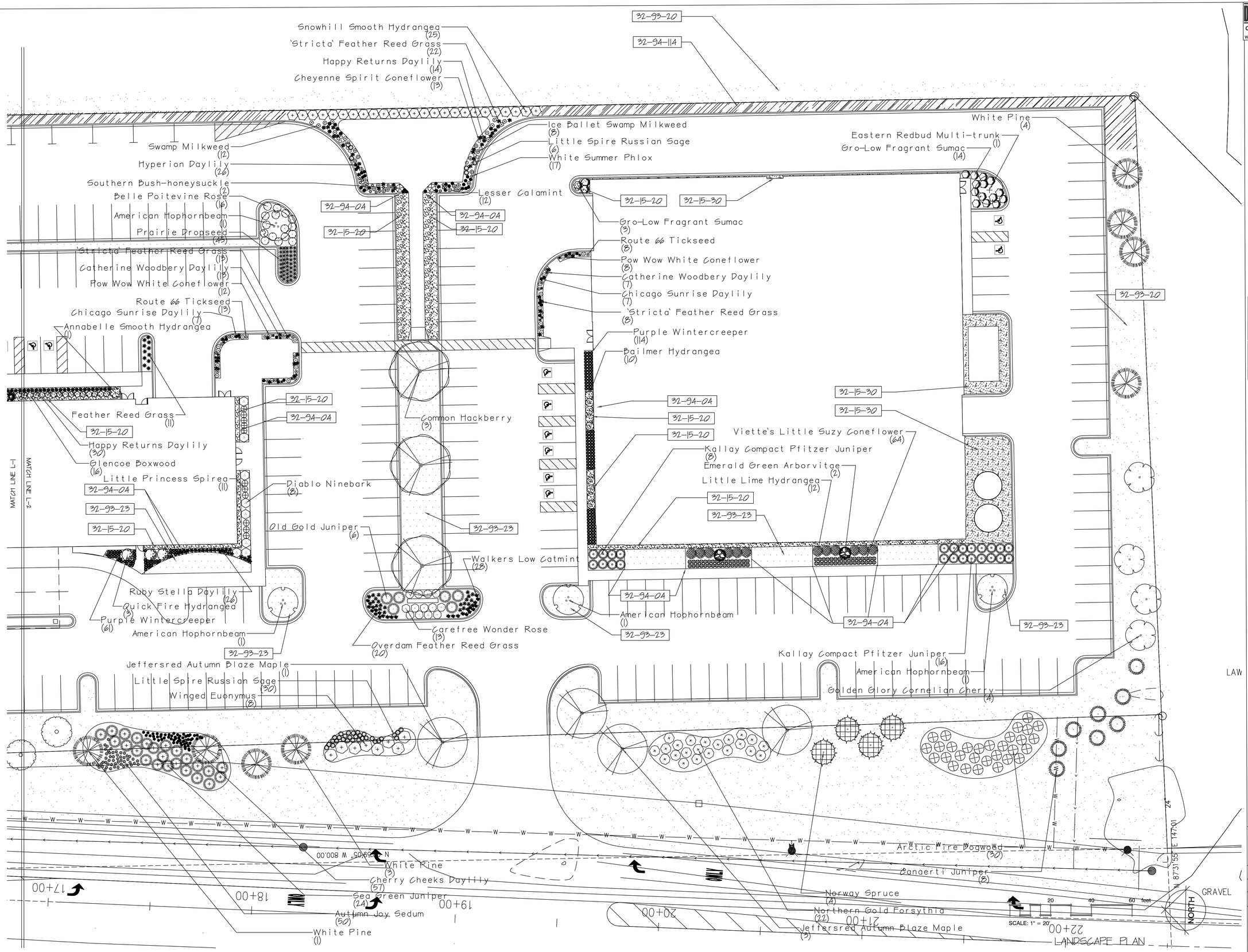
No.	Revision/Issue	Date
1		
2		
3		
4		

HYATT PLACE HOTEL/
KINGS & CONVICTS BREWING, CO.
BRANKO TUPANJAC
PLEASANT PRAIRIE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 2018218
Date 12-18-18
Scale

Sheet L-2



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TNA Landscape Architecture & Project Management

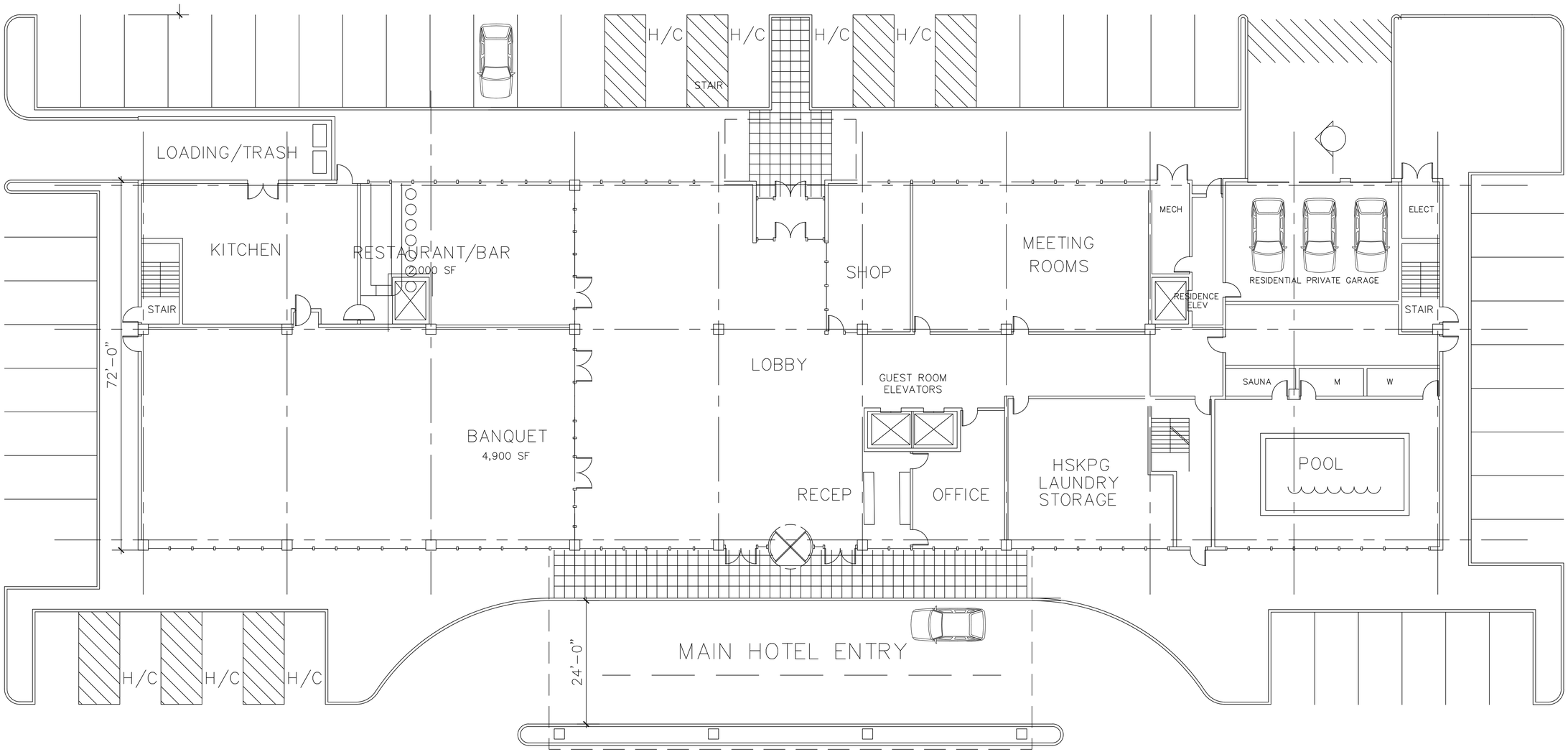
No.	Revision/Issue	Date
1		
2		
3		
4		

HYATT PLACE HOTEL/
KINGS & CONVICTS BREWING, CO.
BRANKO TUPANJAC
PLEASANT PRAIRIE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000624

Project 2018218
Date 12-18-18
Scale

Sheet L-3



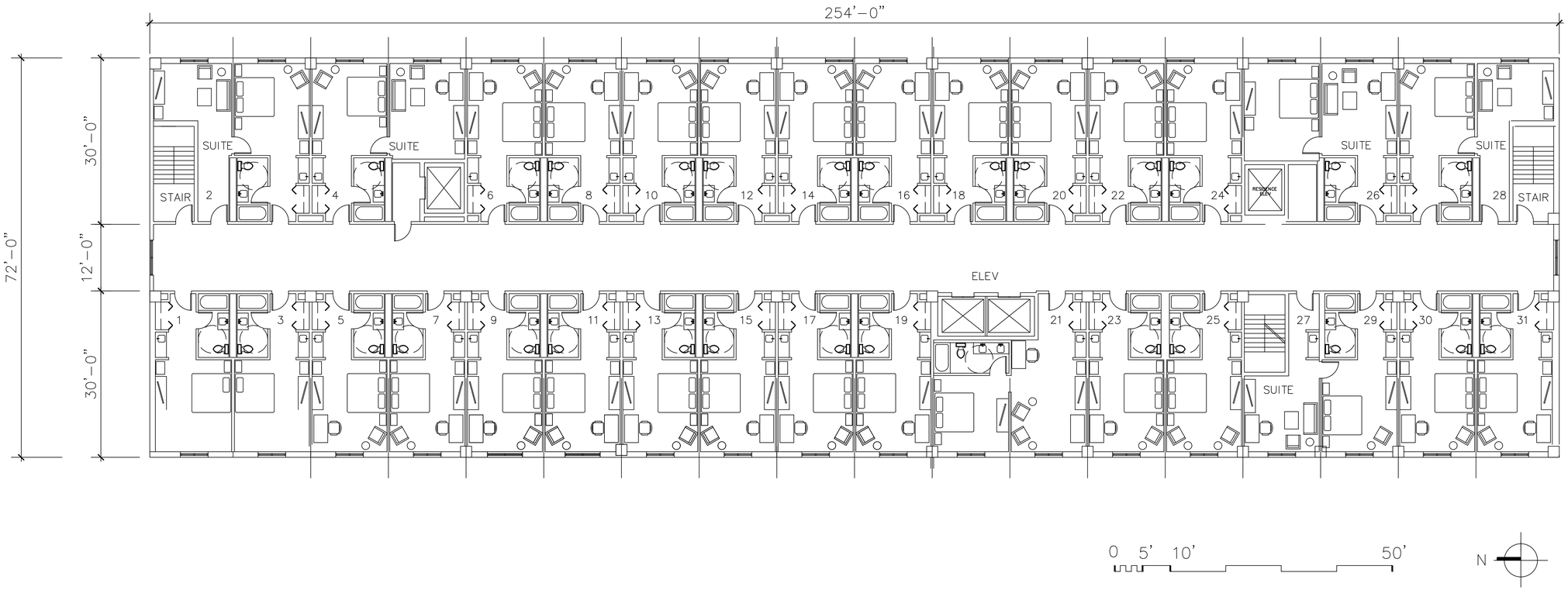
FIRST FLOOR PLAN

PROPOSED KINGS & CONVICTS BREWING CO. - PROPOSED HOTEL
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN
ARCHITECT
21W363 WALNUT ROAD
GLEN ELLYN, IL 60137
630.842.2625
allenolsen@gmail.com



TOTAL ROOMS PER FLOOR: 31

AREA PER FLOOR: 18,288 SF

PRIVATE SUITE AREA 8,214 SF

TOTAL ROOMS: 124 + 3 = 127

FIRST FLOOR PLAN

PROPOSED KINGS & CONVICTS BREWING CO. - PROPOSED HOTEL
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

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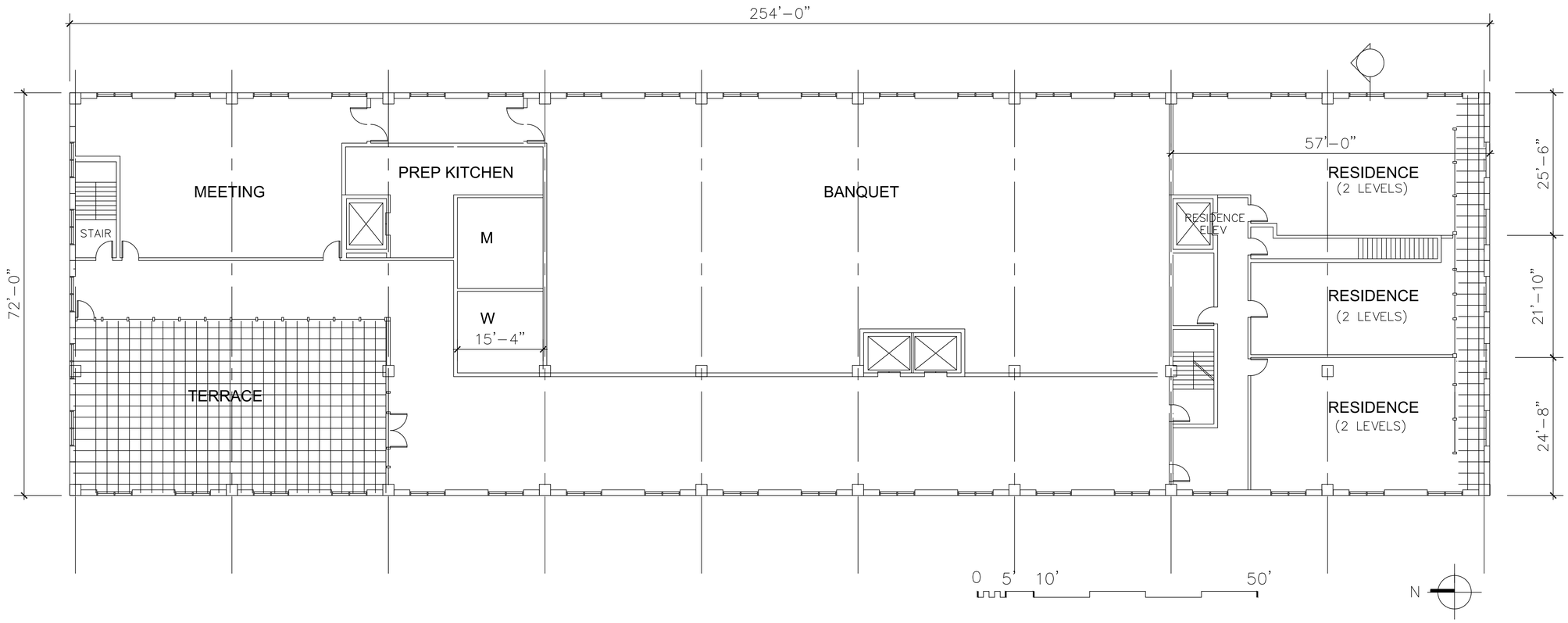


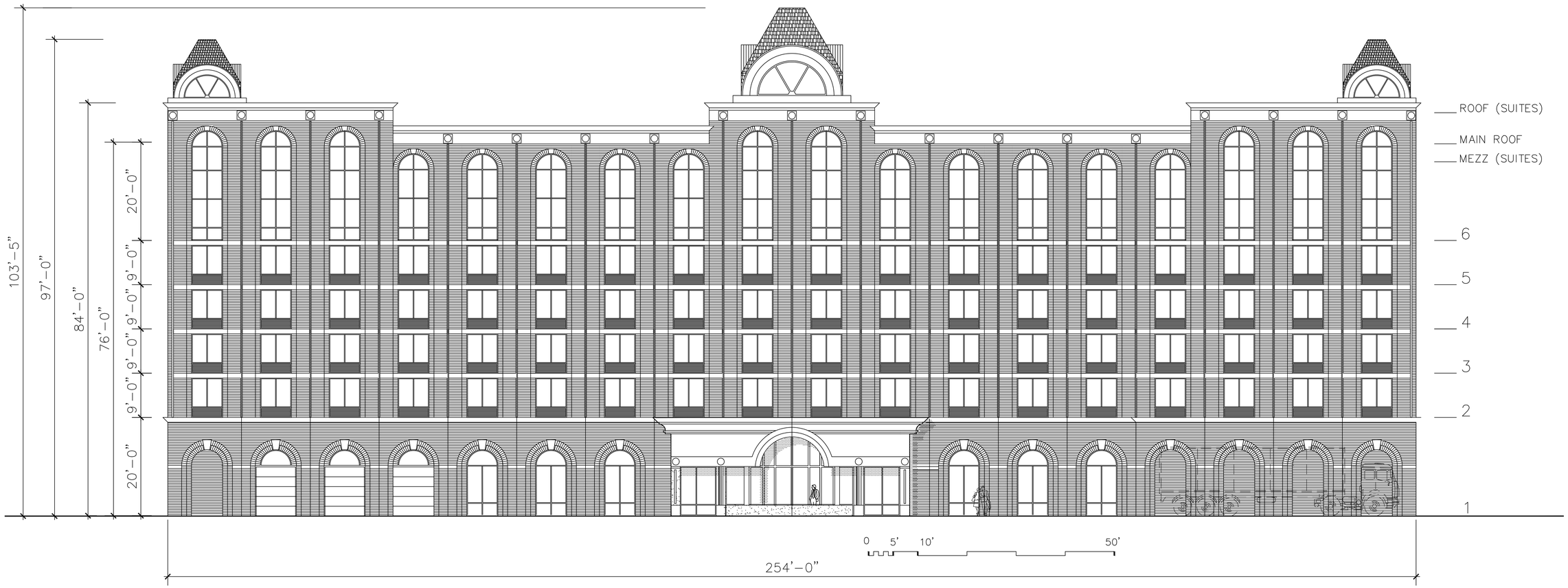
FIFTH FLOOR PLAN

PROPOSED KINGS & CONVICTS BREWING CO. - PROPOSED HOTEL
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN
ARCHITECT
2190W0 WALNUT ROAD
GLEN ELYN, IL 60137
630-846-0000
allen-olsen@gmail.com



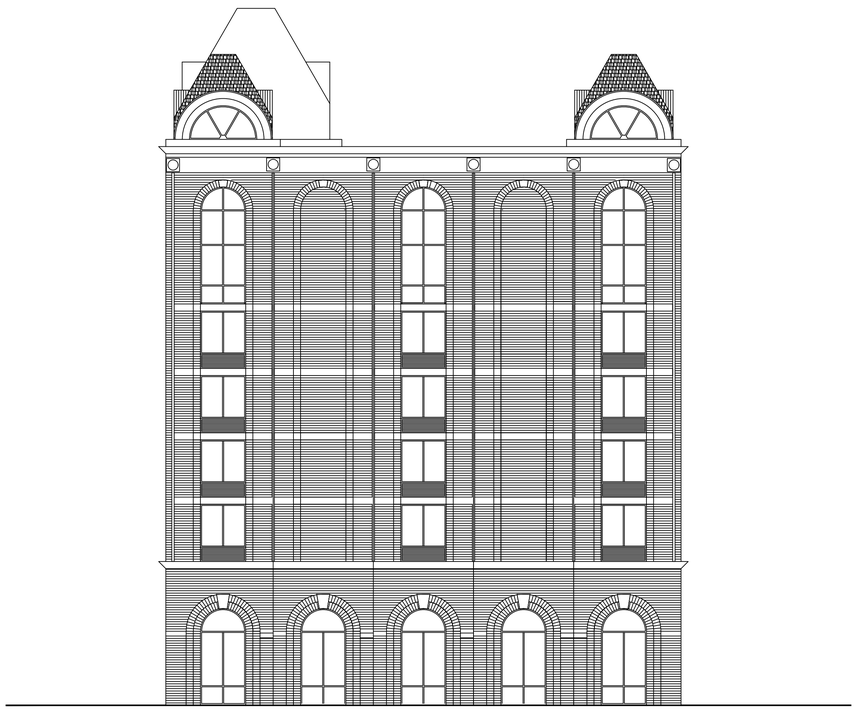
HOTEL EAST ELEVATION

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN
ARCHITECT
2100 BIG WALNUT ROAD
GLEN ELLYN, IL 60137
630.942.2625
allenolsen@gmail.com



HOTEL SOUTH ELEVATION

HOTEL NORTH ELEVATION

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

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OLSEN
ARCHITECT
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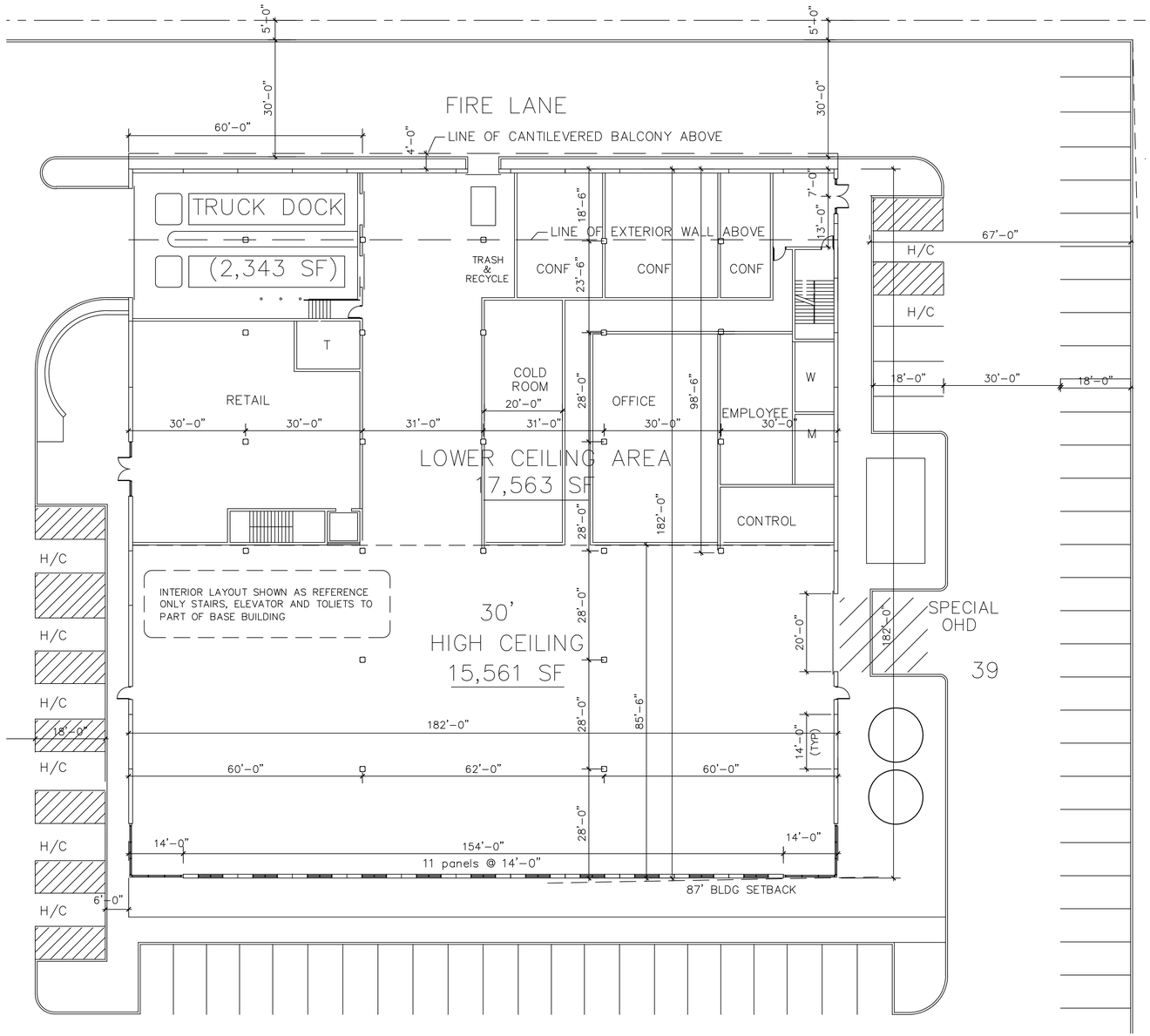
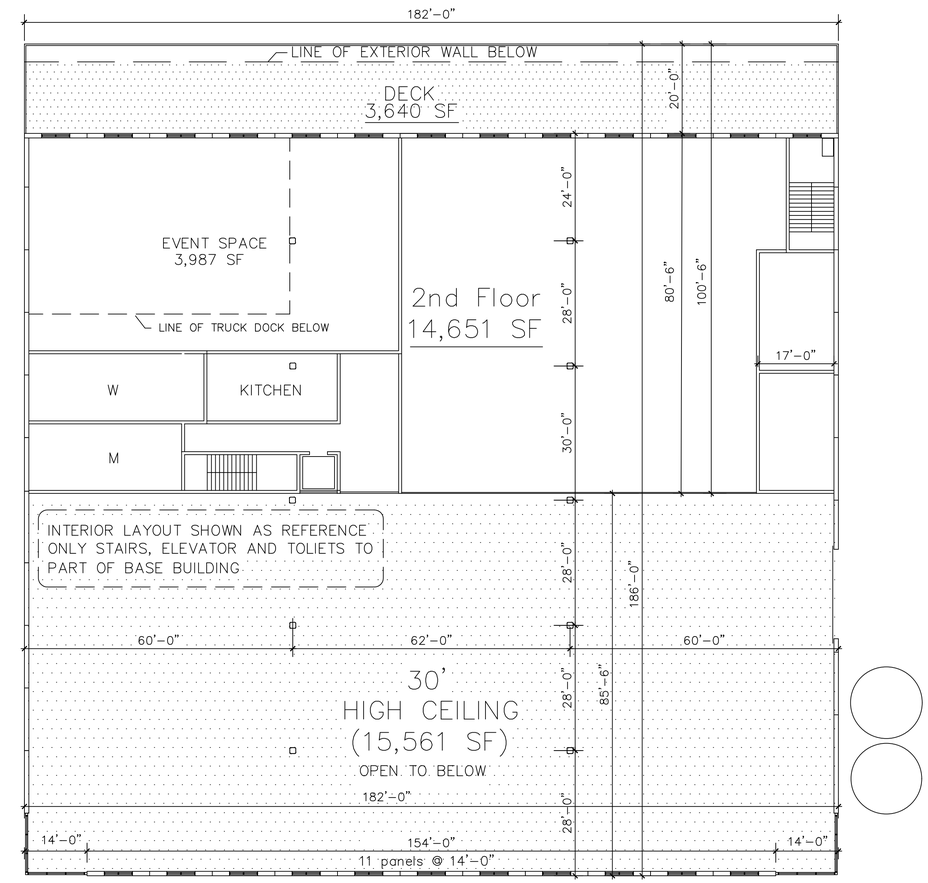
GLEN ELLYN, IL 60137
630 842 2625
allenolsen@gmail.com



FIRST FLOOR PLAN



SECOND LEVEL FLOOR PLAN

PROPOSED KINGS & CONVICTS BREWING CO. - PROPOSED HOTEL
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN
ARCHITECT
219090 WALNUT ROAD
GLEN ELLYN, IL 60137
630.842.2625
allenolsen@gmail.com

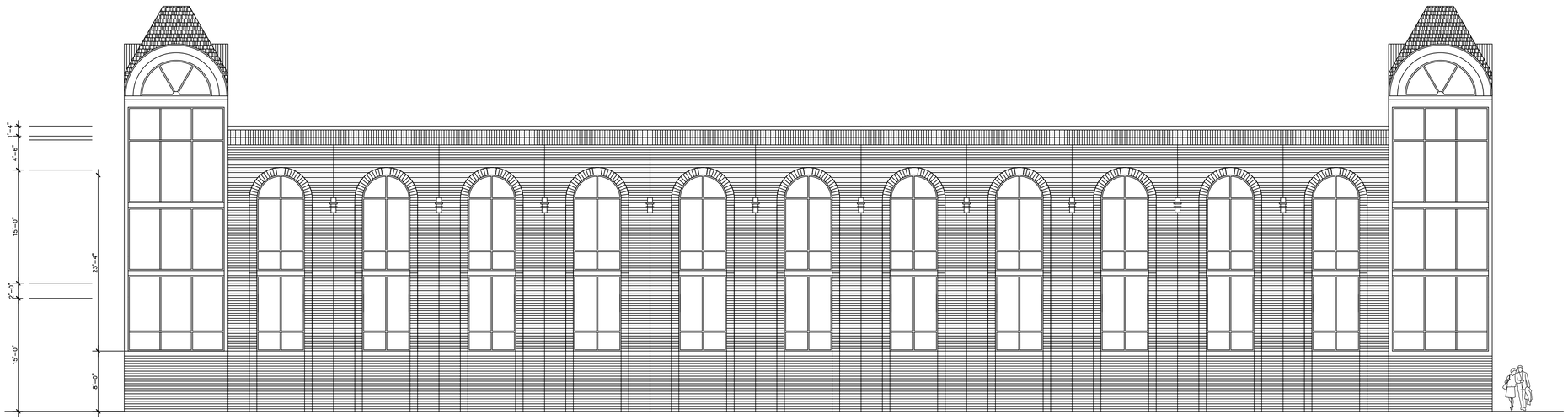
HOTEL WEST ELEVATION

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

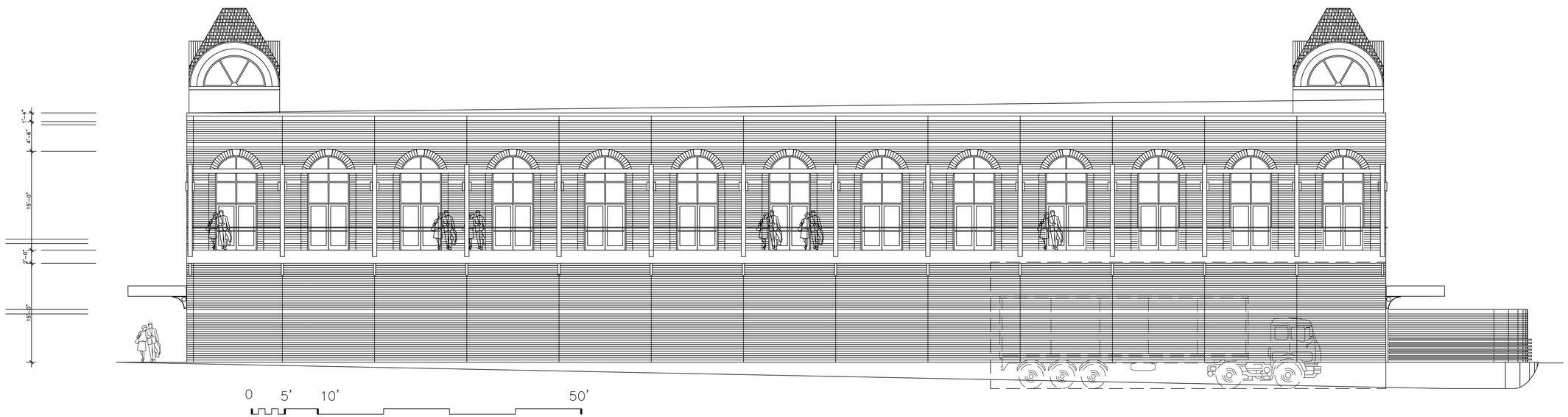
BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN
ARCHITECT
2100 BIG WALNUT ROAD
GLEN ELLYN, IL 60137
630.942.2625
allenolsen@gmail.com



WEST ELEVATION



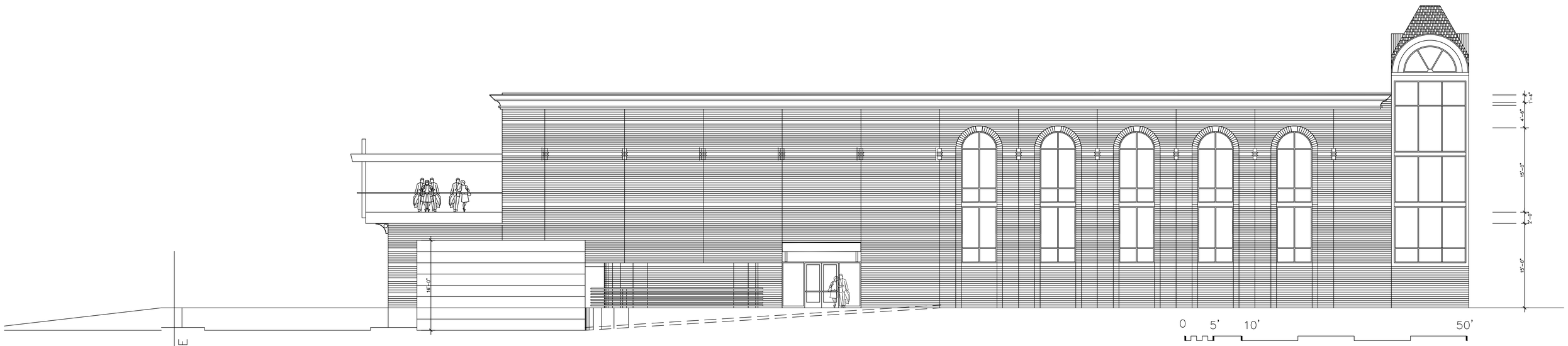
EAST ELEVATION

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

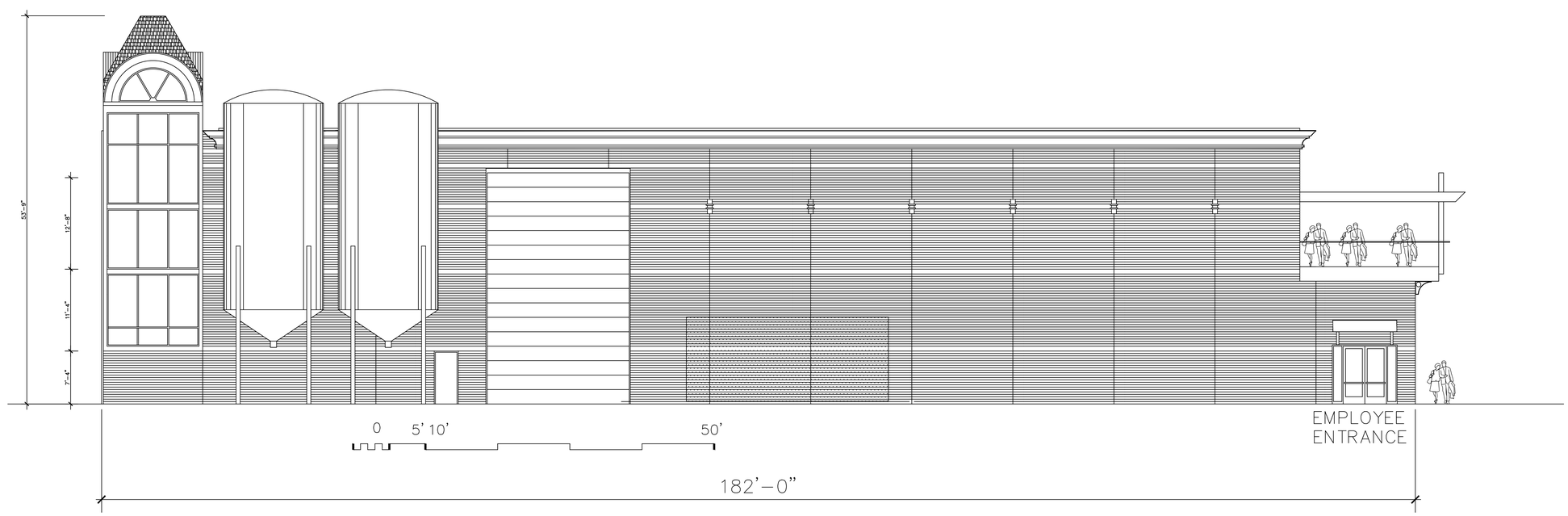
BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN
ARCHITECT
219363 WALNUT ROAD
GRAFTON, WI 53037
(630) 842-3535
allen-olsen@gmail.com



NORTH ELEVATION



SOUTH ELEVATION

PROPOSED KINGS & CONVICTS BREWING CO.
PLEASANT PRAIRIE, WI

BRANKO TUPANJAC, DEVELOPER

12.18.18

ALLEN OLSEN
ARCHITECT
21W363 WALNUT ROAD
GLEN ELLYN, IL 60137
630.942.2925
alsenarch@gmail.com

Kings & Convicts
Brewing Co.
Pleasant Prairie

THE KINGS & CONVICTS
BREWING CO.
Pleasant Prairie

GAMES

COPPER
THIEF
NED'S
DEAD
INDIA PALE ALE

B. **PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN** for the request of Kevin Risch with Clark Dietz, Inc. agent, on behalf of Prairie Holdings LLC, owner of the vacant property east of 9201 Wilmot Road. The property is located within the M-1, Limited Manufacturing District and is proposed to be subdivided for the development of three limited use industrial related buildings and associated site improvements. Lot 2 is proposed to be developed as Extra Space Storage building, the other two properties have no proposed users at this time, but are shown as potential building sites.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Master Conceptual Plan** subject to the comments and conditions of the January 28, 2019 Village Staff Report.

VILLAGE STAFF REPORT OF JANUARY 28, 2019

CONSIDERATION OF A MASTER CONCEPTUAL PLAN for the request of Kevin Risch with Clark Dietz, Inc. agent, on behalf of Prairie Holdings LLC, owner of the vacant property east of 9201 Wilmot Road. The property is located within the M-1, Limited Manufacturing District and is proposed to be subdivided for the development of three limited use industrial related buildings and associated site improvements. Lot 2 is proposed to be developed as Extra Space Storage building. The other two properties have no proposed users at this time, but are shown as potential building sites.

The developer is requesting approval of a Master Conceptual Plan for the development of the vacant 17.6 acres of land located east of 9201 Wilmot Road at the southwest corner of CTH H (88th Avenue) and CTH C (Wilmot Road) for a limited manufacturing development. The property is zoned M-1, Limited Manufacturing and is proposed to be subdivided into three parcels for limited use industrial buildings and associated site improvements. Lot 2 is proposed to be developed as an Extra Space Storage building, the other two properties have no proposed users at this time, but are shown as potential building sites.

On October 2, 2017, the Village approved a Certified Survey Map and associated Memorandum of Understanding (MOU) for the owner to subdivide the property so that the existing 9201 Wilmot Road building would remain on one property and the vacant land to the east would be located on a separate property. The owner has removed the large unused parking lot to the east of the building and installed the required storm water retention system and other site improvements for the existing industrial development. It was the intent of the developer that the remaining vacant land (with the private driveway access to Fire Station #2) would be further developed for light industrial purposes.

To the west of the vacant land is an existing 22.34 acre property with a 385,000 square foot industrial building being used primary for warehousing and storage. To the east of the development area is Fire Station #2 and on the east side of 88th Avenue is the southern entrance to the Westwood Mobile Home Park, a few single family homes, and Hidden Oak Apartments. To the north along CTH C are single family residential homes and Pleasant Prairie Elementary School and to the south is Kenosha Grounds Care.

This vacant land is proposed to be further subdivided into three parcels for additional light industrial development pursuant to the existing M-1, Limited Manufacturing zoning district requirements (see ***attached*** draft CSM).

- Lot 1 is proposed to be 3.7 acres and could be developed with a 14,112 square building. No proposed user has been identified but the property has been laid out for this potential type of light industrial development.
- Lot 2 is proposed to be 6.2 acres for the development of a 127,000 square foot warehouse building proposed to be occupied by Extra Space Storage (climate controlled mini-storage).
- Lot 3 is proposed to be 7.7 acres and could be developed with a 43,500 square building. No proposed user has been identified but the property has been laid out for this potential type of light industrial development.

The lots will not have direct driveway access to CTH H and CTH C, but will have access through private roadways that will connect to CTH H and CTH C. The primary access will be through the existing north/south private drive that currently services the needs of the Village Fire & Rescue Station #2. This private roadway will connect with an east/west private road that will connect to the existing access on the property to the west, which has an existing connection to CTH C as well. The private north/south and east west private

roadways within this vacant land area will be reconstructed with curb and gutter, paving, storm sewer drainage systems, roadway lighting to service these three lots while continuing to service the Fire Station.

All buildings will be required to connect to municipal water and sewer within the adjacent streets. The development of the property will also require the installation of two (2) additional retention basins to ensure that adequate stormwater management is being provided for the development. The developer intends to grade the properties, construct both stormwater basins and install all required improvements associated with the private roadways.

The Village will draft an addendum to the existing MOU for the remaining site improvements (private road, street lights, grading and storm basins) and will require additional financial security be provided to ensure that these improvements are completed. Upon approval of the Master Conceptual Plan, detailed site development plans, revised CSM and documents to vacate any existing easements shall be submitted for review and approval so this addendum can be drafted and the CSM finalized. The CSM, easement vacation document(s) and the MOU addendum will be considered by the Plan Commission and the Village Board at the same time.

There are some wetlands within Lot 3 that have been determined by the WI DNR to be artificial wetlands pursuant to the ***attached*** August 8, 2018 letter. The petitioner is waiting for confirmation from the ACOE that they will not be taking jurisdiction or they could also obtain fill permits from the ACOE. Prior to any grading of the site all required approvals from the ACOE shall be obtained and submitted to the Village. A Comprehensive Land Use Map Amendment and Zoning Map Amendment will be required to correctly show the location of any wetlands that will remain on the properties.

EXTRA SPACE STORAGE: Lot 2 is proposed to be sold and the Extra Space Storage facility is proposed to be constructed. The Extra Space Storage building will be approximately a 127,000 square foot building. Within the building will be a 1,000 square foot office area and climate controlled storage units ranging in size from 5′ x 5′ to the largest which is 30′ x 10′. All storage units are located inside the climate controlled building. All persons/businesses that may rent a storage unit would access the building in their vehicle through an overhead door on the north side of the building. Upon entering, the overhead garage door will close and the customer would continue to drive through a large center aisle to the appropriate storage aisle to unload or retrieve items from their units and exit the building on the south. There is no access to the storage units from outside of the building. The building and site is monitored with camera systems and the exterior of the site will be monitored pursuant to the Village's Security Ordinance with a Digital Security Imaging System (DSIS) pursuant to the requirements of Chapter 410 of the Village Municipal Code. The pre-cast panel building will provide for windows and a metal entry feature at the main office entry and by the required exterior man door fire exits from the building. Additional architectural details will be required.

The facility will employ 1-2 full time employees and would expect about 10 daily trips from their customers. A total of 11 parking spaces (including 1 handicapped accessible parking space) will be provided adjacent to the office area of the building.

Site and Operational Plans will be required for each individual building that includes site plans, drainage and grading plans, building plans, landscape plans, signage plans and all other required plans and documents pursuant to the Site and Operational Plan requirements of the Village Zoning Ordinance (Article IX of Chapter 420 of the Village Municipal Code) for each building site. Further discussion is warranted to determine if Preliminary Site and Operational approval will be obtained to begin mass grading on the site and possible installation of underground on-site utilities and footing and foundation permit for the Extra

Space Storage building prior to the owner's completion of the improvements covered in the addendum to the MOU. A detailed schedule shall be submitted for the MOU improvements so that the Village can determine when any work can commence on the Extra Space Storage site prior to the work being completed within the development area.

Recommendation:

Village staff recommends that the Plan Commission approve the Master Conceptual Plan subject to the above comments and the following conditions:

1. **The Master Conceptual Plan approval will be valid for a period of one (1) year (until February 4, 2019).**

2. **The following plan changes shall be incorporated into the Site Development Plan to be included as an Exhibit to the Addendum to the MOU. Three (3) sets of revised/detailed site improvements plans and a pdf shall be submitted for review and so that the Addendum of the MOU can be drafted:**

   a. See ***attached*** comments from the Village Engineering Department dated January 8, 2019.

   b. See ***attached*** site plan comments dated January 11, 2019 from the Community Development Director.

   c. A legal description of the wetlands that will remain shall be provided on the plans.

   d. The existing fence along the south property line shall be removed and replaced.

3. See ***attached*** comments from the Village Fire Chief dated September 25, 2018.

4. Comments related to the draft CSM will be forthcoming. A revised draft shall be submitted with the detailed site improvement plans to ensure that all easements are shown correctly. Documents to vacate any existing easements shall be submitted for Village staff review as well.

5. A Comprehensive Land Use Map Amendment and Zoning Map Amendment applications and related fees shall be submitted to correctly show the location of any wetlands that will remain on the properties.

6. After the Site Development Plans are approved by the Village staff, then a MOU Addendum, CSM and easement vacation documents will be finalized and considered by the Village Board. The following will need to be final form prior to Village Board considerations:

   a. All required permits shall be obtained from Kenosha County regarding any work within their rights-of-way.

   b. Approvals from the ACOE regarding the wetlands to be removed shall be submitted.

   c. A copy of the required wetland fill, N.O.I. Chapter 30 permits from the WI DNR and ACOE.

   d. A copy of the signed contracts, certificates of insurance, and performance and payment bonds. 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 as an insured party.

e. Erosion Control Permit application related fees (fees to be calculate by the Engineering Department).

f. Three (3) paper copies of the approved Engineering Plans, Profiles and Specifications and a pdf copy.

g. A "draft" LOC or other approved financial security shall be provided to the Village for staff review. A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of the related improvements outlined in the Addendum, shall be submitted to the Village. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. *IMPORTANT: A draft Letter of Credit 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.* The Cash payments and the "Final" LOC shall be provided prior to the Village at the closing.

7. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at the Village with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to private improvement field work commencing). Contact Jean Werbie-Harris to coordinate the pre-con meeting.

8. **The following comments relate specifically to the development of the Extra Space Storage facility and shall be included in the required Site and Operational Plan submittal:**

a. A Pre-Development Agreement shall be submitted for review of the specific development plans for the Extra Space property.

b. All required Site and Operational Plan components shall be submitted pursuant to Article IX of the Village Zoning Ordinance. These plans shall be identical to the required State approved plans.

c. A copy of the lease explaining allowable items to be stored shall be submitted.

d. See ***attached*** Engineering memorandum dated January 8, 2019.

e. Any changes specific to the Extra Space Storage site in the ***attached*** Community Development Directors comments shall be incorporated into the Site and Operational Plans.

f. See ***attached*** comments related to building materials, details and façade changes. A building material/sample board shall be provided prior to the meeting.

g. A sewer sampling manhole is required to be installed in hard surface area of the site (not in a parking space) pursuant to the Village specifications. In addition, all existing laterals not used for this project need to be abandoned at the main.

h. Verify that a minimum of 25% of the site is open space.

i. All exterior lighting shall be of the same LED color and brightness. Parking lot lighting shall be illuminated to provide sufficient lighting for the public's safety and the effective operation of the security cameras - per the Village's satisfaction. In addition, all on-site building lighting and light poles shall not glare onto adjacent properties.

j. All downspouts for all proposed buildings within the development shall be internal to the building and interconnected to the private storm sewer system and cut off at grade and shown on the required Site and Operational Plans.

k. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view from the adjacent roadways and properties.

l. All entrances and exits shall be numbered on the exterior and interior beginning at the main entrance and moving clockwise around the structure. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot (minimum size of 3 inch attractive numbers placed on the same location of each door). Show on the plans.

m. Camera plans and specifications for the required DSIS system shall be submitted for review and approval.

9. Further discussion is warranted related to the timing of the project and installation of on-site improvements, mass grading and building permits for the buildings.

10. The following comments relate to future development of all of the lots:

a. The Fire & Rescue Department will provide additional comments as each building/site is proposed to be developed as part of the required Site and Operational Plans.

b. Each building will be required to install a sewer sampling manhole in a hard surface area (not in a parking space) pursuant to the Village requirements. In addition, all existing laterals not used for this project need to be abandoned at the main.

c. All entrances and exits on each building shall be numbered on the exterior and interior beginning at the main entrance and moving clockwise around the structure. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot (minimum size of 3 inch attractive numbers placed on the same location of each door).

d. Airport Overlay Site Plan Review approval from the City of Kenosha is required for all buildings within this development. A copy of this approval is required to be submitted prior to issuance of any building permits.

e. Each business in the Village is required to obtain an annual business license with the Village. The initial license shall be obtain prior to occupancy and shall be renewed annually the first of each year with the Village.

f. The development shall comply with the ordinances in effect at the time of construction. In addition, detailed Site and Operational Plans are required to be submitted for review and approval prior to any development pursuant to the requirements for the Village Zoning Ordinance.

g. All grading and other work impacting the adjacent frontage road shall be approved with permits granted by the Wisconsin Department of Transportation. Copies of State permits shall be provided to the Village prior to issuance of Village permits.

h. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit pursuant to the requirements of Article X of Chapter 420.

i. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

j. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.

k. 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.

l. Impact fees pursuant to Chapter 181 of the Village Code are required to be paid at time of building permit for each development site.

MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Peggy Herrick, Assistant Planner / Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: Prairie Holding, LLC - Conceptual Plan
9201 Wilmot Road

DATE: January 8, 2019

Peggy,

The Engineering Department has reviewed the revised conceptual plans for the proposed development and find the plan acceptable. It is our understanding that the development will proceed with the individual development of lot 2 with surrounding site improvements to be completed by Prairie Holdings, LLC.

The following shall be provided as the project proceeds:

Lot 2 and Site Improvements

1. Detailed civil engineering plans shall be submitted for review and approval for the development of lot 2.

2. A separate set of civil engineering plan set shall be submitted for review and approval for the site improvements being completed by Prairie Holding LLC. Also, provide a final storm water management plan with this submittal.

3. As part of the civil engineering plans, a proposed schedule and sequence of construction for the site improvements and lot 2 development shall be submitted for review.

The conceptual plans have 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 as additional information is provided.

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2019-01-11 CD Comments

PLOT DATE 12/14/2018 12:20 AM

SAVE TIME 12/13/2018 10:41:50 PM

P:\00480030_OC HOLDINGS - 2018 GENERAL SERVICES\DESIGN\CAD\SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH

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ELECTRICAL EMERGENCY: (800) 662-4797

- Add
- Zoning
- Impervious surface coverage
- % of open space for each lot (Extra space is short)
- Lot sizes/areas
- address assignment for Extra Space
- Note /// restricted vehicular access areas (during construction + occupancy)

SYMBOL LEGEND

CTV CABLE TV PEDESTAL
SATELLITE DISH
TELEPHONE BOX
TELEPHONE BOOTH
TELEPHONE POLE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TELEPHONE PEDESTAL PAY PHONE
FIRE HYDRANT
FLUSH OUT HYDRANT
SPIGOT WATER SPIGOT
W WATER SERVICE BOX
WELL
W WATER METER
WATER MANHOLE
WATER VALVE
E ELECTRIC BOX
E ELECTRIC METER
ELECTRIC MANHOLE
E ELECTRIC PEDESTAL
FLOOD LIGHT
HANDHOLE
ORNAMENTAL STREET LIGHT
PARKING LOT LIGHT DOUBLE
PARKING LOT LIGHT SINGLE
POWER POLE
POWER POLE WITH LIGHT
POWER POLE W/TRANSFORMER
POWER POLE W/TRANSFORMER & LIGHT
STREET LIGHT
KP TRANSFORMER BOX

YARD LIGHT
SPRINKLER CONTROL BOX
SPRINKLER HEAD
G GAS SERVICE BOX
G GAS METER
GR GAS REGULATOR
GAS VALVE
GAS VENT PIPE
REFLECTIVE PAVEMENT MARKER 1 WAY
REFLECTIVE PAVEMENT MARKER 2 WAY
RAILROAD FLASHING SIGNAL
RAILROAD CROSSING GATE
RAILROAD CROSSBUCK
CO CLEANOUT
LIFT STATION LIFT STATION
SANITARY MANHOLE
SEPTIC TANK SEPTIC TANK
SEPTIC VENT SEPTIC TANK VENT
END SECTION METAL
CATCH BASIN
CATCH BASIN SQUARE
DS DOWNSPOUT
END SECTION CONCRETE
INLET AT CURB
STORM MANHOLE
BENCHMARK
CHISLED X
DATA COLLECTION POINT
MONUMENT
PK PK NAIL
TRAVERSE POINT

QUARTER CORNER
RIGHT-OF-WAY MARKER
SECTION CORNER
WC WITNESS CORNER
PRIVATE SIGN POST
STREET SIGN
TRAFFIC SIGN
BUSH
CONIFEROUS TREE
DECIDUOUS TREE
STUMP
GAS TANK FILLER CAP
INSPECTION WELL
METER UNKNOWN
MANHOLE
PUMP PUMP
RISER UTILITY RISER AT POLE
W UTILITY WARNING SIGN
VALVE UNKNOWN
VENT VENT PIPE
JUNCTION BOX
STRAIN POLE
TRAFFIC SIGNAL MAST ARM
TRAFFIC SIGNAL CONTROLLER
TRAFFIC SIGNAL POST 2 WAY
TRAFFIC SIGNAL POST 3 WAY
TRAFFIC SIGNAL PED. SIGNAL HEAD
TRAFFIC SIGNAL PED. PUSH BUTTON
CORES IN PAVEMENT
SOIL BORING
AIR CONDITIONER

ANTENNA
BOLLARD
CATTLE PASS CATTLE PASS
DELINEATOR
DRAINAGE MARKER
FLAG POLE
GUY POLE
GUY WIRE
MB MAILBOX
PARKING BLOCK
PILLAR
PARKING METER
POST OR MISC. POLE
TANK TANK
GATE POST
IRON PIN FOUND
FOUND 3/4" REBAR
FOUND 1/4" IR
FOUND 2' IP
FOUND RR SPIKE
FOUND MISC
FOUND MISC
FOUND PK NAIL
FOUND SPIKE
FOUND/PLACE CHIS "X"
FOUND/SET SECTION CORNER
SET 3/4" REBAR
SET #10 REBAR
SET PK NAIL

AC EXISTING ACCESS CONTROL
AC PROPOSED ACCESS CONTROL
BREAK
CATV CABLE TV LINE
CATV(FO) CABLE TV (FIBER OPTIC) LINE
OHCATV OVERHEAD CABLE TV LINE
COM COMMUNICATION LINE
DITCH LEFT (PROFILE)
DITCH RIGHT (PROFILE)
// // ELECTRIC CONDUIT
OHE OVERHEAD ELECTRIC LINE
UGE UNDERGROUND ELECTRIC LINE
X X X FENCE
FO FIBER OPTIC LINE
EXISTING FLOW LINE
G 12" GAS (SIZE)
EXISTING GUARD RAIL
PROPOSED GUARD RAIL
EXISTING HAND RAIL
PROPOSED HAND RAIL
HW HEATED WATER
HEDGE LINE
KEYWAY
LAT LAT LAT SANITARY LATERAL
PERMANENT EASEMENT
PM CROSSWALK
R R PROPERTY LINE
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY

RAIL ROAD TRACKS
RW 24" RAW WATER LINE (SIZE)
REMOVAL - 1
REMOVAL - 2
REVERSE SLOPE
SANITARY PIPE
COMBINATION SEWER PIPE
FM SANITARY FORCE MAIN
SECTION LINE
DWG PILING
SILT FENCE
STAGE CONSTRUCTION JOINT
STORM EXISTING
STORM PROPOSED
STORM LINE (WATER MAIN QUALITY)
OHT(FO) OVERHEAD TELEPHONE (FIBER OPTIC)
UGT(FO) UNDERGROUND TELEPHONE (FIBER OPTIC)
OHT OVERHEAD TELEPHONE
UGT UNDERGROUND TELEPHONE
TEMPORARY CONSTRUCTION EASEMENT - 1
TEMPORARY CONSTRUCTION EASEMENT - 2
TEMPORARY TREE EASEMENT
EXISTING TOP/BOTTOM OF SLOPE
PROPOSED TOP/BOTTOM OF SLOPE
TREE LINE
UNDERDRAIN LINE
W 10" WATER LINE (SIZE)
IRRW WATER IRRIGATION LINE

ClarkDietz

PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 EAST DEVELOPMENT

12-14-18 Submittal #3

DATE	REVISION

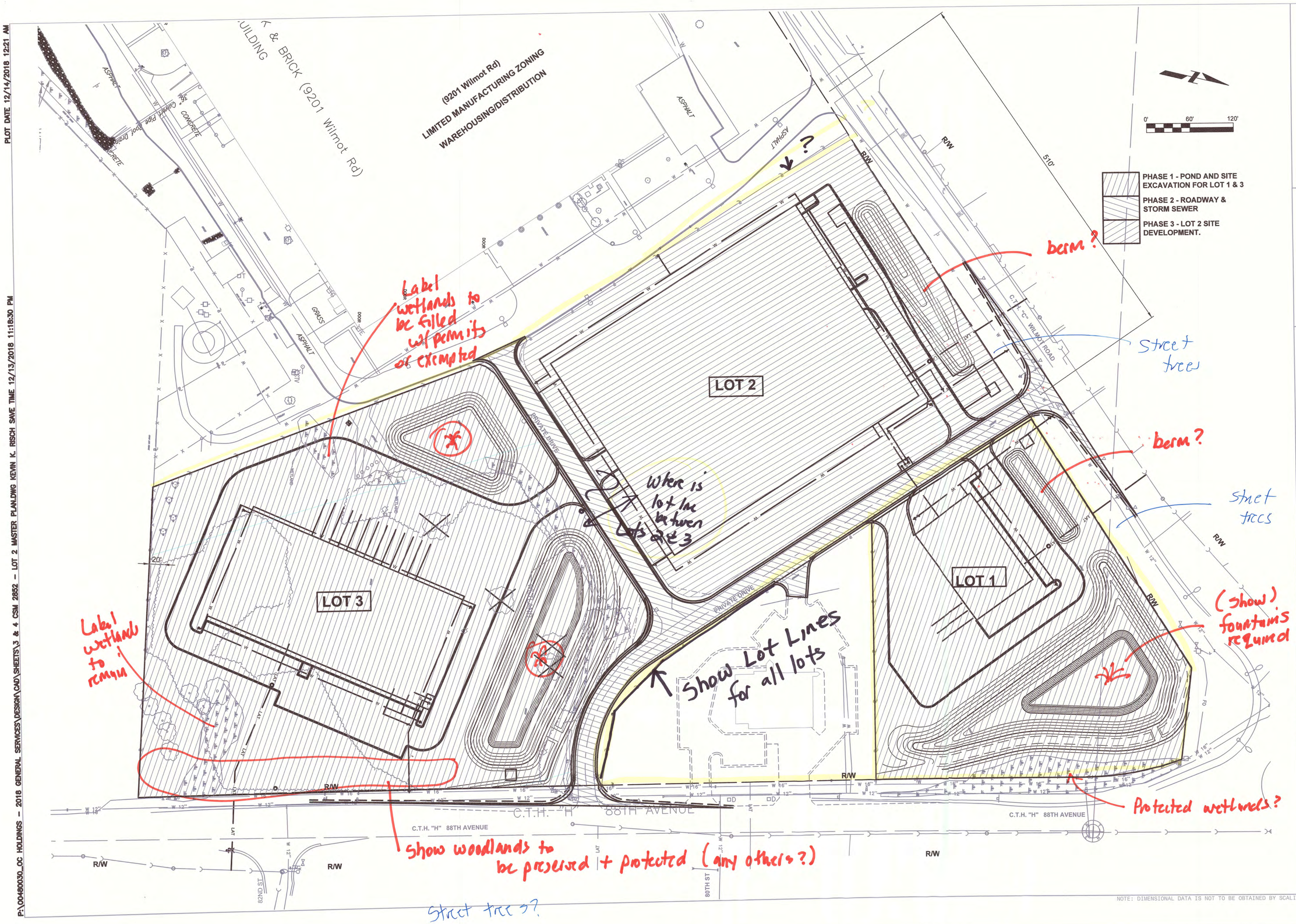
DRAWING TITLE
GENERAL NOTES - PHASE 2

PROJECT No.
00480030

DRAWING No.
2

DWG 2 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.



ClarkDietz

PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 DEVELOPMENT

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE
PROPOSED PHASING PLAN - MASTER CONCEPTUAL PLAN

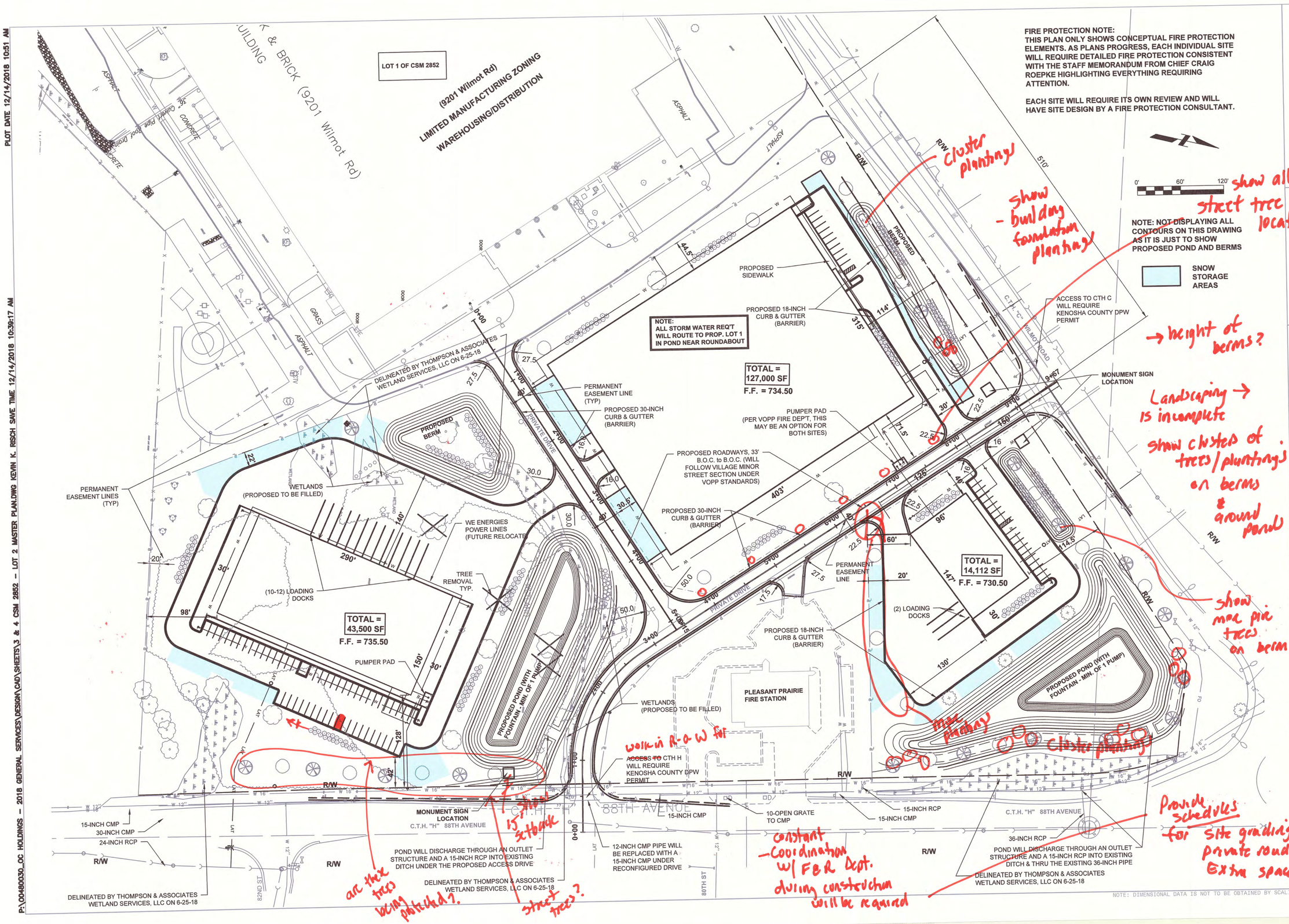
PROJECT No.
O0480030

DRAWING No.
3

DWG 3 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\00480030_OC HOLDINGS - 2018 GENERAL SERVICES\DESIGN\CAD\SHEETS\3 & 4 CSM 2852 - LOT 2 MASTER PLAN.DWG KEVIN K. RISCH SAVE TIME 12/13/2018 11:18:30 PM PLOT DATE 12/14/2018 12:21 AM



FIRE PROTECTION NOTE:
THIS PLAN ONLY SHOWS CONCEPTUAL FIRE PROTECTION ELEMENTS. AS PLANS PROGRESS, EACH INDIVIDUAL SITE WILL REQUIRE DETAILED FIRE PROTECTION CONSISTENT WITH THE STAFF MEMORANDUM FROM CHIEF CRAIG ROEPKE HIGHLIGHTING EVERYTHING REQUIRING ATTENTION.

EACH SITE WILL REQUIRE ITS OWN REVIEW AND WILL HAVE SITE DESIGN BY A FIRE PROTECTION CONSULTANT.

NOTE: NOT DISPLAYING ALL CONTOURS ON THIS DRAWING AS IT IS JUST TO SHOW PROPOSED POND AND BERMS

SNOW STORAGE AREAS

Cluster plantings

show - building foundation plantings

show all street tree locations

→ height of berms?

Landscaping → is incomplete

show clusters of trees/plantings on berms & around ponds

show more pine trees on berm

more plantings

Cluster plantings

walk in R-o-W for

show 15' setback

are these trees being protected?

street trees?

constant coordination w/ FER Dept. during construction will be required

Provide schedules for site grading work, private road work, Extra space work

Clark Dietz

PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 DEVELOPMENT

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE
PROPOSED MASTER CONCEPTUAL PLAN

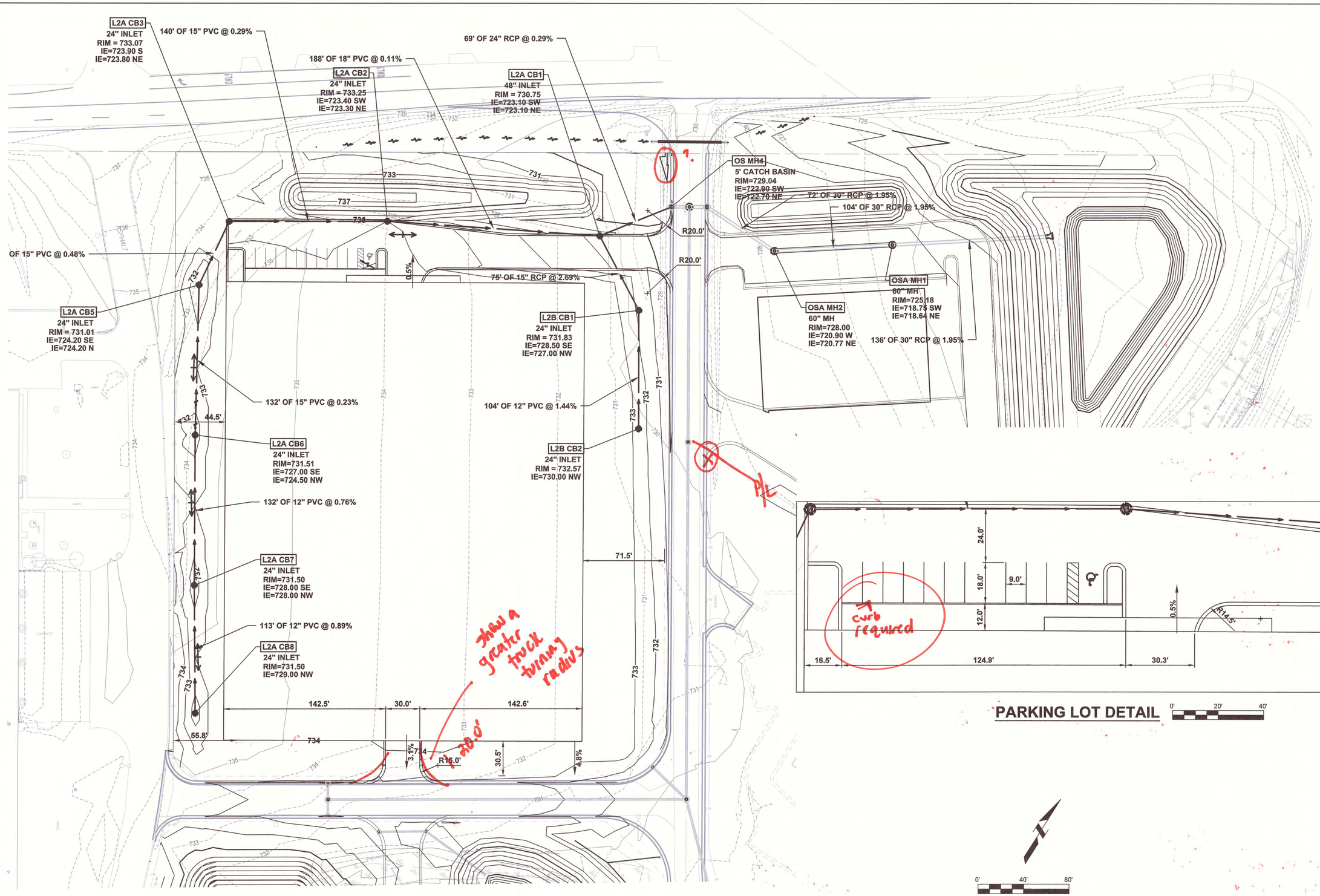
PROJECT No. 00480030

DRAWING No. 4

DWG 4 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\00480030_OC HOLDINGS - 2018 GENERAL SERVICES\DESIGN\CAD\SHEETS\3 & 4 CSM 2852 - LOT 2 MASTER PLAN.DWG KEVIN K. RISCH SAVE TIME 12/14/2018 10:39:17 AM PLOT DATE 12/14/2018 10:51 AM



LOT 2 PROPOSED SITE PLAN

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1550 www.clarkdietz.com

PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 EAST DEVELOPMENT

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE CHECKED:

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE
STORAGE FACILITY SITE PLAN
- PHASE 2

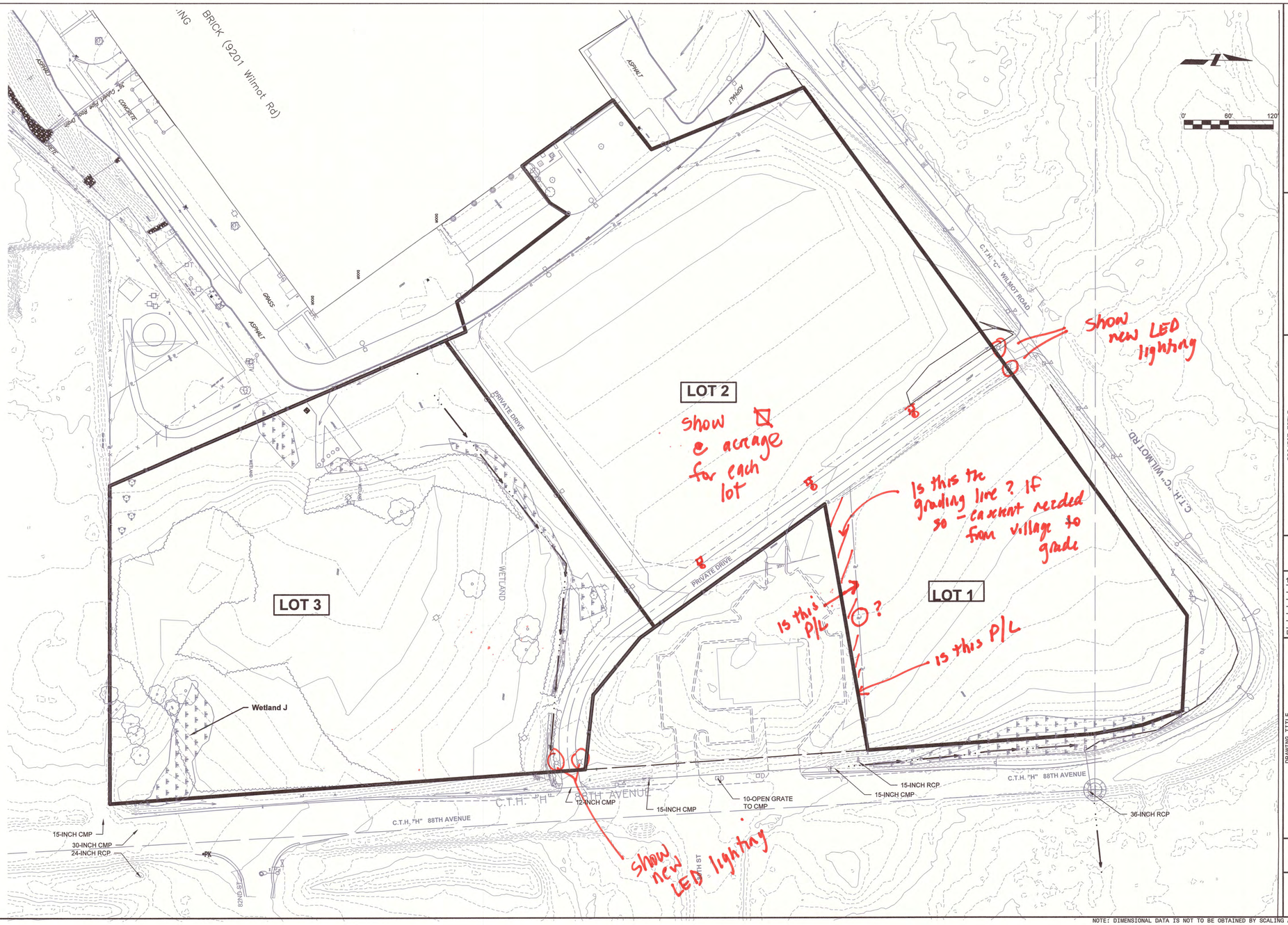
PROJECT No.
O0480030

DRAWING No.
5

DWG 5 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

PLOT DATE 12/14/2018 1:34 PM
P:\O0480030_OC HOLDINGS - 2018 GENERAL SERVICES\DESIGN\CAD\SHEETS\5 BRUNO SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 12/14/2018 1:03:35 PM



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PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 DEVELOPMENT

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE CHECKED:

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE
EXISTING SITE CONDITIONS - PHASE 2

PROJECT No.
O0480030

DRAWING No.
6
DWG 6 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\O0480030_OC HOLDINGS - 2018 GENERAL SERVICES\DESIGN\CAD\SHEETS\6 EXISTING SITE CONDITIONS.DWG KEVIN K. RISCH SAVE TIME 12/14/2018 1:18:59 PM PLOT DATE 12/14/2018 1:20 PM

Office of the
Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Fire Department review of Conceptual site of Prairie Holdings
Permit/Trakit#:	DEV1809-002
DATE:	September 25, 2018

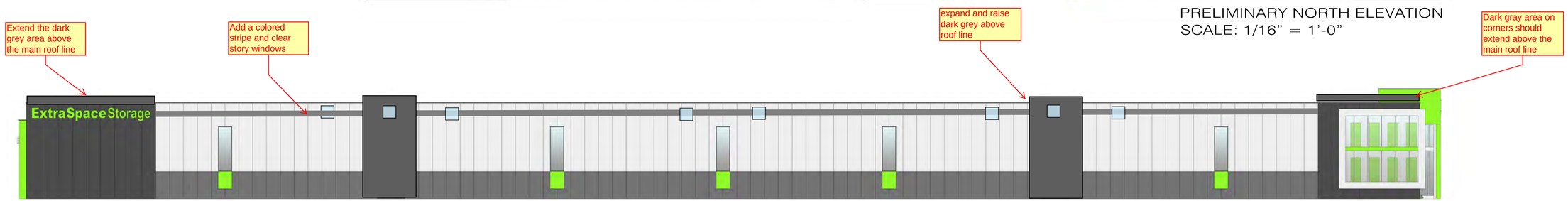
These are initial and overall comments for the conceptual plans for Prairie Holdings

The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. Based on the limited information and conceptual plans submitted, the Fire & Rescue Department have the following comments regarding the site:

1. All buildings shall install both automatic Fire Sprinkler systems along with a Fire Alarm notification system and associated appliances and fixtures.
2. All lots shall have some form of fire protection access containing hydrants and sectional valves. Specific arrangement to be discussed
3. Buildings may require additional protections systems applicable to the type of tenant, commodities store, and occupancy.
4. Each building shall have its own review for specific requirements for areas including but limited to access, fire protection and detection, key access systems, and life safety related items.
5. Agreements for the continued maintenance, use, and access of the private road by the Fire Station shall remain in effect. An agreement as to whom will be responsible for snowplowing and salting shall also be discussed and/or re-affirmed.

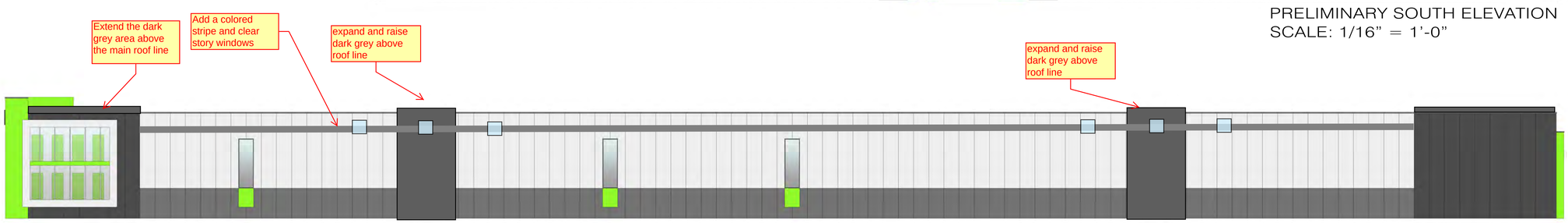
Add more dimension to the building--the roof line shall have projections above the main roof line and all facades.
See attached photos of other buildings in LakeView Corporate Park as acceptable examples that provide varying roof lines and windows and colors.

PRELIMINARY NORTH ELEVATION
SCALE: 1/16" = 1'-0"



PRELIMINARY EAST ELEVATION
SCALE: 1/16" = 1'-0"

PRELIMINARY SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PRELIMINARY WEST ELEVATION
SCALE: 1/16" = 1'-0"

in.studio architecture
833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

BRUNO SELF STORAGE 3, LLC

WILMOT ROAD
PLEASANT PRAIRE, WI 53158

JANUARY 16, 2019

MASTER CONCEPTUAL PLAN APPLICATION

For Commercial and Industrial Projects

Name of Business: Prairie Holdings, LLC

Site Address: 9201 Wilmot Road Suite #: _____

Tax Parcel Number: Lot 2 - 91-4-122-084-0102

Zoning District(s): M-1, Limited Manufacturing District

Name of Development: Prairie Holdings, LLC

Estimate Start date: October 2018 Estimate Completion Date of entire project: May 2019

Detailed Description of the Proposed Project and Use:

Lot 1 - Not Known at this time
Lot 2 - Self Storage Facility
Lot 3 - Not Known at this time

Detailed Description of any known Company/Tenants:

Lot 1 - Not Known at this time
Lot 2 - Bruno's Self Storage 3, LLC
Lot 3 - Not Known at this time

Select All that Apply

- ☒ The Development will be constructed in 3 phase(s)
- ☐ The Development abuts or adjoins State Trunk Highway _____
- ☒ The Development abuts or adjoins County Trunk Highway CTH C & CTH H
- ☐ The Development abuts the Kenosha County Bike Trail

SITE AND BUILDING INFORMATION

Lot Area: 17.6007 (all 3 Lots) ac. Total Impervious Surface Area: Max. 575,015 sq. ft.

Total Landscape Area: 191,671 sq.ft. Site % of Open Space 25 %

Number of Buildings within the development proposed: _____

Building #1 Area:	18,500 Lot 1 sq. ft.	Building#1 Height:	Not Known ft.
Building #2 Area:	122,000 Lot 2 sq. ft.	Building#2 Height:	2 Story ft.
Building #3 Area:	51,000 Lot 3 sq. ft.	Building#3 Height:	Not Known ft.
Building #4 Area:	_____ sq. ft.	Building#4 Height:	_____ ft.
Building #5 Area:	_____ sq. ft.	Building#5 Height:	_____ ft.
Building #6 Area:	_____ sq. ft.	Building#6 Height:	_____ ft.
Building #7 Area:	_____ sq. ft.	Building#7 Height:	_____ ft.
Building #8 Area:	_____ sq. ft.	Building#8 Height:	_____ ft.
Building #9 Area:	_____ sq. ft.	Building#9 Height:	_____ ft.
Building #10 Area:	_____ sq. ft.	Building#10 Height:	_____ ft.

**If additional buildings are proposed attached a separate sheet.

ON-SITE PARKING/TRAFFIC INFORMATION

UK = Unknown

Total # of regular parking spaces (on-site): Lot 1 = 19, Lot 2 = 7, Lot 3 = 34

Total # of handicapped accessible spaces (on-site): Lot 1 = 2, Lot 2 = 1, Lot 3 = 2

Total # of truck parking spaces (on-site): L1-2, L2=0, L3=15 Total # of dock doors: L1=4, L2=0, L3=10

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: L1=UK, L2=10, L3=UK Maximum number of daily trips: L1=UK, L2=20, L3=UK

Anticipated truck trips to and from the site:

Number of daily average trips: L1=UK, L2=10, L3=UK Maximum number of daily trips: L1=UK, L2=20, L3=UK

EMPLOYMENT AND OPERATIONAL INFORMATION

Proposed total number of full-time employees: Lot 1=UK, Lot 2=1-2, Lot 3=UK

Proposed total number of part-time employees: Lot 1=UK, Lot 2=0, Lot 3=UK

Number of shifts: Lot 1=UK, Lot 2=1, Lot 3=UK

Hours (Open to the public): Lot 1=UK, Lot 2=24 hours, Lot 3=UK

Delivery hours: Lot 1=UK, Lot 2=24 hours, Lot 3=UK

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☐ The property is serviced by Public Sanitary Sewer
- ☐ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: Not Known

Is pre-treatment being proposed for sanitary sewer discharge? No

If property is zoned <u>M-1, M-2 or M-5 then the following shall be completed:</u>

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

☐	Factory Group F-1 (Moderate-hazard)	_____ sq. ft.
☐	Factory Group F-2 (Low-hazard)	_____ sq. ft.
☒	Storage Group S-1 (Moderate-hazard)	18,500 (Lot 1 Rev. CSM) sq. ft.
☒	Storage Group S-1 (Moderate-hazard)	51,000 (Lot 3 Rev. CSM) sq. ft.
☒	Storage Group S-2 (Low-hazard)	122,000 (Lot 2 Rev. CSM) sq. ft.
☐	Business Group B	_____ sq. ft.
☐	High-Hazard Group H	_____ sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

Lot 1 - Not Known at this time
Lot 2 - Self Storage Facility
Lot 3 - Not Known at this time

Types of equipment or machinery to be used on site:

Lot 1 - Not Known at this time
Lot 2 - No machines & Equipment
Lot 3 - Not Known at this time

Types and quantities of solid or liquid waste material which require disposal:

Lot 1 - None
Lot 2 - None
Lot 3 - None

Method of handling, storing and disposing of solid or liquid waste materials:

N/A

Methods of providing site and building security other than the Village Police Department:

On Site Security is Planned and Security Cameras

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

Plan to Hire Management Contractors/Businesses

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

No Adverse Impacts. Minimizing disturbance of adjacent wetlands

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project:

Kenosha County Access Permit for CTH C and CTH H
WDNR NOI
WDNR Wetland Exemption
ACOE Concurrence

PLANS AND OTHER ATTACHMENTS

- ☐ Three (3) full size and a PDF copy of the Master Conceptual Plan, which shall include at a minimum:
  - Detailed and Dimensioned Site Plan
  - Conceptual Engineering Plans
  - Phasing Plan (if applicable)
  - Floor Plans and Elevations
  - Proposed Zoning District Change(s)
- ☐ Application Fee
- ☐ Any other information as specified by the Village

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

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: Prairie Holdings, LLC

Signature:

Address: 5721 W. Ryan Rd

Franklin Wi 53132

(City) (State) (Zip)

Phone: 414-421-4370

Fax: 414-421-7236

Email: krddist@aol.com

Date: 08-17-2018

APPLICANT/AGENT:

Print Name: Kevin Risch (Clark Dletz, Inc.)

Signature:

Address: 625 57th Street, 6th Floor

Kenosha WI 53140

(City) (State) (Zip)

Phone: 262-842-2414

Fax: 262-657-1594

Email: kevin.risch@clarkdietz.com

Date: 08-17-2018

Rev 7-17

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

August 2, 2018 EXE-SE-2018-30-02521

OC Holdings, LLC
Dave Doro
5721 W. Ryan Road
Franklin, WI 53132

RE: Artificial Wetland Exemption Determination for an area described as Wetlands A, B, C and I, located in the SW1/4 of the NW1/4 of Section 09, Township 01 North, Range 22 East, City of Kenosha, Kenosha County

Dear Mr. or Ms. Doro:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey, USGS topographic Quad map from 1971, and soil mapping.
- Aerial photographs, including the 1937/8 era photograph, a pre-construction photograph, and a post-construction photograph.
- Site photographs that show different angles and views of the wetland

Below is a summary of our findings:

Request Narrative
According to the request narrative all wetlands A, B, C, and I appear to be human- caused and not historic wetlands. Wetlands B and C flow to a stormwater pond system and wetlands A and I flow to the west and north towards wetland H. No wetlands on site had wetland or stream history.

Historic Map Review

- Original Land Survey Plat. The original land survey does not indicate wetness signatures in the area in question.

- Bordner Survey. The Bordner survey indicates the area was actively cropped historically.
- Soil Maps: The soil maps indicates that upland soils are present in the wetland areas in question.

Aerial Photograph Review

- 1937/38 era aerial photograph. The 1937/38 aerial photograph shows the site is in agricultural use
- Pre-construction aerial photograph: The 1970s aerial photograph shows the site under construction with grading and land disturbance occurring in the area.
- Post-construction aerial photograph: The 1980 aerial photograph shows some wetness signatures forming and progressing through 2015.

Site Photographs

The site photographs show wetlands forming in swales and other disturbed areas.

Conclusion:

Based upon the information provided above, the wetlands identified as Wetland A, B, C, and I, lacked a wetland history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. Therefore, Wetlands A, B, C, and I are exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of Wetlands A, B, C, and I, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetlands A, B, C, and I, you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact for Kenosha County is Rachel Nuetzel. Rachel Nuetzel can be reached at (651) 290-5729.

If you have any questions about this determination, please contact me at (608) 264-9223 or email Amanda.Minks@wisconsin.gov.

Sincerely,

Amanda Minks

Wetland Exemption Specialist

cc: Rachel Nuetzel, U.S. Army Corps of Engineers
Travis Schroeder, Regional WMS, DNR
Neil Molstad, Regional Wetland Identification Specialist, DNR

HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27), AND ALL BEARINGS ARE REFERRED TO GRID NORTH. VERTICAL DATUM IS NGVD 29.

PRAIRIE HOLDINGS, LLC

MASTER CONCEPTUAL PLAN

O0480030

9201 WILMOT ROAD

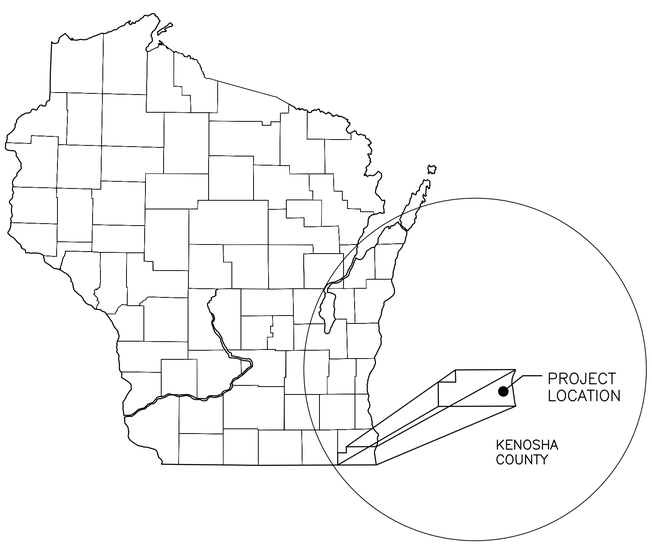
VILLAGE OF PLEASANT PRAIRIE

KENOSHA COUNTY, WI

PAGE INDEX

CIVIL DRAWINGS

1. COVER SHEET
2. GENERAL LEGEND
3. PHASING CONSTRUCTION PLAN
4. MASTER CONCEPTUAL PLAN
5. STORAGE FACILITY SITE PLAN
6. EXISTING SITE CONDITIONS
7. ANTICIPATED GRADING
8. E–W PRIVATE RD STORM
9. N–S PRIVATE RD STORM (SOUTH)
10. N–S PRIVATE RD STORM (NORTH)
11. STORM OUTLET TO POND
12. ARCHITECTURE RENDERING & FLOOR PLAN
13. ARCHITECTURE ELEVATIONS



GENERAL LOCATION MAP

PROJECT LOCATION MAP

ClarkDietz

PROJECT TITLE

PRAIRIE HOLDINGS, LLC
PHASE 2 EAST DEVELOPMENT

12–14–18 Submittal #3

DATE REVISION

DRAWING TITLE

COVER SHEET - PHASE 2

PROJECT No.

O0480030

DRAWING No.

1

DWG 1 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

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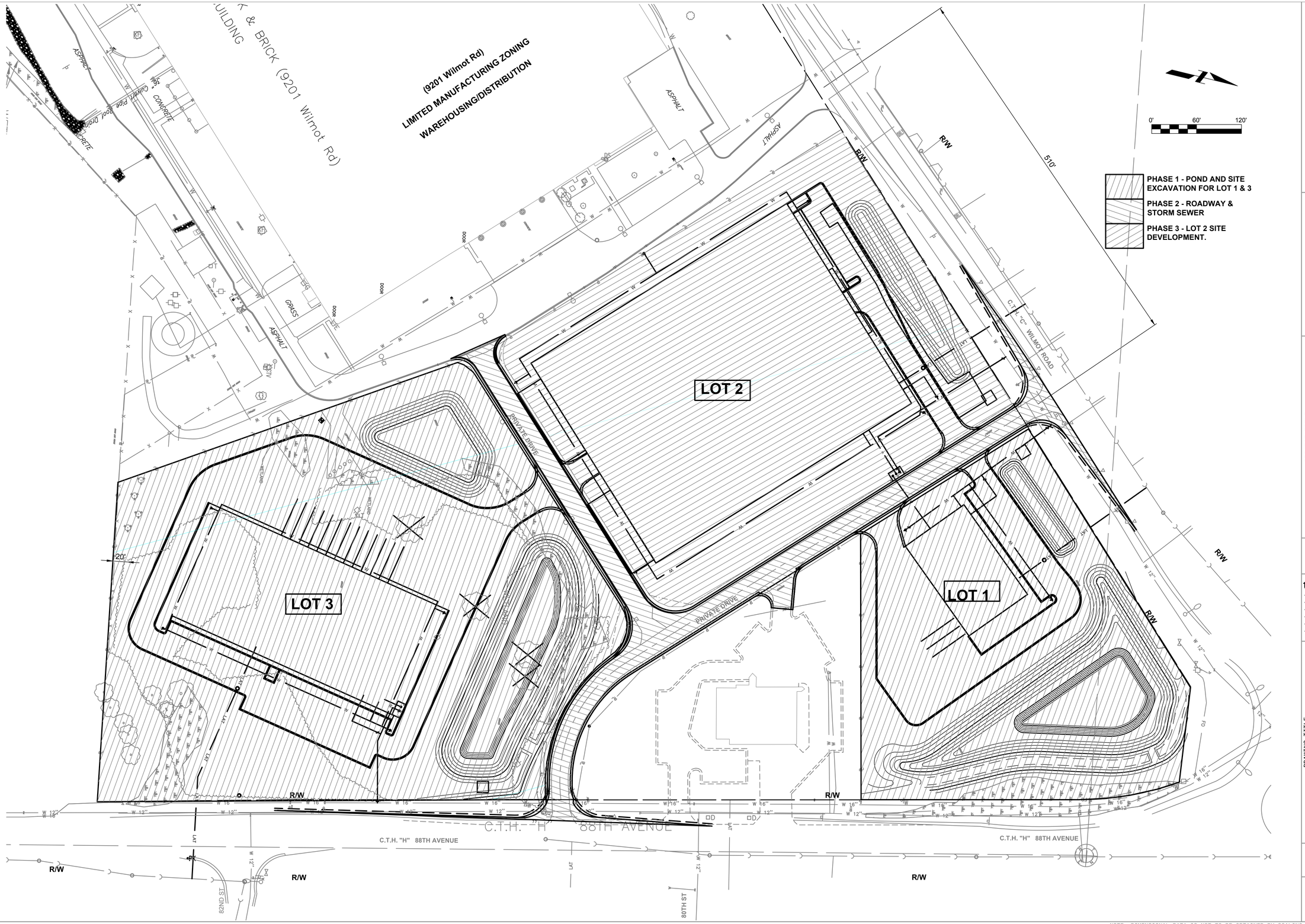

ClarkDietz

PROJECT TITLE

PRAIRIE HOLDINGS, LLC
PHASE 2 DEVELOPMENT

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE

PROPOSED PHASING PLAN -
MASTER CONCEPTUAL PLAN

PROJECT No.
O0480030

DRAWING No.
3

DWG 3 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

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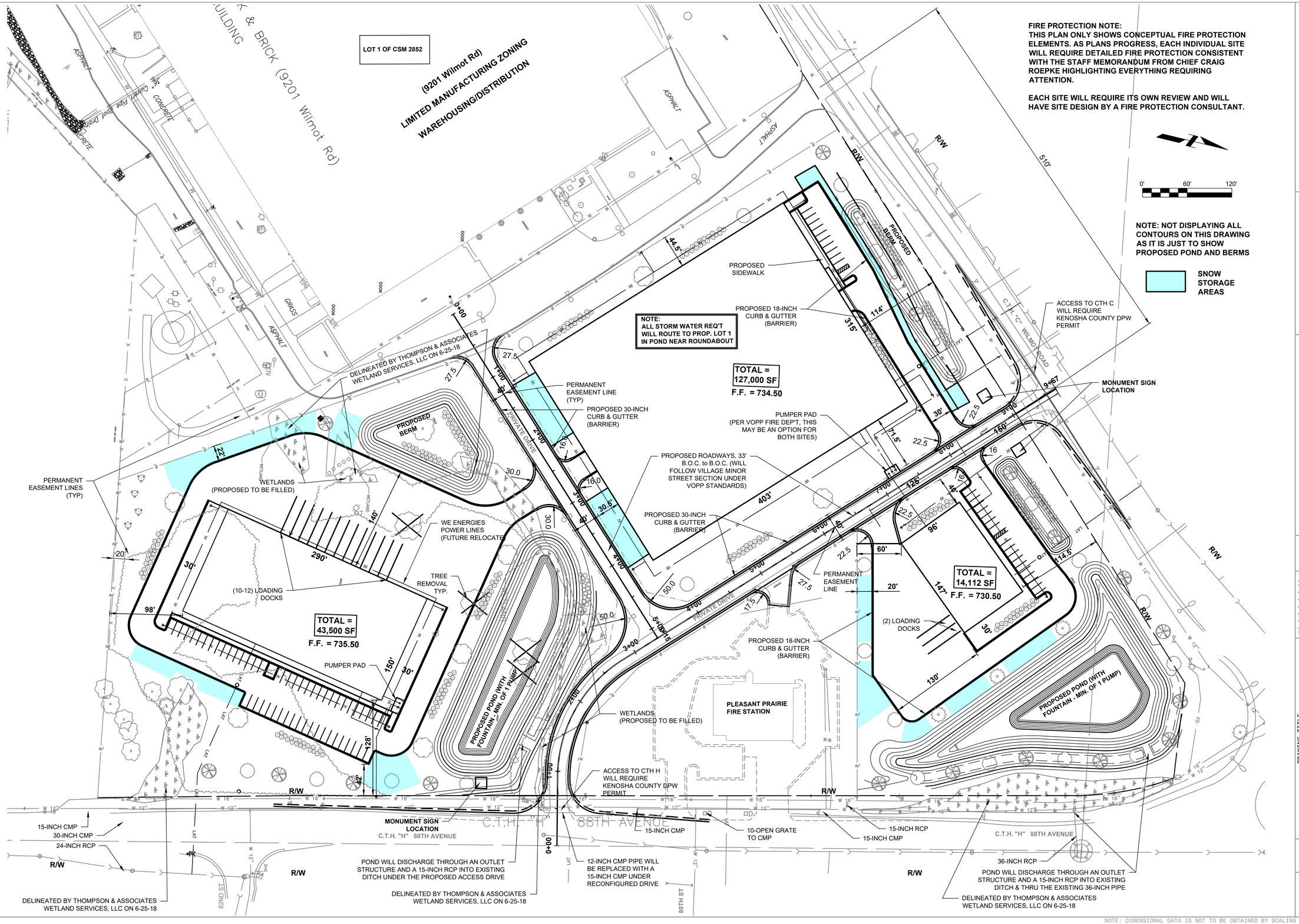

FIRE PROTECTION NOTE:
THIS PLAN ONLY SHOWS CONCEPTUAL FIRE PROTECTION ELEMENTS. AS PLANS PROGRESS, EACH INDIVIDUAL SITE WILL REQUIRE DETAILED FIRE PROTECTION CONSISTENT WITH THE STAFF MEMORANDUM FROM CHIEF CRAIG ROEPKE HIGHLIGHTING EVERYTHING REQUIRING ATTENTION.

EACH SITE WILL REQUIRE ITS OWN REVIEW AND WILL HAVE SITE DESIGN BY A FIRE PROTECTION CONSULTANT.

NOTE: NOT DISPLAYING ALL CONTOURS ON THIS DRAWING AS IT IS JUST TO SHOW PROPOSED POND AND BERMS

SNOW STORAGE AREAS

ClarkDietz

PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 DEVELOPMENT

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE
PROPOSED MASTER CONCEPTUAL PLAN

PROJECT No.
O0480030

DRAWING No.
4
DWG 4 OF DWGS

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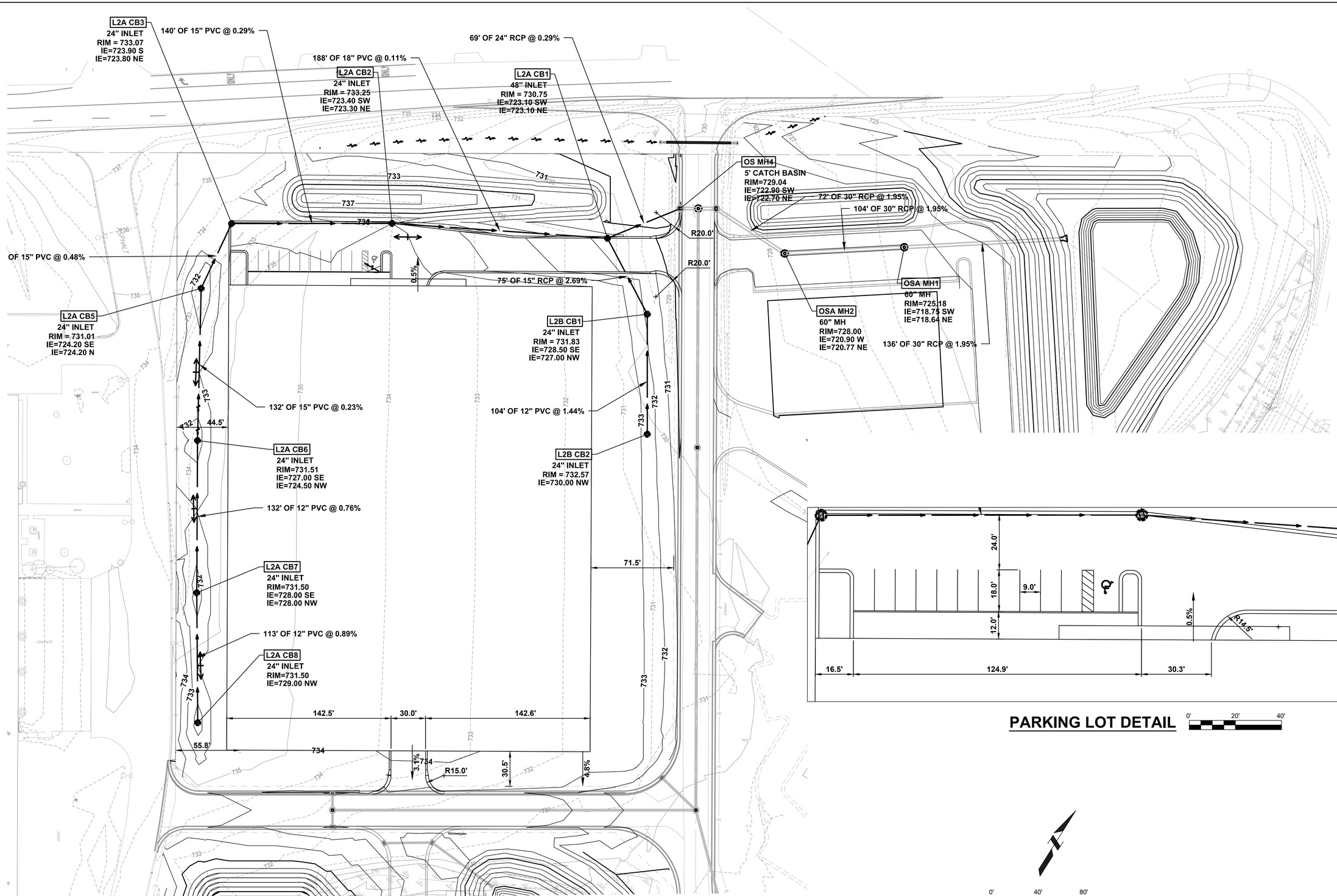

LOT 2 PROPOSED SITE PLAN

ClarkDietz
625 57TH STREET
STE 101, PO BOX 1
KENOSHA, WI 53140
PHONE : 262.657.1550 www.clarkdietz.com

PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 EAST DEVELOPMENT

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE CHECKED:

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE
STORAGE FACILITY SITE PLAN
- PHASE 2

PROJECT No.
O0480030

DRAWING No.
5

DWG 5 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

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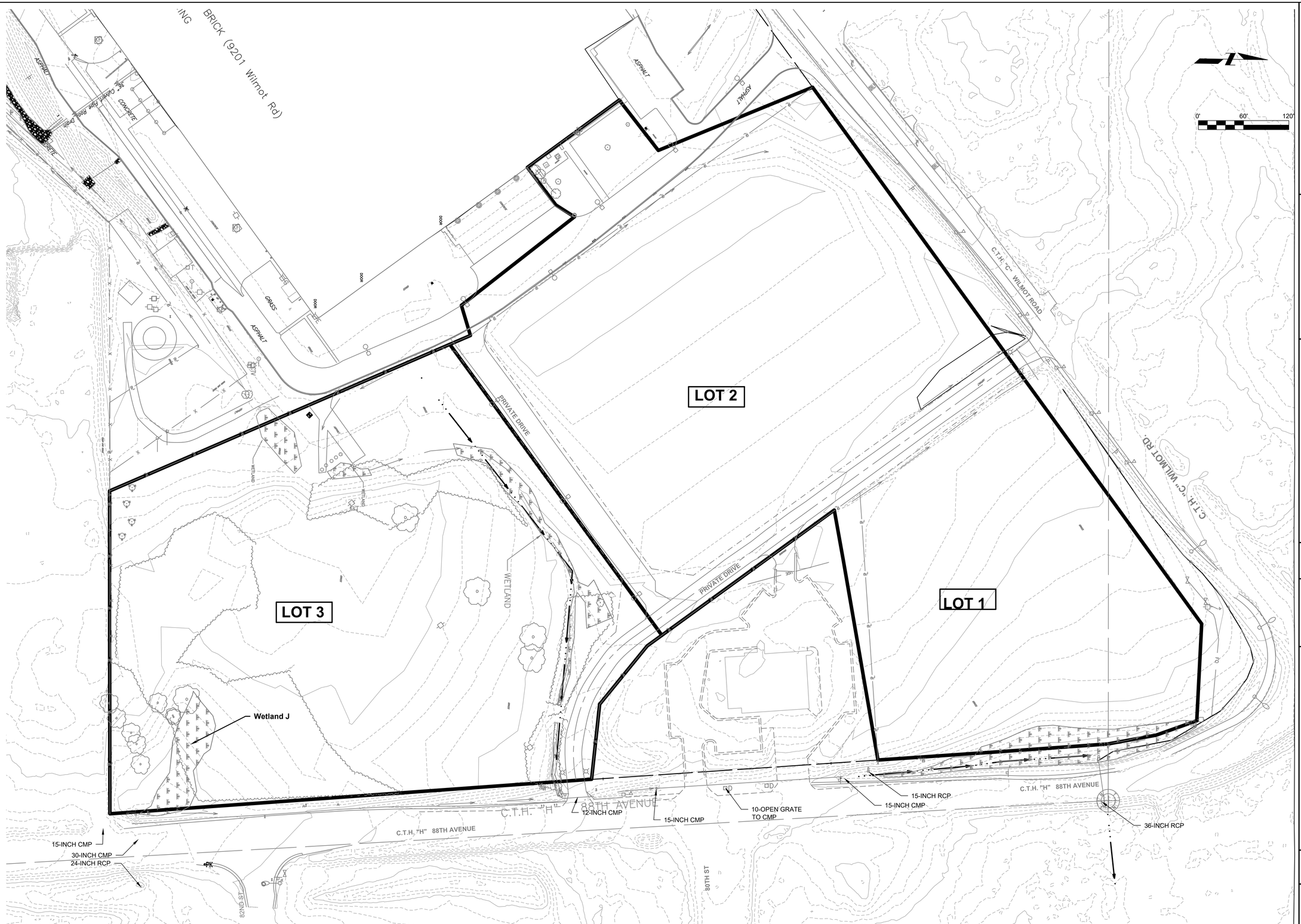


ClarkDietz
625 57TH STREET
SOUTH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1550 www.clarkdietz.com

PROJECT TITLE

PRAIRIE HOLDINGS, LLC
PHASE 2 DEVELOPMENT

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE CHECKED:

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE

EXISTING SITE CONDITIONS - PHASE 2

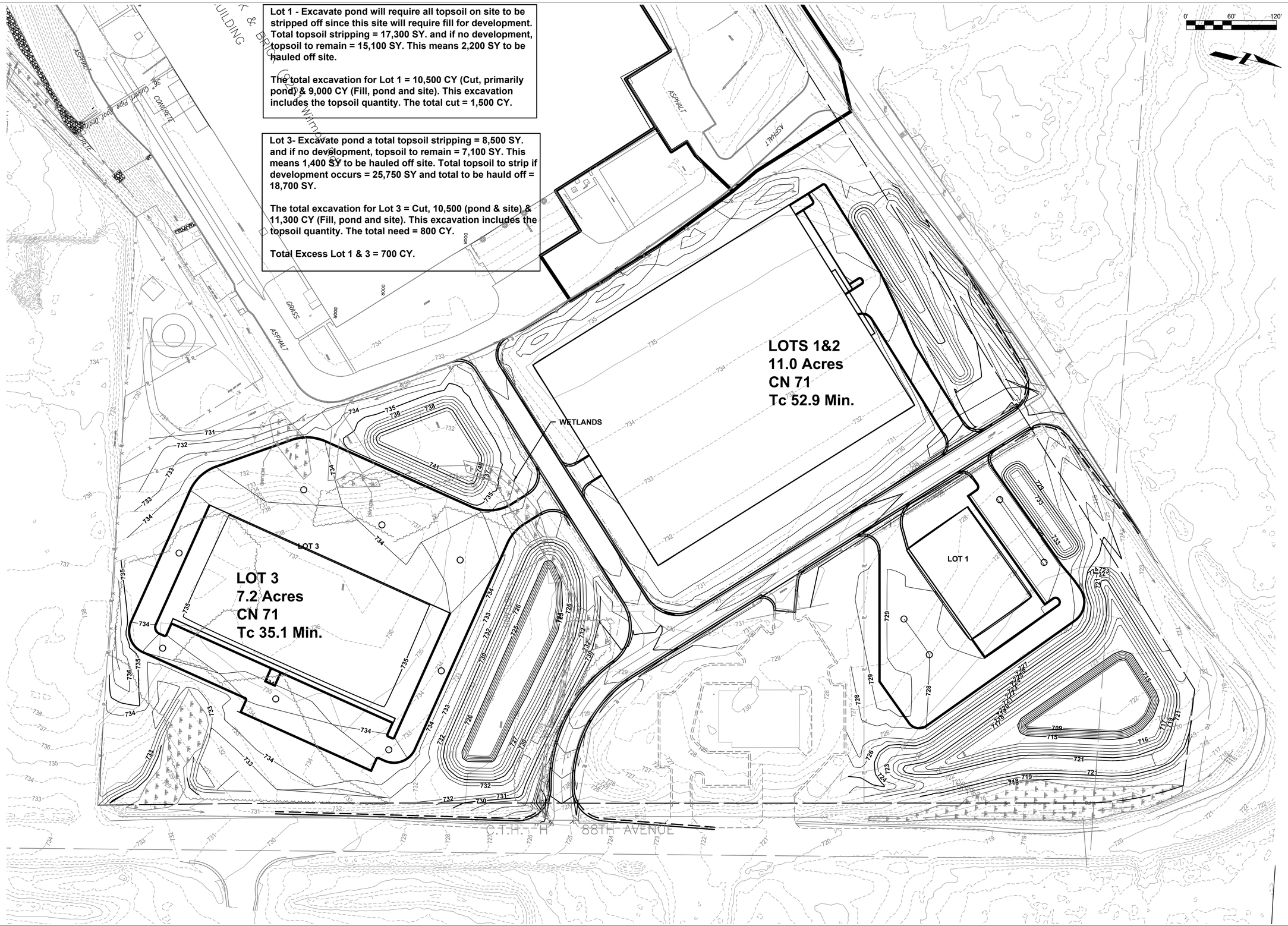
PROJECT No.
O0480030

DRAWING No.
6

DWG 6 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\O0480030_OC HOLDINGS - 2018 GENERAL SERVICES\DESIGN\CAD\SHEETS\6 EXISTING SITE CONDITIONS.DWG KEVIN K. RISCH SAVE TIME 12/14/2018 1:18:59 PM PLOT DATE 12/14/2018 1:20 PM



ClarkDietz

PROJECT TITLE

PRAIRIE HOLDINGS, LLC
PHASE 2 DEVELOPMENT

12-14-18 Submittal #3

DATE	REVISION

DRAWING TITLE

ANTICIPATED GRADING PLAN

PROJECT No.

O0480030

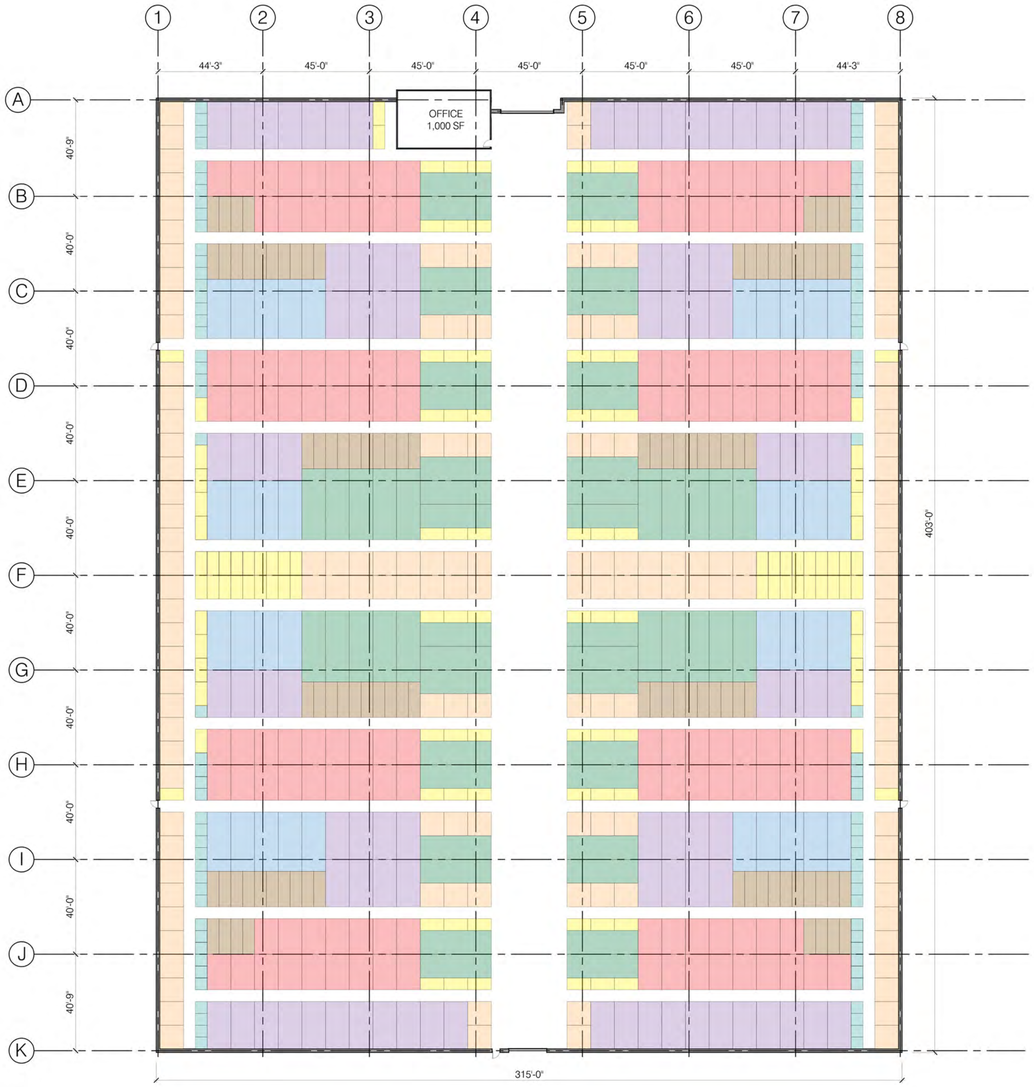
DRAWING No.

7

DWG 7 OF DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\O0480030_OC HOLDINGS - 2018 GENERAL SERVICES\DESIGN\CAD\MODELS\EAST DEV'T GRADING\7 PROPOSED ROADWAY & SITE LAYOUT FOR SURFACE CREATION - NEW 10--28-18.DWG KEVIN K. RISCH SAVE TIME 12/13/2018 12:22 AM



(92) 5'x5'

(122) 10'x5'

(150) 10'x10'

(136) 15'x10'

(96) 15'x5'

(88) 20'x10'

(56) 25'x10'

(56) 30'x10'

PRELIMINARY SPACE PLAN
SCALE: 1/32" = 1'-0"
126,945 SF | 94,400 RSF | 74.4%

PRELIMINARY 3D CONCEPT

PRELIMINARY 3D CONCEPT

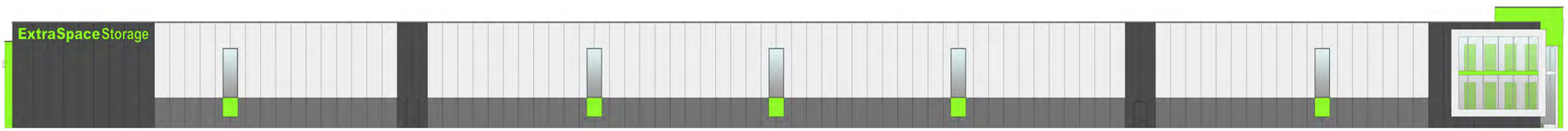
in.studio architecture
833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

BRUNO SELF STORAGE 3, LLC

WILMOT ROAD
PLEASANT PRAIRE, WI 53158

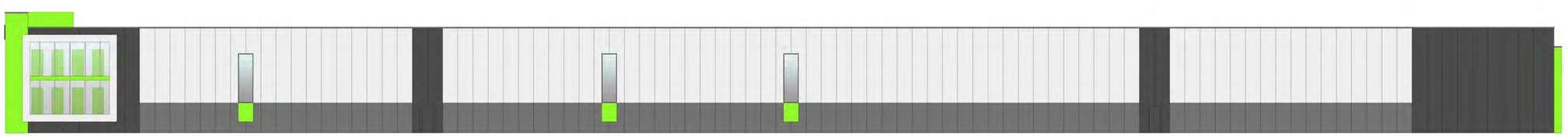
JANUARY 16, 2019

PRELIMINARY NORTH ELEVATION
SCALE: 1/16" = 1'-0"



PRELIMINARY EAST ELEVATION
SCALE: 1/16" = 1'-0"

PRELIMINARY SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



PRELIMINARY WEST ELEVATION
SCALE: 1/16" = 1'-0"

in.studio architecture
833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

BRUNO SELF STORAGE 3, LLC

WILMOT ROAD
PLEASANT PRAIRE, WI 53158

JANUARY 16, 2019

DRAFT

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SUBJECT TO EASEMENTS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

PREPARED BY:

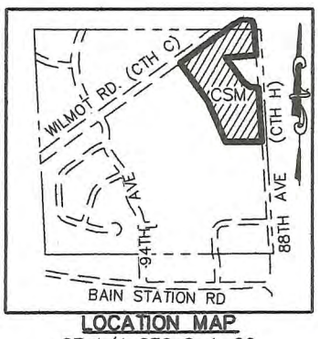
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE RD.
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX

PREPARED FOR:
PRAIRIE HOLDINGS, LLC
5721 WEST RYAN ROAD
FRANKLIN, WI 53132

LEGEND

- ○ 3/4" x 18" REBAR SET (1.50 LBS/LF)
- ◉ 1" IRON PIPE FOUND

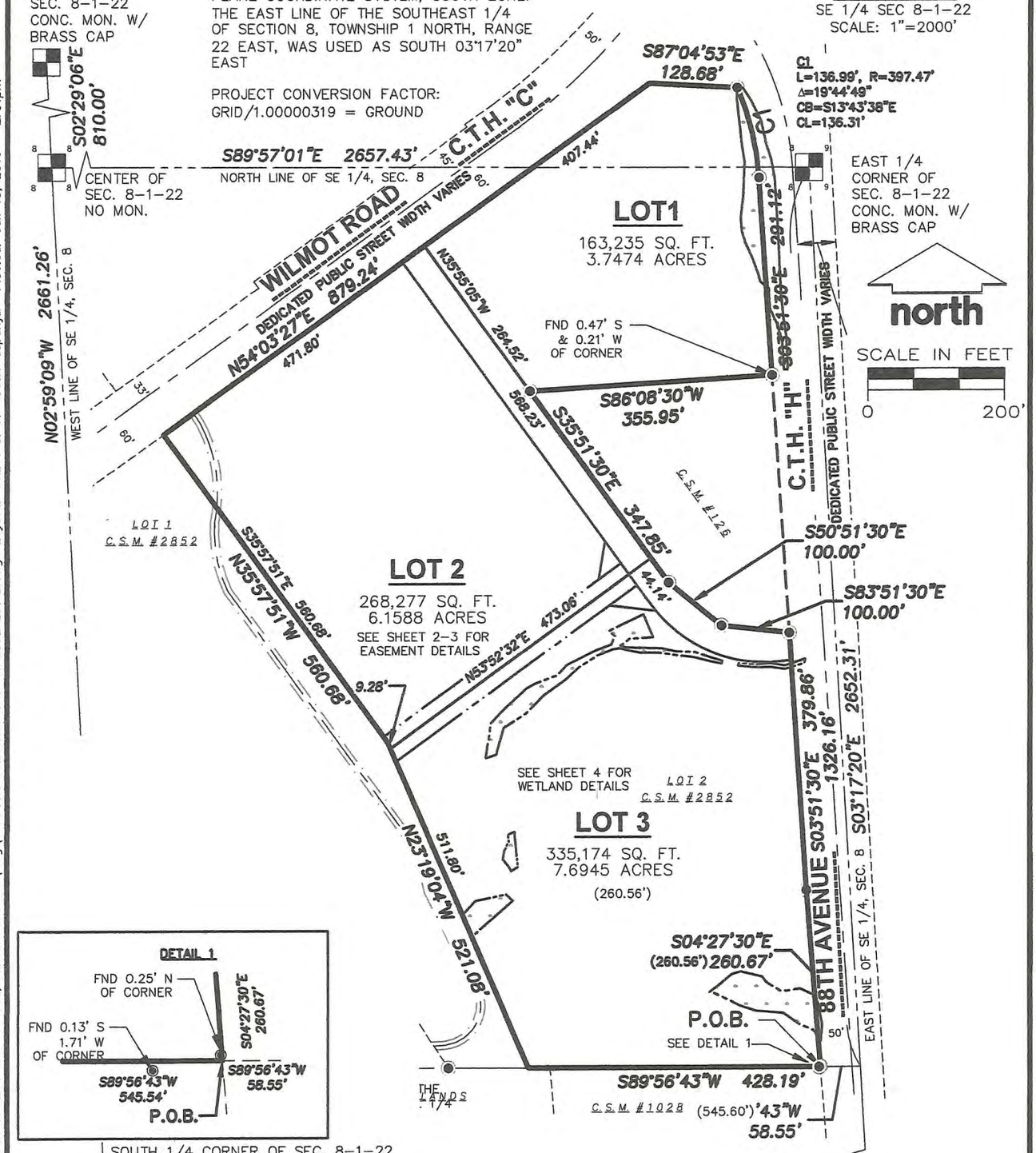


LOCATION MAP
SE 1/4 SEC 8-1-22
SCALE: 1"=2000'

WITNESS CORNER OF CENTER OF SEC. 8-1-22 CONC. MON. W/ BRASS CAP

BEARING BASIS; ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, WAS USED AS SOUTH 03°17'20" EAST

PROJECT CONVERSION FACTOR:
GRID/1.00000319 = GROUND



DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 1 of 11 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

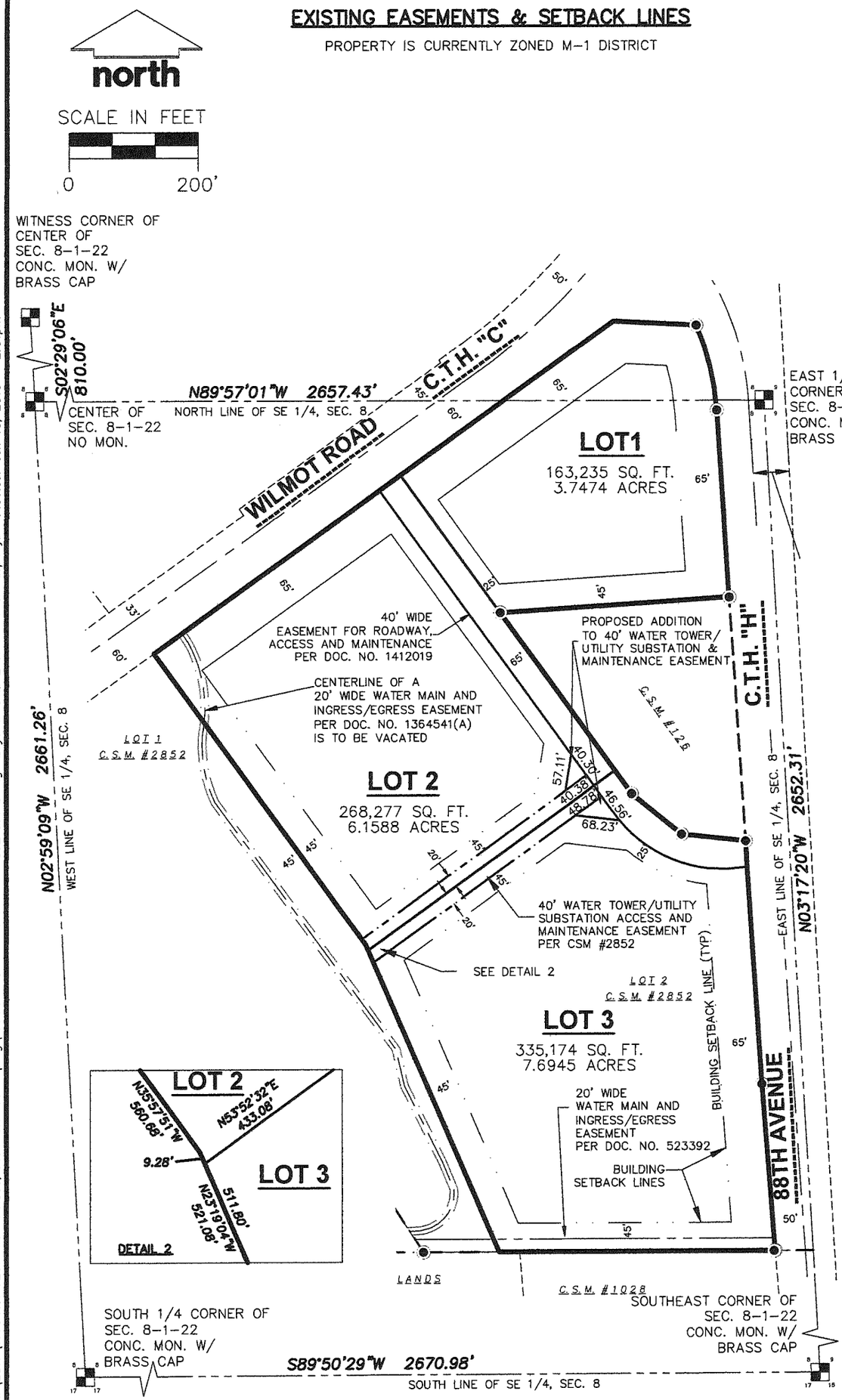
PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

EXISTING EASEMENTS & SETBACK LINES

PROPERTY IS CURRENTLY ZONED M-1 DISTRICT



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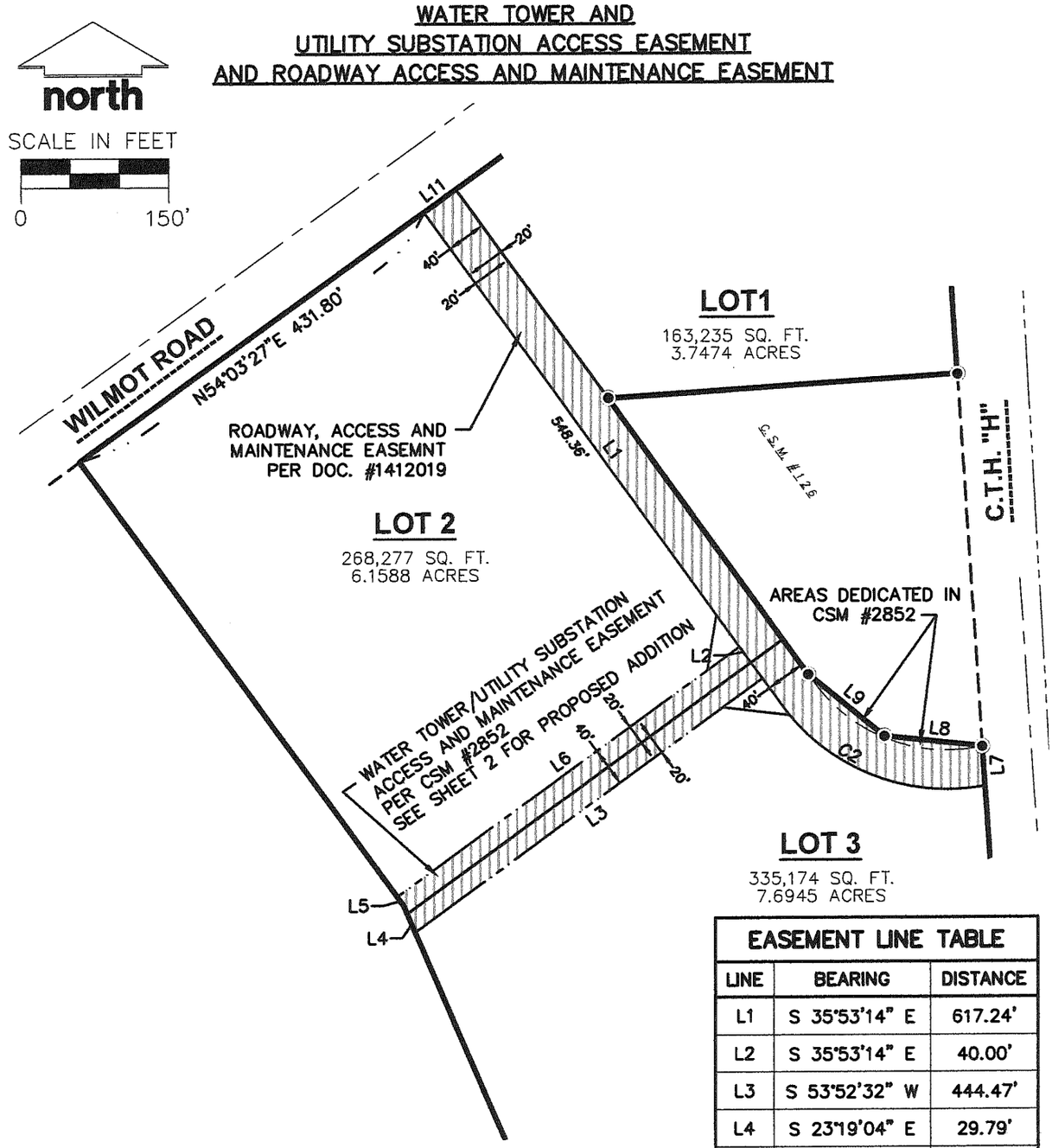
File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 2 of 11 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

WATER TOWER AND
UTILITY SUBSTATION ACCESS EASEMENT
AND ROADWAY ACCESS AND MAINTENANCE EASEMENT



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°53'14" E	617.24'
L2	S 35°53'14" E	40.00'
L3	S 53°52'32" W	444.47'
L4	S 23°19'04" E	29.79'
L5	S 35°57'51" E	10.95'
L6	N 53°52'32" E	479.44'
L7	S 04°04'32" E	40.65'
L8	S 83°51'30" E	100.00'
L9	S 50°51'30" E	100.00'
L10	N 35°53'14" W	611.91'
L11	N 54°03'27" E	40.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C2	239.30'	207.79'	134.90	65°59'02"	226.29'	S67°26'47"E

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 3 of 11 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

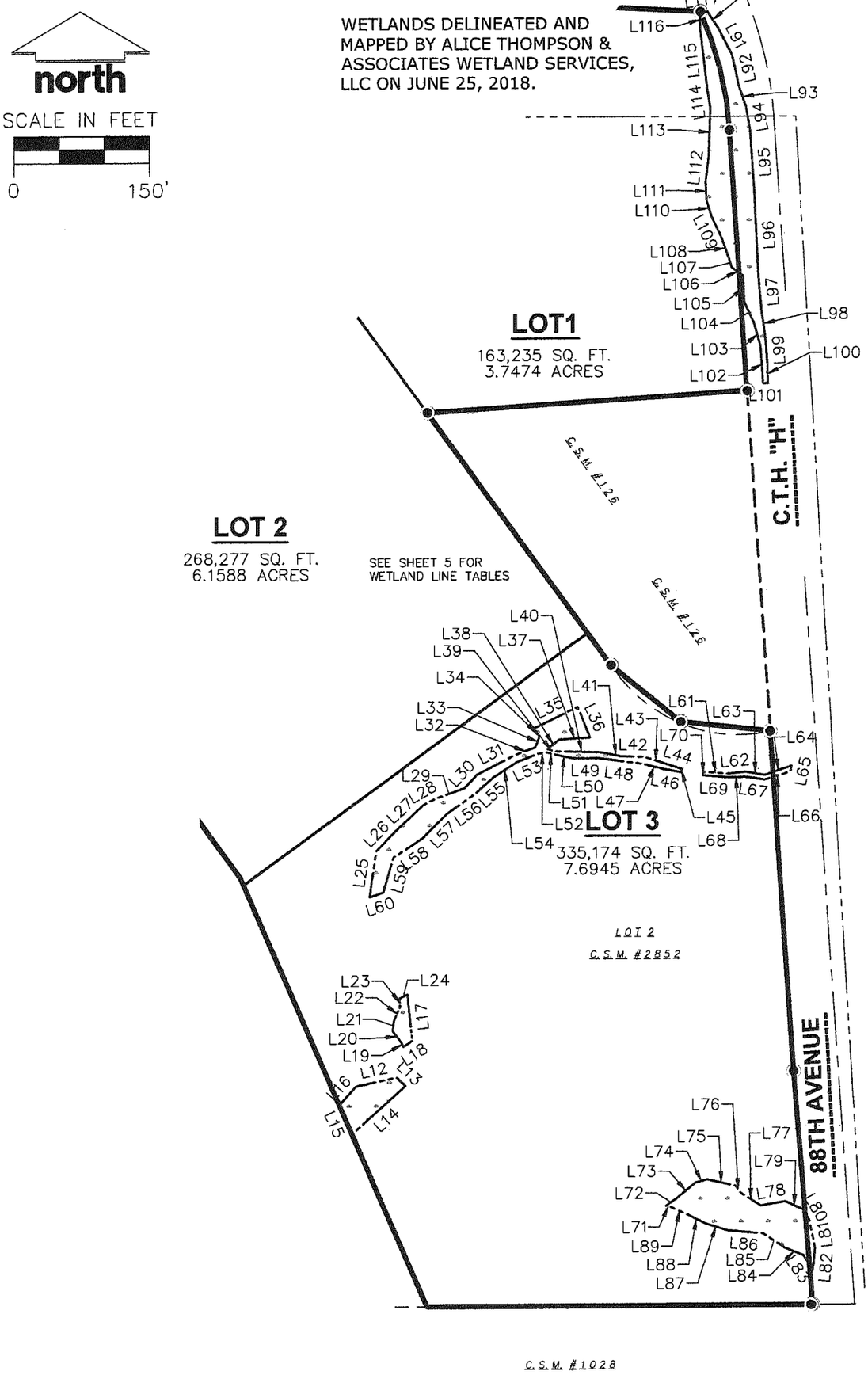
PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

DELINEATED WETLAND DESCRIPTION

WETLANDS DELINEATED AND MAPPED BY ALICE THOMPSON & ASSOCIATES WETLAND SERVICES, LLC ON JUNE 25, 2018.



DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 4 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

DELINEATED WETLAND LINE TABLES

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L12	N 77°57'11" E	45.90'
L13	S 45°59'19" E	13.44'
L14	S 48°22'25" W	79.72'
L15	N 23°19'04" W	35.11'
L16	N 42°45'10" E	27.88'
L17	S 05°44'56" E	52.34'
L18	S 56°23'40" W	11.97'
L19	N 24°27'30" W	5.95'
L20	N 37°11'27" W	15.47'
L21	N 08°03'11" E	12.10'
L22	N 24°39'15" E	16.00'
L23	N 04°41'59" W	9.97'
L24	N 63°22'02" E	10.05'
L25	N 08°13'01" E	51.74'
L26	N 43°38'13" E	28.36'
L27	N 46°51'28" E	44.14'
L28	N 60°51'48" E	14.21'
L29	N 69°39'45" E	35.62'
L30	N 43°04'16" E	20.82'
L31	N 63°10'17" E	47.16'
L32	N 69°32'14" E	24.19'
L33	N 22°54'39" E	13.60'
L34	N 48°49'30" W	11.42'
L35	N 63°59'35" E	56.06'
L36	S 22°20'07" E	36.71'
L37	S 86°42'40" W	34.46'
L38	S 51°27'11" W	16.88'
L39	S 74°16'56" E	9.03'
L40	S 88°30'51" E	50.54'
L41	S 78°56'06" E	23.23'
L42	S 87°59'24" E	25.87'
L43	S 72°16'40" E	26.51'
L44	S 71°55'37" E	17.33'
L45	S 13°08'34" W	3.56'
L46	N 79°46'09" W	18.23'
L47	N 75°57'31" W	24.59'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L48	N 82°42'07" W	51.67'
L49	N 89°48'53" W	27.56'
L50	N 78°03'14" W	19.69'
L51	N 75°59'56" W	9.52'
L52	S 82°38'26" W	10.37'
L53	S 68°41'17" W	25.18'
L54	S 56°58'45" W	31.44'
L55	S 47°40'49" W	26.39'
L56	S 54°27'06" W	39.63'
L57	S 44°24'38" W	37.12'
L58	S 56°48'20" W	39.21'
L59	S 16°02'27" W	40.55'
L60	S 71°13'07" W	16.06'
L61	S 85°12'38" E	26.05'
L62	N 84°34'13" E	20.73'
L63	S 80°13'28" E	21.72'
L64	N 71°08'29" E	31.41'
L65	S 12°07'07" W	6.70'
L66	S 73°18'13" W	29.91'
L67	N 81°41'25" W	21.29'
L68	S 89°04'15" W	21.04'
L69	N 85°08'43" W	26.48'
L70	N 11°53'27" E	4.00'
L71	N 78°01'32" W	5.36'
L72	N 54°21'17" E	14.13'
L73	N 49°53'29" E	27.73'
L74	N 74°50'25" E	13.56'
L75	S 76°59'56" E	32.31'
L76	S 36°25'50" E	10.23'
L77	S 57°23'39" E	26.24'
L78	N 80°30'36" E	27.34'
L79	S 65°45'36" E	22.15'
L80	S 29°17'43" E	13.51'
L81	S 11°01'13" E	32.19'
L82	S 05°15'31" W	24.45'
L83	N 33°24'43" W	19.42'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L84	N 67°53'03" W	22.47'
L85	N 55°29'44" W	28.77'
L86	N 84°41'44" W	40.40'
L87	N 71°56'41" W	26.02'
L88	N 62°24'04" W	20.52'
L89	N 65°26'25" W	21.44'
L90	S 33°39'23" E	21.15'
L91	S 26°49'33" E	33.91'
L92	S 12°24'51" E	36.30'
L93	S 18°57'29" E	24.52'
L94	S 09°46'05" E	26.63'
L95	S 03°46'46" E	72.94'
L96	S 02°44'19" E	89.56'
L97	S 05°31'02" E	37.98'
L98	S 07°51'07" E	31.94'
L99	S 04°07'03" E	29.36'
L100	S 01°05'32" E	21.03'
L101	N 89°35'36" W	5.35'
L102	N 03°33'41" W	41.36'
L103	N 16°08'32" W	26.80'
L104	N 24°48'12" W	26.05'
L105	N 03°19'27" W	29.13'
L106	N 52°07'36" W	15.70'
L107	N 16°20'34" W	10.26'
L108	N 19°29'20" W	23.71'
L109	N 24°29'14" W	27.89'
L110	N 16°32'15" W	17.61'
L111	N 03°52'04" W	20.67'
L112	N 06°38'46" E	29.54'
L113	N 02°05'36" E	52.40'
L114	N 09°06'04" W	20.50'
L115	N 06°37'23" W	72.40'
L116	N 02°03'43" E	15.37'
L117	N 82°30'48" E	8.00'

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 5 of 12 User: dspanjar Plotted: Jan 18, 2019 – 2:01pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

EXISTING EASEMENT DEDICATIONS AND RESTRICTIONS:

DEDICATED EASEMENTS PER DOCUMENT NO. 1412019

Easements coextensive with the areas shown as 40' wide easement for roadway, access and maintenance were bargained, sold, conveyed, transferred, and delivered to the Village of Pleasant Prairie, its successors and assigns, as a non-exclusive perpetual easement for ingress and egress for pedestrian and vehicular access by Village vehicles and equipment, other emergency vehicles, other village vehicles, and vehicles of the the general public visiting the Fire and Rescue Department, including, without limitation, large trucks, over, upon and across the easement parcel.

Neither Grantor nor any successor owner of the property shall construct or permit the construction of any improvements or other structures within the easement parcel. Grantor, as the owner of the property, and its successors, tenants, occupants, agents, assigns and their invitees and guests shall be entitled to use the easement parcel for all purposes so long as such use does not unreasonably or materially interfere with the rights granted to Village of Pleasant Prairie, its successors and assigns.

ADDITIONAL DEDICATION AND EASEMENT PROVISIONS (PREVIOUS RECORDED DOCUMENTS ARE REFERENCED)

1. The fee interest in the areas shown as a **Dedicated Public Street** on this Certified Survey Map (CSM) was dedicated, given, granted and conveyed, by a previous Owner to the Village of Pleasant Prairie, its successors and assigns (the "Village") and Kenosha County for the construction, installation, repair, alteration, replacement, planting and maintenance of public highway improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, bike lanes, if required by the Village or Kenosha County, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, utility and communications facilities, street trees and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: a nonexclusive easement hereby reserved for the Owner(s) of Lots 1, 2 and 3 shown on this CSM, which are adjacent to the Dedicated Public Street areas for the required Public Street Tree planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of street trees and the clearance, maintenance, repair and replacement of the bike lanes, if required by the Village or Kenosha County in the area between the roadway and the Lots. In the event of any conflict between the rights of the Village or Kenosha County under its existing fee interest in the Dedicated Public Street areas shown on this CSM and the rights of the Owner, or of the future Owners of the Lots, pursuant to the dedication retained herein, the rights of the Village or the Kenosha County shall be deemed to be superior.

2. A perpetual nonexclusive easement coextensive with the area shown as a **Dedicated Roadway, Access and Maintenance Easement** within Lots 2 & 3 of this CSM was dedicated, given granted and conveyed by the previous Owner to the Village and recorded on November 11, 2004 as Document # 1412019 at the Kenosha County Register of Deeds Office for an easement to the Village for public access and passage over said private roadway for access to/from the Pleasant Prairie Fire Station #2 for both pedestrian and vehicular use, as appropriate for the purpose of ingress, egress and parking upon and over the access easement areas. The Owners of Lots 1, 2 and 3 shall, at its sole cost and expense install, maintain, operate, repair, and replace said pavement; surface the access driveways with asphalt or concrete and maintain said roadway, install private roadway signage, private street and pavement maintenance and install street lighting in a quality, appearance and with durable materials. All debris, paper and refuse shall be removed from the access roadways. This Dedicated Private Roadway, Access and Maintenance Easement areas shall be exclusive, except for: (1) the Owner's use, planting and irrigating, care and maintenance of landscaped and paved driveway areas and the Owner's use, maintenance, replacement or repair of any parking or driveway areas within the easement area as it will not interfere with the access, uses and purposes of the Village; (2) the Lot Owner's responsibility to snow plow and de-ice the private roadway until said private roadway is reconstructed to an urban cross-section profile, at which time said responsibility will transfer to the Lots 1 & 2 Owner(s); and (3) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof. In the event of any conflicts between the rights of the Village pursuant to this Dedicated Roadway, Access and Maintenance Easement and the rights of any other persons or entities with respect to this Easement, the Village's rights under this Easement shall be deemed to be superior.

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 6 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

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ADDITIONAL DEDICATION AND EASEMENT PROVISIONS (PREVIOUS RECORDED DOCUMENTS ARE REFERENCED)

3. A perpetual nonexclusive easement coextensive with the area shown as a minimum **Dedicated Water Tower/Utility Substation, Access and Maintenance Easement** within Lots 2 and 3 on this CSM was hereby dedicated, given, granted and conveyed by Prairie Holdings to the Village for an easement of passage for both pedestrian and vehicular use, as appropriate for the purpose of ingress, egress and parking upon and over the access easement areas for access to the Village's water tower and utility substation. The Owner shall, at its sole cost and expense install, maintain, operate, repair, and replace said pavement; surface the access driveways with asphalt or concrete and maintain said driveway in quality, appearance and durability. All debris, paper and refuse shall be removed from the access driveways. This Dedicated Water Tower/Utility Substation, Access and Maintenance Easement shall be exclusive, except for: (1) the Owner's use, planting and irrigating, care and maintenance of landscaped and paved driveway areas and the Owner's use, maintenance, replacement or repair of any parking or driveway areas within the easement area as it will not interfere with the access, uses and purposes of the Village and (2) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof. In the event of any conflicts between the rights of the Village pursuant to this Dedicated Water Tower/Utility Substation, Access and Maintenance Easement and the rights of any other persons or entities with respect to this Easement, the Village's rights under this Easement shall be deemed to be superior.

4. Nonexclusive easements coextensive within the areas shown on this CSM as **Dedicated Wetland Preservation and Protection, Access and Maintenance Easement** areas are hereby dedicated, given, granted and conveyed by the Owner to the Village for wetland conservancy preservation, protection, and maintenance purposes and uses and for related ingress and egress. It shall be the Lot Owner's responsibility to maintain said wetlands and remove invasive species, dead plant life and trash and debris from the wetland areas. Unless the Village exercises the rights granted to it pursuant to the maintenance of the wetland easements areas, the Village shall have no obligation to do anything related to its rights under these easements. Any Village costs that may be incurred for wetland maintenance activities shall be placed as a special charge against the property.

5. A perpetual nonexclusive easement coextensive the areas shown as a **Dedicated Private Storm Water Drainage, Retention Basin, Access and Maintenance Easement and a Dedicated Access Easement** leading from 116th Avenue to the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement on this CSM are hereby dedicated, given granted and conveyed by the Lot 1 Owner to the Village for the purposes of storm water drainage, storm sewer and retention basin(s) grading, construction, installation, planting, lighting, irrigation, related maintenance and for all related ingress and egress of the drainage areas benefitting the development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof and (2) such above-ground use for the retention basin and storm sewer installation; aerator installation and maintenance; grading, planting, mowing and maintenance responsibilities and related ingress and egress in the Easement areas, which shall be required of the Lot 1 Owner. Unless the Village exercises the Easement rights granted to it herein with respect to these Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflicts between the rights of the Village pursuant to these Easements and the rights of any other persons or entities with respect to these Easements, the Village's rights under these Easements shall be deemed to be superior.

6. A nonexclusive easement coextensive within the area shown as a **Dedicated Tree Preservation and Protection, Access and Maintenance Easement** on this CSM is hereby dedicated, given, granted and conveyed by the Developer to the Village for tree conservancy preservation, protection, and maintenance purposes and uses and for related ingress and egress. Unless the Village exercises the rights granted to it pursuant to the Easement area, the Village shall have no obligation to do anything related to its rights under this Easement.

7. A perpetual nonexclusive easement coextensive the areas shown as a **Dedicated Private Storm Water Drainage, Retention Basin, Access and Maintenance Easement and a Dedicated Access Easement** leading from 116th Avenue to the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement on this CSM are hereby dedicated, given granted and conveyed by the Lot 1 Owner to the Village for the purposes of storm water drainage, storm sewer and retention basin(s) grading, construction, installation, planting, lighting, irrigation, related maintenance and for all related ingress and egress of the drainage areas benefitting the development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof and (2) such above-ground use for the retention basin and storm sewer installation; aerator installation and maintenance; grading, planting, mowing and maintenance responsibilities and related ingress and egress in the Easement areas, which shall be required of the Lot 1 Owner. Unless the Village exercises the Easement rights granted to it herein with respect to these Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflicts between the rights of the Village pursuant to these Easements and the rights of any other persons or entities with respect to these Easements, the Village's rights under these Easements shall be deemed to be superior.

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 7 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

RESTRICTIVE COVENANTS

1. The Landowner hereby covenants that the Lots 1, 2 & 3 Owner(s) shall have the obligation of planting Street Trees within the CTH C (Wilmot Road) and CTH H (88th Avenue) rights-of-way area abutting their respective Lots. Such future planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-ways, which might damage the street trees or might interfere with the Village's and Kenosha County's rights to maintain the public street improvements, unless approved by the Village. These trees shall be planted as a condition of Lots 1, 2 & 3 development. This covenant shall run with the land, shall be binding upon the Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner(s) of Lots 1, 2 & 3, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

   To the extent that the Village performs any such street tree related maintenance activities, the respective Lot 1, 2 and 3 Owners shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1, 2 and 3 Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

2. The Landowner hereby covenants that the Lot 1, 2 and 3 Owners shall be responsible for all costs associated with the pavement maintenance within the Dedicated Public 20' Water Tower/Utility Substation Driveway. Such maintenance shall include construction, installation, repair, resurfacing, alteration, replacement, and snow/ice removal; installation and replacement of parking and driveway lighting; grading, placement of topsoil, seeding or sodding and mowing of grassy areas adjacent to the private roadway and driveway terrace areas; tree pruning, watering, mulching, staking and other tree maintenance and replacements; extensions and maintenance of private utility and communications facilities; and other required construction, installation, repair, alteration, replacement and site maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances and the requirements of the Site and Operational Plan approvals, without compensation, and to the satisfaction of the Village.

   To the extent that the Village performs any such private driveway or private roadway related maintenance activities, the Lot 1, 2 and 3 Owners shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1, 2 and 3 Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 8 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

RESTRICTIVE COVENANTS (CONTINUED)

3. The Developer hereby covenants that the Lot 1 Owner shall have the obligation of maintaining and replacing the private **Dedicated Private Storm Water Drainage, Retention Basin, Access and Maintenance Easement** areas on this CSM in a functional, neat and nuisance-free condition to handle storm water in the development. Such maintenance shall include, without limitation and as needed, seeding or sodding, maintaining erosion control methods to protect the drainage ways; ditching to re-establish design capacity; installing, repairing and replacing the aerator/fountain, removing of trash and debris leaves, and brush; clearing and repairing basin structures; and mowing and weeding to prevent nuisance conditions. No driveways, patios, fences, signage or structures shall be erected within the storm water drainage and retention basin easement areas which blocks, diverts or re-routs the storm water drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. This covenant shall run with the land, shall be binding upon the Lot 1 Owner, their successors, assigns and successor-in-title of the Lots, in their capacity as the Lot 1 Owner and shall benefit and be enforceable by the Village. Such storm water drainage, storm sewer and retention basin maintenance shall be performed regularly, without public compensation, and to the satisfaction of the Village.

   To the extent that the Village performs any such storm water drainage, storm sewer or retention basin related maintenance activities, the Lot 1 Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.

4. The Developer hereby covenants that the Lot 1 Owner shall have the obligation of maintaining and replacing the **Dedicated Private Water and Private Sanitary Sewer, Access and Maintenance Easement** areas shown on this CSM in a functional, maintenance-free condition to handle private water and sanitary sewer in the development. Such private water main system and appurtenances maintenance shall include, without limitation: fire hydrant and water main flushing, water sampling, exercising the water main valves, and inspecting, repairing, replacing and maintaining the private water system pursuant to a regular maintenance schedule as prescribed by the Village. Such private sanitary sewer main system and appurtenances maintenance shall include, without limitation: sanitary sewer main cleaning and televising, and inspecting, repairing and replacing and maintaining the sanitary sewer system pursuant to a regular maintenance schedule as prescribed by the Village. No driveways, patios, fences, signage or structures shall be erected over the private water and sanitary sewer mains. An annual report shall be provided by the Lot 1 Owner to the Village Public Works Department regarding the annual maintenance activities associated with the private sanitary sewer and water system improvements. This covenant shall run with the land, shall be binding upon the Lot 1 Owner, their successors, assigns and successor-in-title of the Lots, in their capacity as the Lot 1 Owner and shall benefit and be enforceable by the Village. Such private water main and sanitary sewer main system improvements maintenance shall be performed regularly, without public compensation, and to the satisfaction of the Village.

   To the extent that the Village performs any such private water or sanitary sewer system related maintenance activities, the Lot 1 Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.

5. The Developer covenants that the **20' Dedicated Public Sanitary Sewer, Access and Maintenance Easement** areas, shown on this CSM hereby places easement restrictions on Lot 1, wherein said easements were given, granted and conveyed by the Lot 1 Owner to the Village for public sanitary sewer and sanitary sewer force main purposes and system improvements, uses and purposes, cleaning and televising and for all related and incidental ingress and egress, construction, installation, repair, alteration, replacements, plantings and maintenance activities to serve this and other adjacent development subject to the Dedications and Easements Provision on this CSM. The Developer further covenants that there shall be no buildings, fences, driveways, parking areas, landscaping, berms or structures of any kind placed within the easement area which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. Furthermore, if the Village allows for the placement of fencing, driveways, parking areas or landscaping, berms or structures within the sewer easement area granted to the Village, the Lot 1 Owner not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said private fencing, driveways, parking areas, landscaping, berms or structures. This covenant shall run with the land, shall be binding upon the Lot 1 Owner, its successors, assigns and successors-in-title of Lot 1, and shall benefit and be enforceable by the Village.

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 9 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:01pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

RESTRICTIVE COVENANTS (CONTINUED)

6. The Developer covenants that the shown on this CSM hereby places restrictions on Lot 1, wherein a **Dedicated 40' Wide Public Storm Sewer, Sanitary Sewer and Watermain Easement**, as shown on CSM No. 1699, recorded as Document #934874, was given, granted and conveyed by the Developer to the Village for public sanitary sewer, storm sewer and water system purposes and improvements, uses and purposes, and for all related and incidental ingress and egress, construction, installation, repair, alteration, replacements, plantings and maintenance activities to serve this and other adjacent development subject to the Dedication and Easement Provisions on this CSM. The Developer further covenants that there shall be no buildings, fences, driveways, parking areas, landscaping, berms or structures of any kind placed within the easement area which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. Furthermore, if the Village allows for the placement of fencing, driveways, parking areas or landscaping, berms or structures within the sewer easement area granted to the Village, the Lot 1 Owner not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said private fencing, driveways, parking areas, landscaping, berms or structures. This covenant shall run with the land, shall be binding upon the Lot 1 Owner, its successors, assigns and successors-in-title of Lot 1, and shall benefit and be enforceable by the Village.

7. The Developer hereby covenants that the areas shown as a **Wetlands Protection and Preservation, Access and Maintenance Easement** on this CSM which shall be protected and maintained as a wetland protection and preservation area that no filling, dredging, plant cutting, plant removal or other activity or condition detrimental to its function as a Wetland Preservation and Protection area shall occur or exist within such area or on any surrounding land without written approval of the Village, the Wisconsin Department of Natural Resources or the US Army Corps of Engineers, as jurisdiction may be applicable. This covenant shall run with the land, shall be binding on the Developer, its successors, assigns and successors-in-title in their capacity as the Lot 1 Owner.

   To the extent that the Village performs any such wetland maintenance or protection activities, the Lot 1 Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.

8. The Developer hereby covenants that the area shown as a **Floodplain Protection and Preservation, Access and Maintenance Easement within the Development** on this CSM which shall be protected and maintained as a floodplain protection and preservation area that no filling, dredging, or plant removal or other activity or condition detrimental to its function as a Floodplain Preservation and Protection area shall occur or exist within such area or on any surrounding land without written approval of the Village, the Wisconsin Department of Natural Resources or the Federal Emergency Management Agency, as jurisdiction may be applicable. This covenant shall run with the land, shall be binding on the Developer, its successors, assigns and successors-in-title in their capacity as the Lot 1 Owner.

   To the extent that the Village performs any such floodplain maintenance or protection activities, the Lot 1 Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM respect to the easement, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.

9. The Developer hereby covenants that the areas shown as a **Tree Protection and Preservation, Access and Maintenance Easement** within the Development on this CSM which shall be protected and maintained as a tree protection and preservation area that no filling, dredging, tree cutting, tree removal or other activity or condition detrimental to its function as a Primary Environmental Corridor and Tree Preservation and Protection area shall occur or exist within such area or on any surrounding land without written approval of the Village. This covenant shall run with the land, shall be binding on the Developer, its successors, assigns and successors-in-title in their capacity as the Lot 1 Owner.

   To the extent that the Village performs any such tree maintenance or protection activities, the Lot 1 Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under this paragraph.

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 10 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:02pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
Kenosha County)

I, Craig W. Riley, Registered Land Surveyor, do hereby certify that I have surveyed, divided, dedicated and mapped a redivision of Lot 2 of Certified Survey Map No. 2852, located in the Southeast 1/4 and the Northeast 1/4 of Section 8, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 8; thence South 03°17'20" East along the east line of said Southeast 1/4, 1326.16 feet to the south line of the Northeast 1/4 of said Southeast 1/4; thence South 89°56'43" West along said south quarter line, 58.55 feet to the southeast corner of Lot 2 Certified Survey Map (C.S.M.) #2852, the west right-of-way of 88th Avenue (CTH H), and the Point of Beginning (P.O.B.); thence South 89°56'43" West along said south quarter line and the south line of said Lot 2 C.S.M. #2852, 428.19 feet to the southeast corner of Lot 1 C.S.M #2852; thence North 23°19'04" West along the easterly line of Lot 1 C.S.M. #2852, 521.08 feet; thence North 35°57'51" West along said easterly C.S.M. line, 560.68 feet to a point on the south right-of-way line of Wilmot Road (CTH C); thence North 54°03'27" East along said south right-of-way line, 879.24 feet; thence South 87°04'53" East along said south right-of-way line, 128.68 feet to a non-tangential point of curvature on the east property line of Lot 2 C.S.M. #2852 and the west right-of-way line of 88th Avenue (CTH H); thence southerly 136.99 feet along the arc of a curve to the right and said west right-of-way line, with a radius of 397.47 feet, through a central angle of 19°44'49", and a chord bearing South 13°43'38" East, 136.31 feet; thence South 03°51'30" East along said west right-of-way line, 291.12 feet to the northeast corner of C.S.M. #126; thence South 86°08'30" West along the north line of said C.S.M. #126, 355.95 feet; thence South 35°51'30" East along said C.S.M. #126, 347.85 feet; thence South 50°51'30" East along said C.S.M. #126, 100.00 feet; thence South 83°51'30" East along said C.S.M. #126, 100.00 feet to aforesaid west right-of-way line of 88th Avenue (CTH H); thence South 03°51'30" East along said west right-of-way line, 379.86 feet; thence South 04°27'30" East along said west right-of-way line, 260.67 feet to the Point of Beginning.

Containing in all 766,686 square feet (17.6007 acres) of lands, more or less.

All subject to easements and restrictions of record, if any.

That I have made such survey, land division and map by the direction of PRAIRIE HOLDINGS, LLC, owner of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying, dividing, dedicating and mapping the same.

DATED THIS 17TH DAY OF JANUARY, 2019

_____
Craig W. Riley, R.L.S.
Registered Land Surveyor, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 11 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:02pm

PRELIMINARY

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2852, LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE

PRAIRIE HOLDINGS, LLC, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Craig W. Riley, to be surveyed, divided, dedicated and mapped as represented on this map, in accordance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying, dividing, dedicating and mapping.

PRAIRIE HOLDINGS, LLC

_____(sign) _____(date)
_____(print)
_____(title)

_____(sign) _____(date)
_____(print)
_____(title)

State of _____)
) SS
_____ County)

Personally came before me this _____ day of _____, 2018, the above named _____, _____, and _____, _____, of the above named company, to me known to be such _____ and _____ of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

_____
Notary Public, _____ County, _____
My Commission Expires _____

VILLAGE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2019.

_____
MICHAEL J. SERPE
Chairman of Village Plan Commission

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, a Redivision of Lot 2 of Certified Survey Map No. 2852, located in the Southeast 1/4 and the Northeast 1/4 of Section 8, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, and its road dedication having been approved by the Plan Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Pleasant Prairie, on this _____ day of _____,2019.

_____
JOHN P. STEINBRINK
Village President

ATTEST:

_____
JANE C. SNELL
Village Clerk

DATED THIS 17th DAY OF JANUARY, 2019
THIS INSTRUMENT WAS DRAFTED BY CRAIG W. RILEY, S-2264

File: R:\2017\177946A 9201 Wilmot Road, Pleasant Prairie\Dwg\177946A CSM Redivision of 2852 Lot 2.dwg Layout: CSM 12 of 12 User: dspanjar Plotted: Jan 18, 2019 - 2:02pm

C. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-05 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN** to amend the southwest portion of the **Whittier Creek Neighborhood Plan** generally located north of 93rd Street and east of Old Green Bay Road.

Recommendation: Village staff recommends that the Plan Commission approve Resolution #19-05 and send a favorable recommendation to the Village Board to approve the amendment to the Comprehensive Plan (Neighborhood Plan) as presented at the January 28, 2019 Plan Commission meeting.

D. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Dan Szczap of Bear Development LLC, agent for Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development and adjacent vacant properties to the west to be known as The Vista at Creekside. The development proposes 43 single family lots, one (1) two family lot, 7-20 unit apartment buildings and a clubhouse.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to conditionally approve the Conceptual Plan subject to the comments and conditions of the January 28, 2019 Village Staff Report.

VILLAGE STAFF REPORT OF JANUARY 28, 2019

CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-05 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN to amend the southwest portion of the **Whittier Creek Neighborhood Plan** generally located north of 93rd Street and east of Old Green Bay Road.

CONSIDERATION OF A CONCEPTUAL PLAN for the request of Dan Szczap of Bear Development LLC, agent for Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development and adjacent vacant properties to the west to be known as The Vista at Creekside. The development proposes 43 single family lots, one (1) two family lot, 7-20 unit apartment buildings and a clubhouse.

THESE ITEMS ARE PROPOSED TO BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTIONS ARE REQUIRED.

The petitioner is proposing to develop 43 single family lots, one (1) two family lot, 7-20 unit apartment buildings and a clubhouse on the approximately 62 acres of vacant lands generally located north of the Creekside Crossing development and adjacent vacant properties to the west for a project to be known as The Vista at Creekside (Tax Parcel Numbers 92-4-122-153-0070, 92-4-122-153-0080, 92-4-122-153-0090; 92-4-122-153-0092, 92-4-122-153-0727, 92-4-122-153-0728 and 92-4-122-153-0729). The items being considered at the meeting for approval include an amendment to the Comprehensive Plan (Whittier Creek Neighborhood Plan) and a Conceptual Plan for the development.

Background:

The Creekside Crossing condominium (including 8 unit, 4 unit and 2 unit buildings) and single family residential development were initially developed in several phases by Mastercraft Builders from 2005-2010. Portions of the development were then sold to other contractors and units were constructed from 2010-2014. The original development anticipated 24 single family lots; 36 2-unit condominium buildings, 16 4-unit condominium buildings and 19 8-unit condominium buildings. All of the single family lots have since been developed and all of the condominium units with the exception of two 8-unit buildings have been built within the existing platted condominium area. The undeveloped land proposed to be developed for condominium purposes would have included a total of 158 additional condominium units (11-8 unit buildings, 5-4 unit buildings and 25-2 unit buildings).

Due to the recession, this area had remained vacant for several years until its purchase by Creekside PP, LLC who intends to develop the vacant properties. On August 17 , 2015 the Village Board conditionally approved a Conceptual Plan to develop the remaining vacant land north and west of the Creekside Subdivision and the Creekside Crossing Subdivision and Condominium development adjacent to 89th, 90th and 91st Streets, 90th Place, 62nd Avenue, and Creekside Circle for 64 single family lots and one (1) two family lot. The Creekside PP, LLC developers, after re-evaluation could not move forward with this single family/two family proposal due to the high cost of Creekside Circle and bridge public improvements, thus the plan did not move forward.

At this time a new development plan is being proposed for the remaining Creekside vacant properties (approximately 58 acres) and additional vacant properties (4 acres) on the south side of the proposed 91st Avenue east of Old Green Bay Road. The proposed development includes 43 single family lots, one (1) two family lot, 7-20 unit apartment buildings and a clubhouse with about 31 acres of the 62 acre development site would remain as open space.

COMPREHENSIVE PLAN AMENDMENT: The petitioner is requesting an amendment of a portion of the Whittier Creek Neighborhood Plan in Appendix 9-3 as a result of the proposed development of the remainder of the Creekside Crossing development (the project is referred to as The Vista at Creekside).

The entire Whittier Creek Neighborhood is bounded by STH 31 (Green Bay Road) on the west, 85th Street on the north, Cooper Road on the east and 93rd Street on the south. This amendment is only for a portion of the southwest corner of this Neighborhood.

Neighborhood Plans, which are a component of the Village's Comprehensive Plan, are intended to provide the community with a means of reviewing the patterns of existing and probable future development in and around the area proposed for land development, evaluating access to the land development and the feasibility of developing certain land uses and lot layouts, roadways and parkways, open green spaces and preservation areas, schools, municipal facilities and municipal services to serve the neighborhood. The Neighborhood Plan sets forth a guide for future development when a willing landowner wishes to develop his land.

In accordance with the Village Comprehensive Plan, the Whittier Creek Neighborhood is classified as being within a Low-Medium Density Residential land use category having lot areas ranging from 12,000 square feet to 19,000 square feet or more per dwelling unit. This range allows for some areas of the Neighborhood to have larger lots while other areas to have smaller lots to accommodate a variety of housing types.

As land continues to be developed, the Village evaluates proposals and amendments to Neighborhood Plans based on other elements of the Comprehensive Plans as well. For primarily residential neighborhoods like the Whittier Creek Neighborhood, the Housing Element of the Village Comprehensive Plan is used for guidance. The Village's housing goal is to "provide *a diverse housing supply that meets the Village's future population needs. This includes homes for new residents without prejudice as well as for long-time residents whose housing requirements might have changed because of age, household growth or decline, income or disability*."

To meet this comprehensive planning goal several objectives are set forth including:

- Promote the provision of an adequate number of housing units and allocate sufficient land area for housing demands to accommodate current and future populations.
- Encourage a full range of housing structure types and sizes, including single-family, two-family, and multi-family dwelling units, in sewer service areas to provide affordable housing options for households of all income levels, ages, and special needs projected for the Village in 2035.
- Allocate sufficient land for residential development to accommodate future populations.
- Encourage new residential areas to be located in neighborhoods served by public sanitary sewer and water and contain, within reasonable walking and biking distances, necessary supporting services such as parks, schools, and shopping areas. Residents should have reasonable access to employment centers, community and major shopping centers, cultural and government centers, and secondary schools and higher educational facilities.
- Encourage the use of flexible zoning techniques to accommodate a variety of housing options. Such techniques may include, live-work units, planned unit developments (PUDs), planned development districts (PDDs), cluster development and conservation subdivisions.

- To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living close to work.
- Promote a range of affordable housing choices for Village residents.
- Encourage the development of "life-cycle" housing for Village residents.
- Promote a safe and attractive built environment within the Village.
- Residential development should be located and designed to minimize impacts on the natural resource base.
- Prevent the encroachment of incompatible land uses and minimizing adverse impacts on the environment.

The Comprehensive Plan sets forth recommendations to achieve the housing goals and objectives. Some of these recommendations include:

- Develop land use plan maps that accommodate the projected growth in population, households, and employment for the community through the comprehensive plan design year 2035.
- Provide sufficient housing options so all income levels in the Village can afford housing utilizing a maximum of 30% of their gross household income.
- Continue to support a variety of housing types and sizes, and continue to designate appropriate areas for single-family, two-family, and multi-family housing development on detailed neighborhood plans that are consistent with the Village 2035 Land Use Plan.
- The Village Zoning Ordinance should continue to allow for a full range of housing types and sizes to ensure the provision of housing units that are affordable for households of all income levels in the Village.
- Continue to administer and enforce the Village Zoning Ordinances, Land Development Control Ordinance, Stormwater Management Ordinance and other Village Ordinances and consider amendments to the Village Ordinances as necessary to implement this Plan.

The proposed amendments to the Neighborhood Plan provided in the ***attached*** Plan Commission Resolution #19-05 continue to support the Village's goals, objectives and recommendations to provide a variety of affordable housing types for all residents that chose to live and work in the Village.

RESIDENTIAL DEVELOPMENT IN THE NEIGHBORHOOD: The amendments add about 5 acres to the residential land area within the neighborhood, therefore approximately 350 acres of land within the Neighborhood are proposed to be developed for residential uses.

Within the entire neighborhood (based on this amendment) there are approximately:

- 392 existing dwelling units:
    - 258 existing single family lots
    - 134 existing platted multi-family condominium units in the neighborhood (Creekside Crossing Condominiums located north of 93rd Street between 63rd and 66th Avenue (of the 134 units, 2-8 unit buildings have not been constructed to date), six (6) existing multi-family condominium units located on Old Green Bay Road south of Jerome Creek and eight (8) two unit building locate on Old Green Bay Road north of Jerome Creek.

- 396 proposed dwelling units:
    - 254 proposed single family lots
    - 1 proposed duplex (2 units)
    - 140 proposed multi-family rental units (7-20 unit apartment buildings) that would provide affordable workforce housing for those employed within the Village

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. The variety of housing types and sizing in this neighborhood provides a net density of 19,348 square feet per dwelling unit. The net density with the amendment falls outside the higher range of the density; therefore, the overall density is lower than required by the Village Comprehensive Plan.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

Population calculations are based on numbers from the 2010 Census information for the Village of Pleasant Prairie. In Pleasant Prairie, the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population. The Village provides copies of proposed developments to the Kenosha Unified School District (KUSD) to assist in their long range planning. Pursuant to the information provided by the KUSD for Pleasant Prairie, 42% of the new dwelling units will have new students that will attend public schools).

Current population within the Neighborhood based on the current 392 dwelling units is 1,063 (which includes 240 school age children with 164 children attending public school).

Projected population within the Neighborhood based on the total proposed 788 dwelling units would be 2,136 persons (which includes a potential of 483 school age children with 331 children attending public school).

THE VISTA AT CREEKSIDE CONCEPTUAL PLAN: The petitioner is requesting approval of a Conceptual Plan for The Vista at Creekside development, which would include 43 single family lots, one (1) two family lot, 7-20 unit apartment buildings and a clubhouse on the approximately 62 acres of vacant lands generally located north of Creekside Crossing development and adjacent vacant properties to the west to be known as The Vista at Creekside (Tax Parcel Numbers 92-4-122-153-0070, 92-4-122-153-0080, 92-4-122-153-0090; 92-4-122-153-0092, 92-4-122-153-0727, 92-4-122-153-0728 and 92-4-122-153-0729). In addition, 31 acres of the 61 acre development site will remain as open space.

SINGLE FAMILY LOTS: The 43 single family lots range in size from 12,721 square feet to 25,694 square feet per lot with the average lot size of 16,475 square feet. All lots would be a minimum of 12,500 square feet with 80 feet of frontage (the frontage can be reduced to 45 feet on a curve or cul-de-sac). All lots would have a lot depth of at least 125 feet. A majority of the lots abut up to open space, retention basins, wetlands or floodplain. It is proposed that the homes will range from $400,000 to $525,000 and would be comparable to the current Arbor Ridge Subdivision under construction by the petitioner in the Prairie Ridge development south of the Froedtert South main hospital which is adjacent to existing apartment buildings and a senior apartment building.

TWO FAMILY LOT: The Developer is proposing to create one (1) additional two-family lot at the end of 62nd Avenue adjacent to the existing two-family condominiums. This duplex will include 2 ranch style units that are similar to the existing adjacent 2 unit buildings.

MULTI-FAMILY BUILDINGS: The Conceptual Plan provides for two apartment building areas with a club house for a total of 7-20 unit buildings (140 units). Each of the apartment buildings provides for 8 units on the first floor and 12 units on the second floor that range in size from 713 square feet to 1,325 square feet with 8 units in each building having an attached garage. All units are considered condominium style in that all units will have an individual entry from the exterior of the building (no common hallways or shared entrances). Revised elevations have been submitted and are ***attached*** that show a variety of building materials including stone, brick and hardiboard siding with a grey/blue tone colors.

Each building provides a variety of options including:

- 11-1 bedroom with 1 bathroom
- 1-2 bedroom with 1 bathroom
- 6-2 bedroom with 2 bathrooms
- 2-3 bedroom with 2 bathrooms

The entire multi-famly development will includes:

- 77-1 bedroom units (average size of 700 sq. ft.) with rents between $700-$970
- 49-2 bedroom units (average size of 1,040 sq. ft.) with rents between $840-$1,175
- 14-3 bedroom units (average size 1,300 sq. ft.) with rents between $970 and $1,425

Pursuant to the applicant, these rental rates are in-line with market rate rents. The petitioner has submitted and successfully received an award of Housing Tax Credits to fund a portion of the development for Workforce Housing. There are many types of tax credits used to construct a variety of housing types. <u>The Housing Tax Credits awarded to this project are not for Low Income Housing but for Workforce Housing, and there is a difference</u>. Low Income housing typically serves area median incomes at or about the 30% area median income. The housing development being proposed is not low income, but it is income restricted as Workforce Housing that provides for rental rates that are very similar to current market rate area rents.

Workforce Housing is designed for active individuals and families with working parents or single working professionals. These units are dedicated to those not typically understood to be the targets of affordable housing. The Workforce Housing requirements mandate a maximum rental rate as well as the maximum income of residents. All tenants must have at a minimum three-times their total monthly rent in income to qualify for any unit within the proposed development. Therefore, for a $700 one bedroom unit the tenant must have a monthly income of at least $2,100 (gas and electric utilities are not included in the rent). The goal of these units is to offer efficient and sustainable housing solutions that enable individuals in moderate income vocations or emerging professionals, such police officers, firefighters, teachers, health professionals, and service workers to live in the communities in which they work.

As a result of a neighborhood meeting the developer had with the property owners in November, with the existing residents within the Creekside development, they acquired additional land to the west and moved some of the apartments and the club house to this area adjacent to Old Green Bay Road and 91st Street, which also provided a main entrance for the development.

The new main entrance to the development will be from Old Green Bay Road and 91st Street. At this entrance is the club house with 28 parking spaces. The club house will have a leasing/managment office, community gathering space and a small exercise room.

Adjacent to the club house on the south side of 91st Street 2-20 unit buildings with 8 attached garages in each building, a detached garage building with 28 garage spaces, and 8 surface parking spaces (total of 52 parking spaces) are proposed. Further east on the north side of Creekside Circle will be 5-20 unit buildings with 8 attached garages in each building, 3 detached garage buildings with 24 garage spaces (72 spaces), and 74 surface parking spaces (total of 186 parking spaces). The parking space calculations, by ordinance, do not count a parking space behind each of the attached garages. However, in reality, a designated parking space is located behind each of the 8 garages that would not encroach into the drive aisles. The Village will be required that a minimum of one (1) enclosed parking space per unit be provided and is being provided.

POPULATION PROJECTIONS: Based on the 2010 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population.

Therefore, based on the currently shown 43 single family lots, one (1) two-unit building and 7- 20 unit apartment buildings (140 units) for a total of 185 dwelling units, it is projected that **502 persons** will be added to the population upon full build-out of this development. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), **77 public school age children** are likely to come from this development at full build out. [Note: The Village continues to provide copies of proposed developments to the Kenosha Unified School District to assist in their school enrollment projections, school facility planning efforts and school boundary adjustments.]

FLOODPLAIN BOUNDARY ADJUSTMENT: On October 20, 2003 the Village Board adopted Resolution #03-42 to approve the Floodplain Boundary Adjustment for the Creekside development. In January 2005, the Developer of Creekside Crossing obtained the required Permits from FEMA to begin the floodplain adjustment work. The floodplain boundary adjustment work had begun in the area that is already developed and had not been completed for the entire project. The FEMA approval is still valid and will be completed by the petitioner as originally designed and approved by the Village, DNR and FEMA.

WETLANDS: The wetlands shown within the outlots will remain undisturbed and protected during construction. Two small wetland areas totaling 0.214 acres (9,321.84 square feet) are proposed to be filled within Creekside Circle and 91st Street. Fill permits will be required to be obtained by the WI DNR and the US ACOE prior to approval of the Final Plat. A portion of Wetland 5 is located within a future right-of-way that will be dedicated but not constructed at this time. In the future if the adjacent properties are developed to the north and east, those future developers will be required to obtain any fill permits from the WI DNR and US ACOE and extend the public improvements.

SITE ACCESS: The primary access for The Vista development will be from Old Green Bay Road at 91st Street; however, Creekside Circle will be completed (bridge and roadway pavement) that also connects to 93rd Street at 63rd and 66th Avenues. 91st Street via Old Green Bay Road will also be the construction access and haul roadway for the primary development of the subdivision infrastructure and the residential development. Temporary "No Construction Access" signs will be required at the entrances at 93rd Street during the duration of the development prior to commencing the public improvements.

However, in the next few months the developer is requesting approval to allow for approximately 15,000 cubic yard of clay fill material from a nearby residential construction

site be hauled on to the development site and placed in the northeast portion of the site to provide for the additional fill material needed for the development. It is likely that 30 trucks per day could deliver the material. If this is approved, the Village Public Works Department would closely monitor the activities and any damage to the roadway would be the responsibility of Bear Development. The developer has explored several ways to get the material that will be available shortly including using the future 91st Street from Old Green Bay Road; however, the path from Old Green Bay Road to the site's low area would require a temporary permit from the WI DNR to cross Jerome Creek and would require the installation of 2,300 feet of a stone haul road. According to the Developer route is logistically and financially impractical.

PUBLIC IMPROVEMENTS: All public and private improvements shall be made by the Developer, at the Developer's expense. The entire development shall be provided with and serviced by municipal roadways, sanitary sewer, water and storm sewer. In particular,

> **Municipal roadways:** Public roadways shall be extended throughout the development pursuant to the Village's new development standard.
>
> **Sidewalks and Pedestrian ways:** Public sidewalks shall be extended on Creekside Circle, 90th Street, 62nd Avenue and 91st Street and private pedestrian paths connecting public sidewalks on 62nd Avenue and Creekside Circle will be provided as shown on the ***attached*** drawing. The sidewalks and pedestrian pathways will be installed by the developer at the developers cost and will not be assessed to the existing property owners/condominium association. However, sidewalk maintenance and snow removal on the sidewalks would be the responsibility of the abutting land owners.
>
> **Municipal water and sanitary sewer:** Municipal water shall be extended throughout the development and shall connect to the existing municipal water in Creekside Crossing development and extended in 91st Street to Old Green Bay Road. Municipal sanitary sewer shall be extended from the existing sewer located in Creekside Crossing development to service the entire remaining development area.

ZONING MAP AND TEXT AMENDMENT:

The development site will need to be rezoned as follows: The single family lots would be rezoned into the R-4, Urban Single Family Residential District; the two family lot would be rezoned into the R-8 Two Family Residential District; the Lots with the apartment buildings and clubhouse would be rezoned into the R-11, Multi-family Residential District; all wetland would be rezoned into the C-1, Lowland Resource Conservancy District; the outlots (excluding the wetland areas) would be rezoned into the PR-1, Neighborhood Park and Recreational District; the 100 year floodplain, after floodplain boundary adjustment is completed would be located within the FPO, Floodplain Overlay District; and the entire development will be located within a PUD, Planned Unit Development Overlay District. [Note: The rezoning of the 100-year floodplain cannot be completed until the floodplain adjustment is complete, as-built plans are submitted and FEMA CLOMR-F is approved by FEMA.] The Comprehensive Land Use Plan would also need to be amended to reflect the above noted zoning changes to ensure that the Land Use Plan and the Zoning Map are consistent.

The PUD, would allow for some dimensional flexibility provided that there is a defined community benefit. Some of the PUD variations that are proposed included: to allow for more than one multi-family building per parcel, to provide a minimum lot size of the single family lots to a minimum of 12,500 square feet with a minimum frontage of 80 feet with a minimum average lot size of 15,000'; and to provide for a minimum lot size of 17,500 square feet for the two family lot. Part of the community benefit is to provide fire sprinklers

within the apartment buildings, to install sidewalk connections to the existing park on the south side of the Creekside development, to add additional park equipment to the public park, to provide enhanced architectural details for the buildings and enhanced landscaping within the apartments development areas. In addition, the multi-family areas will be required to be equipped with a Digital Security Imaging System (DSIS) pursuant to the Chapter 410 of the Village Municipal Code. The required DSIS Agreement with the camera location plan and camera specifications will be considered as part of the required Residential Development Plans in the PUD Ordinance.

The Village staff recommends conditional approval of the Whittier Heights Neighborhood Plan Amendment and Plan Commission Resolution #19-as presented.

The Village staff recommends conditional approval of the Conceptual Plan subject to the above comments and the following conditions:

1. Further discussion to allow for approximately 15,000 cubic yard of clay fill material from a nearby residential construction site be hauled on to the development site and placed in the northeast portion of the site to provide for the additional fill material needed for the development as requested by the petitioner is warranted.
2. See ***attached*** comments from the Village Engineer dated December 6, 2018.
3. See ***attached*** comments from the Community Development Department dated January 11, 2019.
4. See attached comments for the Village Fire and Rescue Department dated January 15, 2019.
5. Additional right-of-way shall be dedicated to the Village on Old Green Bay Road (50 feet from center, currently 33 feet is dedicated.
6. See ***attached*** current list of government agency contact to be updated and corrected on the cover sheet.
7. All wetlands and 100 year floodplain (after the adjustment) shall be located within outlots. Legal descriptions of the wetlands with the area of each wetland area shall be provided on the Plat. All storm water facilities will be required to be located within outlots except for the Basins 2 and 5 that will be on the multi-family lots which will require easements.
8. All outlots with stormwater basins, wetlands, 100-year floodplain shall also have easements granted to the Village for the same Floodplain Preservation and Protection, Wetland Preservation and Protection, Access and Maintenance Purposes.
9. The single family lots shall all be a minimum of 12,500 square feet with an average lot size 15,000 square feet. All lots shall be not less than 80 feet in width unless located on a cul-de-sac or curve, in which case the lot frontage may be reduced to 45 feet of frontage, provided that there is at least 80 feet of width at the required building setback line. Verify that this is being met after lots are adjusted as noted in these comments.
10. The Residential Lot data Chart shall be revised to list each development type separately. For the multi-family, provide the amount of open space and % of open space within those areas as well.
11. Provide a chart with parking ratios for the multi-family development sites. At a minimum 1 enclosed parking space per unit will be required.

12. Show locations and sign details of any proposed signage on the plans. Easements will need to be shown on the Preliminary and Final Plats.

13. All building plans and elevations shall be submitted for the apartments, detached garages and clubhouse. Provide more architectural details for the clubhouse. Further discussion is warranted. See initial comments ***attached*** related to the revised elevations.

14. Detailed Residential Development Plans will be required to be submitted for the multi-family development sites. These should include detailed site grading and drainage plans, landscaping plans, building plans (for the apartments, garages and clubhouse), parking lot and building lighting plans and details, site details including fences, garage dumpster and signage. In addition, the required camera layout and specifications pursuant to Chapter 410 of the Village Municipal Code shall be submitted so that the DSIS Agreement and DSIS Access Easement can be drafted. The Residential Development Plans will be referenced in the required PUD Ordinance and shall be finalized prior to consideration of the PUD and the Final Plat).

15. The legal description of the wetlands and the square footage of each wetland area shall be included on the Preliminary and Final Plats. Permits from the WI DNR and the US ACOE for the wetland areas that are proposed to be filled shall be submitted.

16. The Landscaping Plan shall be revised and shall include at a minimum:

    a. The base map for the Landscaping Plans shall be the grading plan with street names shown and all existing and proposed easements.

    b. The Conceptual Landscaping for the buildings area shall be enhanced and additional landscaping is required within the outlot areas.

    c. The Landscape Plan shall include detailed plantings in all cul-de-sac islands.

    d. Details shall be provided for all landscaping around the apartment buildings and garages. (This will also be part of the required Residential Development Plans.)

    e. Stone islands will not be accepted in the parking lot islands.

    f. Provide a note and detail on the Landscape Plan identifying the park improvements that are being provided.

    g. The Landscape Plan shall show the location and details of the fences (around the dog park and adjacent to the single family homes south of 91st Street if required).

    h. The Landscape Plan shall provide an undulating 3 foot high berm with staggered Austrian Pines and other headlight screening adjacent to the surface parking lots.

    i. Add additional landscaping east of the 24 unit garage and surface parking along the eastern most garage,

    j. A minimum of 2 or 3 gallon planting sizes for annual/perennials will be required.

    k. The public street tree pattern shall be revised. There shall be minimum groupings of 3-4 of the same tree type on the same side of the street.

    l. Show the entire Creekside Circle and the required sidewalks. Locate existing trees and not any that need to be relocated as a result of the sidewalk installation.

17. All easements shall be shown on the Preliminary and Final Plats, Engineering Plans, Residential Development Plans, and Landscaping Plans.

18. Review and revise the ***attached*** draft Declaration of Restrictions, Covenants and Easements. In addition, no fences shall be allowed adjacent to Creekside Circle. This should be in the Declarations and will also be a PUD requirement.

19. **The Conceptual Plan approval shall be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, the Preliminary Plat, which satisfies the conditions of the Conceptual Plan approval shall be submitted and considered by the Plan Commission and Village Board.**

20. **Upon approval of the Conceptual Plan the following documents (3 full size copies and a pdf) shall be submitted to the Village for staff review <u>prior to the Village accepting the Preliminary Plat application and application fee:</u>**

    a. Draft of Preliminary Plat.

    b. Revised Declaration of Restrictions, Covenants and Easements.

    c. Residential Development Plans (as discussed above) for the Multi-Family areas including building material/sample color boards. In addition, a list of proposed dimensional variations being requested to be included in the PUD.

    d. Revised Landscaping Plan.

    e. Revised Engineering Plans, Profiles and Specifications.

21. Upon staff review of the above draft plans in condition #20, the Preliminary Plat application, application fee and items listed in the application shall be submitted for the Village to schedule the required public hearing for consideration of the Preliminary Plat.

22. The exact location and size of utility easements shall be verified with We Energies and included on the Preliminary and Final Plats. All utility easements shall be labeled as **"Dedicated Utility Easements"**. The developer and other homeowners are collectively responsible for the ongoing maintenance and facility usage charges as imposed by We Energies. Pursuant to current Village procedures, the Village will coordinate the billing for these charges to the Association/homeowners.

23. The Preliminary Plat shall only be valid for two (2) years from the Village Board's conditional approval, during which all conditions must be satisfied and the Final Plat shall be submitted. If the property is not final platted within the two (2) years of the Village Board's approval, the Village shall require that the Plat be resubmitted for a new Preliminary Plat approval along with the appropriate filing fees.

24. **Upon approval of the Preliminary Plat the following documents (3 full size copies and a pdf) shall be submitted to the Village for staff review <u>prior to the Village accepting the Final Plat application and application fee</u>:**

    a. Draft Final Plat.

    b. Residential Development Plans (as discussed above) for the Multi-Family areas including building material/sample color boards. In addition, a list of proposed dimensional variations being requested to be included in the PUD.

    c. A revised draft of the Declarations of Restrictions, Covenants and Easements. This document shall be in final form prior to consideration of the Final Plat by the Plan Commission.

    d. Landscaping Plan.

e. Engineering Plans, Profiles and Specifications.

f. Public Street Lighting Plan, including a copy of the We Energies electrical distribution system plan and contract.

g. Ownership verification documents.

h. Operating documents for the property owner.

25. Upon Village staff review of the draft Final Plat and other documents as specified above in condition #26, the following shall be submitted so that the required public hearings can be scheduled and the Development Agreement can be drafted:

a. Final Plat application, application fee and related documents.

b. The Zoning Text and Map Amendment Applications, application fee, the Residential Development Plans (3 full size and a pdf) and a letter outlining the request dimensional variations to be included in the PUD.

c. The Comprehensive Plan Amendment Application to amend the Land Use Map Amendment and the fee.

26. Upon Village approval of the Engineering Plans, Profiles and Specifications, the Developer shall submit two (2) copies of the final Village approved plans and specifications so that the Village can request approval from the Kenosha Water Utility (KWU).

27. Upon written utility plan approval from the KWU, the Developer shall obtain written approval from the WI DNR.

28. **Upon Village approval of the Final Engineering Plans and Specifications, Landscaping Plan and Street Lighting Plan the following shall be submitted to the Village for staff review so that the Development Agreement can be finalized by the Village. The number of copies required are noted below, in addition pdf's of all documents and plans shall be submitted. <u>All documents shall be in final form prior to Village Board consideration of the Final Plat, Development Agreement and PUD.</u>**

a. Final Memorandum of Development Agreement (to be drafted by the Village and reviewed by the Developer).

b. Final Development Agreement (to be drafted by the Village and reviewed by the Developer).

c. Recorded Articles of Incorporation for the Homeowner's Association.

d. Final Declaration of Restrictions, Covenants and Easements.

e. Final Homeowner's Association By-Laws.

f. Verification of taxes and outstanding special assessments being paid. Any outstanding taxes, special assessments or invoices shall be paid prior to recording the Final Plat and Memorandum of Development Agreement.

g. A copy of the required wetland fill, N.O.I. Chapter 30 permits from the WI DNR and ACOE.

h. A copy of the public sanitary sewer and water approval letters from the KWU, WI DNR, and SEWRPC.

i. A copy of the signed contracts, certificates of insurance, and performance and payment bonds. 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.

j. A Policy of Title Commitment equal to the cost of public improvements. The title policy shall indicate that the right-of-way is being dedicated free and clear of any encumbrance liens or judgments. The Title Report Commitment shall be updated the day before closing and again within 7 days after closing and recording of the documents.

k. A copy of the signed public street tree/landscaping contract, Street Tree/Landscaping Plan and certificate of insurance.

l. A copy of the signed We Energies contract and Street Lighting Plan.

m. Erosion Control Permit application and plans and related fees (fees to be calculate by the Engineering Department).

n. Work in the Right-of-Way application, plans and related $150.00 fee.

o. The Street Sweeping Cash Deposit - $2,000.

p. Five (5) paper copies of the Final Plat.

q. Five (5) paper copies of the approved Engineering Plans, Profiles and Specifications.

r. Five (5) paper copies of the Landscaping Plan.

s. Five (5) paper copies of the Street Lighting Plan, including a copy of the We Energies electrical distribution system plan.

t. Five (5) paper copies of the Residential Development Plans

u. A "draft" LOC shall be provided to the Village for staff review.

29. A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of public related improvements, including street trees, street lights, street signs, field staking, inspections and construction related services (including sanitary sewer, and storm sewer cleaning and televising), shall be submitted to the Village. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. *IMPORTANT: A draft Letter of Credit 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.* The Cash payments and the "Final" LOC shall be provided prior to the Village at the closing.

30. If any of the houses are proposed to be used as a model or marketing office, a Conditional Use Permit application will be required to be submitted for consideration by the Plan Commission.

31. Upon Village Board approval of the Final Plat and within seven (7) days of said approval the Village will host a closing to have the Plat and all of the Development Agreement documents signed. The Developer shall be responsible for recording all required documents at the Kenosha County Register of Deeds Office and provide proof of recording to the Village within 72 hours of closing with the Village.

32. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at the Village with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to public improvement field work commencing). Contact Jean Werbie-Harris to coordinate the pre-con meeting.

33. 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.

34. All Village fees incurred by the Village Engineer and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

35. All Village fees incurred by the Village Community Development Department and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

36. Impact fees are due at the time building permits are issued. Currently, these fees are $1,490 per housing unit.

37. All public and private improvements shall be completed, inspected, and Village approved including having sanitary sewer and storm sewer televised, water sampled with safe samples, roadways completed, electric and gas utilities installed, signage installed and as-built utility and grading plans submitted prior to the issuance of any building permits in accordance with the Development Agreement on file with the Village.

DEV1811-005
CODE1811-003

VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #19-05
TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN

WHEREAS, on December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, the 2035 Comprehensive Land Use Plan Map 9.9 sets forth the generalized land use designations of the Village and that they shall be consistent with other components of the Comprehensive Plan including Neighborhood Plans and the Village Zoning Map; and

WHEREAS, Neighborhood Plans serve as a further refinement to the 2035 Comprehensive Land Use Map and identify the location of future lots, building layouts, right-of-way dedications and roadway configurations, environmental restrictions, if any; storm water drainage facilities; internal and external driveway access locations to adjacent roadways, all pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map; and

WHEREAS, the Village has received a request to amend the southwest portion of the Whittier Creek Neighborhood Plan located within U.S. Public Land Survey Section 15, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Specifically the area will be developed with a mixture of existing and proposed single family and two family units, existing multi-family condominiums and proposed multi-family apartments as shown on ***Exhibit A***; and

WHEREAS, on December 28, 2018 the required 30-day notice was published in the Kenosha News and notices were sent to property owners within 300 feet of the proposed Neighborhood Plan area regarding public hearing being held by the Village Plan Commission on January 28, 2019.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby recommends approval to amend a portion of the Whittier Creek Neighborhood Plan, a component of Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the January 14, 2018 public hearing and shown and described in ***Exhibit A.***

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting said Amendment, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

Adopted this 28th day of January 2019.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
Michael J. Serpe
Plan Commission Chairman

_____
James Bandura
Plan Commission Secretary

Date Posted: _____

05- Whittier Creek NP Amend-Vista at Creekside
CODE1811-003

Neighborhood Plan 32 of Appendix 9-3
Whittier Creek Neighborhood

The Whittier Creek Neighborhood Plan was prepared and adopted by the Plan Commission on March 12, 2007 by Resolution #07-10 and the Village Board adopted a Resolution of support of on March 19, 2007 by Resolution #07-11. On June 21, 2010 a portion of the Whittier Creek Neighborhood Plan was amended by Ordinance #10-37 to include Ingram Park within the south-central portion of the Neighborhood. On August 17, 2015 a portion of the Whittier Creek Neighborhood Plan was amended by Ordinance #15-31 for a portion of the southwest section of the Neighborhood as shown on Map 32-a

The Whittier Creek Neighborhood is bounded by STH 31 (Green Bay Road) on the west, 93rd Street on the south, Cooper Road on the east and 85th Street on the north. In 1994, a Neighborhood Plan was prepared for a portion of the Whittier Creek Neighborhood generally located east of STH 31 west of approximately 57th Avenue, south of 85th Street and north of 93rd Street; and in 2002 the Neighborhood Plan was re-evaluated and on March 25, 2002 the Plan Commission adopted a revised Neighborhood Plan (Resolution #02-05) for a portion of the Whittier Creek Neighborhood generally located east of STH 31 west of approximately 57th Avenue, south of 85th Street and north of 93rd Street. On April 1, 2002 the Village Board adopted Resolution #02-14 to concur with and support the Neighborhood Plan as approved by the Plan Commission.

In 2007 a Neighborhood Plan has been prepared for the entire Whittier Creek Neighborhood. In 2007 this neighborhood was primarily farm land with a number of home sites adjacent to the arterial roadways with the exception of the Whittier Heights Development and Wil-Char Subdivision in the northeast portion of the neighborhood and Creekside Crossing mixed residential development in the southwest portion of the Neighborhood.

The Village 2010 Comprehensive Plan indicates that an Elementary School Site-Whittier Elementary School at 8542 Cooper Road, two Neighborhood Parks, and the remainder of the land within the neighborhood would be developed as residential uses with the preservation of environmental corridors and the isolated natural areas in the neighborhood. The 2035 Land Use Plan indicates that a Community Park be located within the south central portion of the neighborhood.

In 2015, the Neighborhood Plan was amended for the undeveloped portion of the Creekside development in the southwestern portion of the neighborhood to reflect current wetland delineations and to convert the 158 condominium units (11-8 unit buildings, 5-4-unit buildings and 25-2 unit buildings) that were originally proposed to include 65 single family lots building.

In 2019, the Neighborhood Plan was amended for the undeveloped portion of the Creekside development (The Vista at Creekside) and adjacent lands in the southwestern portion of the neighborhood to provide for a total of 168 single family lots, 1 duplex lot, and 7-20 unit apartment buildings for a total of 310 units) an increase of 126 dwelling units from the current neighborhood plan that was amended in 2015 that included 184 single family lots. In addition, about 5 additional acres of residential area was added as approved by Plan Commission on January 14, 2009 by Resolution #19-02 and the Village Board adopted Ord. #19-__ on _____, 2019.

The Whittier Creek Neighborhood Plan includes:

GOVERNMENT/INSTITUTIONAL AREA: Approximately 7.4 acres of land within the neighborhood is identified as Institutional use, including: the existing Whittier Elementary School located at 8542 Cooper Road and the Holy Family Catholic Book Store located at 9249 93rd Street.

TRANSPORTATION/UTILITIES: Approximately 8.6 acres of this neighborhood is located

within a Utility Easement with electric transmission towers generally located at 57th Avenue.

ACCESS TO ARTERIAL ROADS: Pursuant to the Village Comprehensive Plan 85th Street, 93rd Street, Cooper Road and Old Green Bay Road are classified as local arterial roadways and 89th Street is identified as a local collector roadway. In addition, the long-range transportation plan indicates that Old Green Bay Road, 85th Street, Cooper Road and 93rd Street should be improved or widened when traffic counts/new developments warrant such improvements. 93rd Street will be widened into a three (3) lane urban cross section (one travel lane in each direction and a center turn lane). Cooper Road is proposed to be further evaluated related to the timing and roadway profile required. Due to the environmental constraints within the neighborhood, 89th Street will no longer connect from Cooper Road to Old Green Bay Road. However 89th Street will connect to Creekside Circle which will connect to 91st Street to Old Green Bay Road. A single lane roundabout will be constructed at the intersection of Cooper Road and 93rd Street when Cooper Road is constructed south of 93rd Street within the proposed Devonshire Development. New driveway access to the arterial and collector roadways will be limited and new roadways are aligned with existing or proposed roadways on the opposite side of the street. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development.

[*Note*: A detailed traffic study was conducted by Wayne Higgins with Traffic Engineering Services, Inc. to determine the profile for 93rd Street and to examine if the traffic warrants a four-way stop, a signalized intersection, or a roundabout at the intersection of 93rd Street and Cooper Road. At the February 26, 2007 Plan Commission meeting and the March 5, 2007 Village Board Meeting Mr. Higgins presented his the report and the Village Board approved a single lane roundabout at 93rd Street and Cooper Road and a three lane urban profile for 93rd Street (one travel lane in each direction and a center turn lane) rather than a four lane profile (two travel lane in each direction) on 93rd Street.

A signalized intersection at Cooper Road and 93rd Street would require the same or more right-of-way at this location for the existing properties than would a the single lane roundabout would. The signalized intersection would be more problematic for the existing properties at the northeast and northwest corners to continue to utilize their existing driveways. Traffic would not be stopped at the intersection with a roundabout thus allowing the existing driveway to remain with full access.

The roundabout is proposed to be 120 feet in diameter which will allow for semi-trucks, fire trucks, school buses, garbage trucks, snow plows etc. maneuvering space and a 25 foot diameter green space island would be constructed in the center.

The three (3) lane urban profile roadway on 93rd Street would allow for less right-of-way being required from properties on the north side of 93rd Street. This design would allow for easy and safe access to the existing residential homes that will have driveways on 93rd Street because of the designated center turn lane. The three lanes would provided for two 12 foot travel lanes and a 14 foot center turn lane.

The full improvement on 93rd Street as a three (3) lane urban roadway and the roundabout at Cooper Road and 93rd Street will be constructed as part of the second phase of the required public improvements for the second stage of the Devonshire Development. The cost for improvements to 93rd Street and the roundabout is proposed to be shared between the developers of the land adjacent to 93rd Street. In addition, the Village staff is proposing to apply for grants to assist in the project costs. It is anticipated that a grant application be submitted in April of 2007 for improvements to 93rd Street between 63rd Avenue and 48th Avenue, including the roundabout at Cooper Road.]

OPEN SPACE: This Neighborhood Plan identified approximately 279 acres or 37% of the

lands within the neighborhood are proposed to remain as open space. This open space includes approximately 190.4 acres of floodplain, 30.2 acres of wetlands, 39 acres of a Community Park, 3.5 acres for a Neighborhood Parks and 16 acres of other open space throughout the neighborhood.

- **FLOODPLAIN AREAS**: The 100-year floodplain is currently located adjacent to north and south branches of Jerome Creek. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation. The Neighborhood Plan indicates that floodplain adjustments will be required and that approximately 190.4 acres of land would be located within the 100-year floodplain after the adjustments are made.
- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 30 acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **COMMUNITY PARK**: In late December of 2008, the Village of Pleasant Prairie received a 30.73-acre land donation for the creation of a new park from John and Dorothy Ingram located at 5726 93rd Street that all residents will be able to enjoy. Schreiber/Anderson Associates (SAA) was selected to prepare a master plan for the development of this Community Park. SAA facilitated the process to help guide the Ingram's dream of a public park. On June 21, 2010 the Village Board approved an amendment to the Village of Pleasant Prairie Park and Open Space Plan 2006-2011 to include a Conceptual Plan for Ingram Park (totaling approximately 47.3 acres, including 5.4-acres within the ATC transmission line easement area along the east side of park and 2.9-acres of wetlands and floodplain within the park area) to be developed in Phases.
- **NEIGHBORHOOD PARKS AND PEDESTRIAN TRAILS**: Pursuant to the Village's Park and Open Space Plan (2018-23) component of the Village Comprehensive Plan ~~two (2)~~ one (1) neighborhood park~~s~~ located within the Neighborhood and a number of pedestrian trails are proposed pursuant to the Village of Pleasant Prairie 2010 Bicycle and Pedestrian Trails Plan (this plan is being updated in 2019). A 1.46 acre neighborhood park (excluding any wetland and 100 year floodplain) within the first stage of the Creekside Development has been dedicated to the Village ~~and the second 1.07 acre neighborhood park (excluding any wetland and 100 year floodplain) will be dedicated to the Village with the next stage of the Creekside Development~~. ~~In addition,~~

~~pursuant to the Village's Park and Open Space Plan pedestrian trails will begin at Whittier School and 57th Avenue, continue south on 57th Avenue to 89th Street continue west on 89th Street to the northern park in Creekside. At the park in Creekside the trail will continue south through Creekside Development into the Highpoint Neighborhood and will continue west on 89th Street to Old Green Bay Road then north to 85th Street and into the Country Home Neighborhood~~.

- **OTHER OPEN SPACE**: The Neighborhood Plan identifies approximately 16 acres of other open space within the Neighborhood which includes retention facilities and other open space surrounding the retention facilities, and other non-wetland, non-floodplain areas throughout the neighborhood. In addition, approximately 12.6 acres of woodlands are proposed to be preserved in the neighborhood.

  The Whittier Creek Neighborhood is located with the Des Plaines River Watershed therefore all the storm water drains to the Des Plaines River. The Neighborhood Plan existing retention facilities within the developed areas and indicates potential location where for future storm water management facilities could be located. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements.

RESIDENTIAL AREA: Approximately 345 acres of land (excluding existing and future rights-of-way, Government/Institutional, Transportation/Utilities, Public Park, 100-year floodplain and wetlands) within the Neighborhood are proposed to be developed as Residential. [The 345 acres of land includes approximately 16 acres of the other open space and approximately 12.6 acres of woodlands to be preserved as described above.].

There are 258 existing single family lots within the Neighborhood and these existing residential developments include: Whittier Heights Subdivision, Whittier Heights Addition #1, Whittier Heights Addition #2, Whittier Heights Addition #3, Wil-Char Subdivision, Creekside Crossing Subdivision, development on 91st Street and 63rd Avenues south of 100th Street; residential development along Cooper Road, 85th Street, Old Green Bay Road and 93rd Street. A total of 327 additional single family lots are proposed to be developed within the neighborhood.

There are 134 existing platted multi-family condominium units in the neighborhood known as Creekside Crossing Condominiums located north of 93rd Street between 63rd and 66th Avenue (of the 134 units, 2-8 unit buildings ~~and 2-2 unit buildings~~ have not been constructed to date) and six (6) existing multi-family condominium units located on Old Green Bay Road south of Jerome Creek and eight (8) two unit building locate on Old Green Bay Road north of Jerome Creek. The Neighborhood Plan proposes a total of 585 single family lots and 150 multi-family units (2 or more units per building) for a total of 735 dwelling units. The reconfiguration of the southwest portion of the Neighborhood Plan pursuant to the 2019 amendment increases the residential acres by about 5 acres to approximately 350 acres and also increases the number of dwelling units from 184 to 310 units which includes 168 single family lots, 1-2 unit lot and 7-20 unit apartment for a total of 788 dwelling units.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan would be 20,447 square feet per dwelling unit (345 net residential acres multiplied by 43,560 square feet in an area divided by 735 dwelling units). This density is lower than required by the Village Comprehensive Plan. The changes

in the Whittier Creek Neighborhood Plan (including the 2010, 2015 and the 2019 amendments) provides for an slight increase in the residential units within the entire Neighborhood from 735 dwelling units to 788 units, thus adjusting the net density to 19,348 square feet per dwelling unit (350 net residential acres multiplied by 43,560 square feet in an area divided by 788 dwelling units). This density is lower than the recommended net density for the Neighborhood which is identified to be developed within the Low-Medium Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet.

AGRICULTURAL AREA: The property owner of the approximately 29 acre property located at 6109 85th Street in the past has participated in the State's Agricultural Preservation Program and did not intend to develop the land for urban purposes so the area will remain as Agricultural Land designation until the owner proposed further development. The neighborhood plan would need to be re-evaluated at such time as this property is proposed to be developed for urban purposes. The 2019 Amendment shows about 5 acres of the land be developed as single family residential development.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

Current population within the Neighborhood:

- 392 dwelling units
- 1063 persons (which includes 240 school age children)

Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

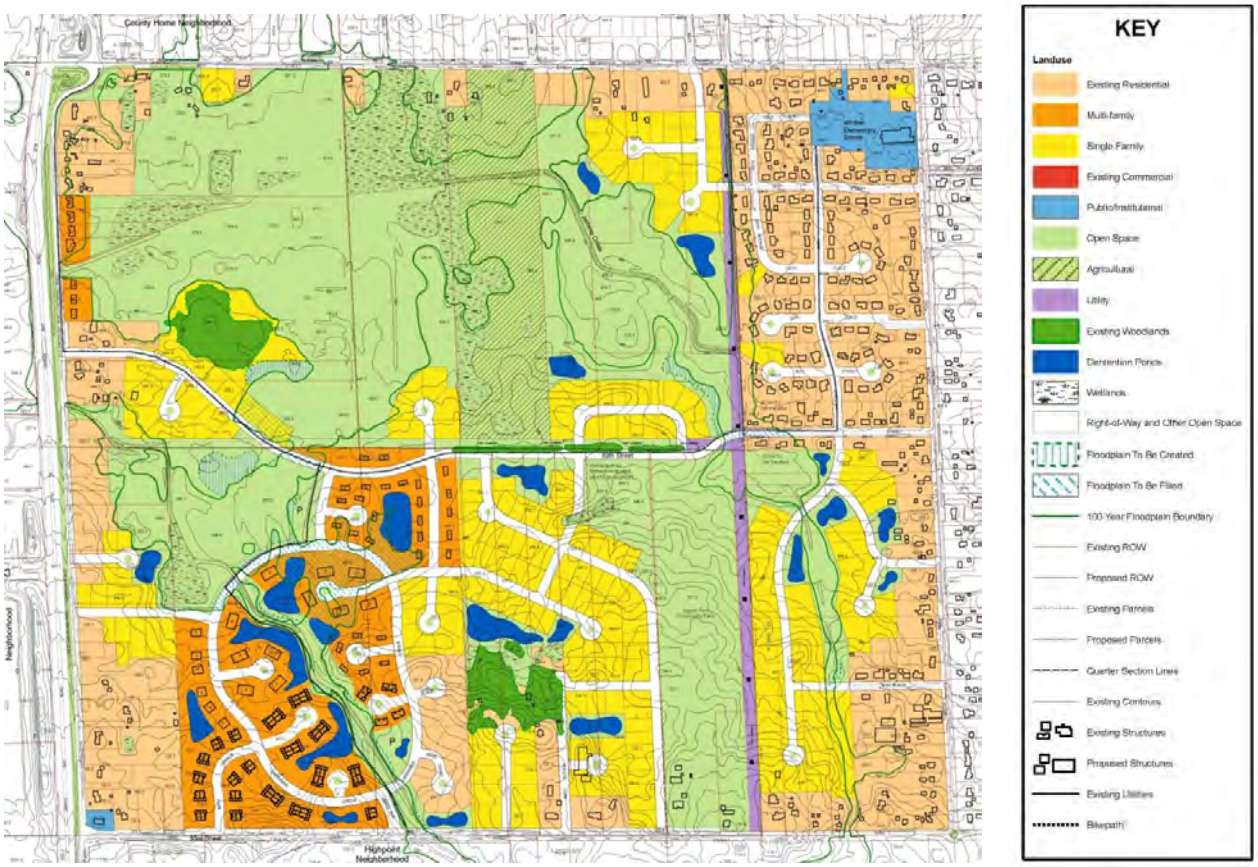
- 735 dwelling units
- 1,992 persons (which includes 450 school age children)

Based on the 2010 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population. The Village provides copies of proposed developments to the Kenosha Unified School District (KUSD) to assist in their long range planning. Pursuant to the information provided by the KUSD for Pleasant Prairie, 42% of the new dwelling units will have new students that will attend public schools or a total of 390 students.

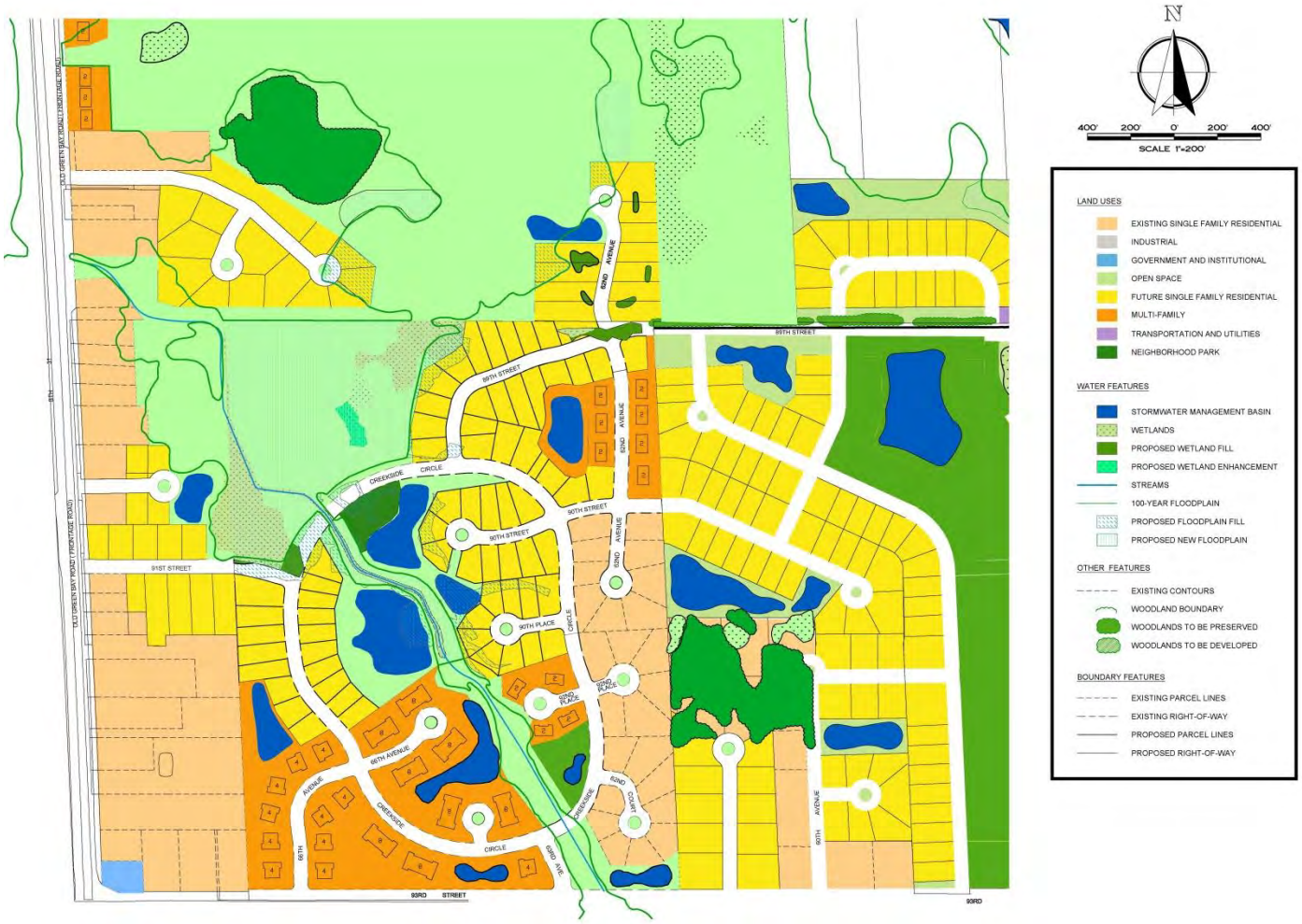
The changes in the Whittier Creek Neighborhood Plan (including the 2010, 2015 and the 2019 amendments) adjusts to proposed populations as well:

- **Current population** within the neighborhood based on the current 392 dwelling units is 1,063 (which includes 240 school age children with 164 children attending public school).
- **Projected population** within the neighborhood based on the total proposed 788 dwelling units is 2,136 persons (which includes 483 school age children with 331 children attending public school).

Neighborhood Plan Map 32
Whittier Creek Neighborhood
Adopted by Plan Commission Resolution #07-10 and Village Board Resolution #07-11 and amended by the Village Board on June 21, 2010 by Ord. #10-37.



Neighborhood Plan Map 32-a
Whittier Creek Neighborhood
Amendment adopted by Plan Commission Resolution #15-15 and Village Board Ordinance #15-31



Neighborhood Plan Map 32-b
Whittier Creek Neighborhood

Amendment adopted by Plan Commission Resolution #19-05 on January 28, 2019 and by the Village Board on _____ as Ord. # 19-__.

MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Peggy Herrick, Assistant Planner / Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: The Vista at Creekside – Conceptual Plan

DATE: December 6, 2018

Peggy,

The Engineering Department has reviewed the submitted concept plans for the proposed residential development. We have the following comments listed below and noted on the attached mark-up plan. Refer to both this memo and mark-up plan sheets for all engineering comments.

The engineering plan review was cursory to identify overall conceptual concepts. Additional review comments will be provided as further detailed engineering plans are submitted.

See comments on attached mark-up plan sheets.

1. Only plan sheets with comments are included.

2. Comments that apply to multiple locations are not repeated for every occurrence.

Floodplain Adjustment and Compensatory Storage

3. A floodplain adjustment was instigated by the original Creekside Crossing Development, which includes areas within this proposed development. A floodplain analysis of Jerome Creek Tributary #4 and Compensatory Storage Evaluation report was prepared by Hey and Associates. The Developer of Vista at Creekside shall complete the floodplain adjustment. The following shall be provided and/or confirmed:

    a. Identify who the engineer of record is that will be assuming responsibility of the floodplain adjustment, floodplain modeling, and compensation storage?

    b. The engineer of record shall ensure that they obtain a copy of the floodplain adjustment study and model that was submitted to the WDNR and FEMA for the CLOMR. Identify the report date and provide a copy the floodplain adjustment study to the Village.

    c. The engineer of record shall provide an updated report / memorandum regarding their assessment of the previous study and as well as provide the following information:

        i. The engineer of record shall confirm that they have reviewed the study and modeling and concur with the work of the previous engineer. Any items that the engineer does not

agree or concur with shall be addressed to ensure the successful completion of the floodplain adjustment.

ii. The engineer of record shall evaluate the existing as-built / site conditions and grading completed in the previous development phases and how that compares to the previous study requirements and modeling. Address any variances.

iii. Provide a summary of work to be completed as part of the Vista at Creekside Development to complete the floodplain adjustment.

4. Lots and buildings located within the existing regulatory floodplain boundary cannot be developed until the floodplain adjustment is completed, a FEMA LOMR is obtained, and the Village Zoning Map has been amended. A map showing the effected lots / buildings shall be provided for concurrence and understanding between the Village and Developer.

Grading / Storm Water Management

5. Large-scale grading and erosion control plan(s) were not submitted and not reviewed. Submit in the next submittal for review.

6. The storm water management is using the correct peak discharge and water quality standard requirements. A detailed review will be completed with the grading plan review. Show all offsite drainage areas (complete limits) in the post-developed condition drainage map.

7. Ponds are required to have aerators / fountains. Include in plans.

8. Provide pond cross-sections for each pond.

9. Storm water easement(s) and maintenance agreement provisions are required for the private storm water retention basins and storm sewer facilities.

10. Earthwork calculations shall be provided with the engineer's estimate of the amount of import or export of fill needed for the site grading plan.

Roadway

11. Provide a detailed sidewalk plan for the new and existing development. Additional survey pick-up is required to show existing utilities, topography, driveways, street trees, etc.

12. Provide a geotechnical report, including geotechnical recommendations for the roadway design, bridge, and sanitary sewer access maintenance path. Borings shall be performed in 500-foot intervals along the roadway, at the bridge location, along the sewer access path, and at pond locations.

    i. The sanitary access path shall be designed to support the a sanitary sewer Vac-Truck.

13. Provide a street light plan.

14. Provide a street signage plan or include information in the plans.

15. Provide a street tree landscaping plan. Address tree removals and replanting, as may be needed, for the overall sidewalk plan.

16. Provide roadway cross-sections.

17. Provide a concrete joint layout plan or note in the plans to require submittal by the Contractor.

18. Confirm that the entire project is being completed in 1 phase. If phasing, is being proposed then show and design phasing limits for roadways, grading, and utilities.

Public Sanitary Sewer and Water

19. See plan mark up. General alignment and sizing was reviewed.

Private Sanitary Sewer and Water

20. See plan mark up. General concept layout was provided and reviewed.

21. Private Access and Maintenance Easement(s) shall be provided along with a maintenance agreement provisions.

General / Other

22. A project construction and specification manual (project manual) shall be provided.

23. We-energies gas and electric plans will need to be provided for review.

24. Show and label applicable storm sewer easements on the plan(s).

The engineering plans have 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 as additional information is provided.

Attachment: Plan Mark Up

CONSTRUCTION PLANS
for
THE VISTA AT CREEKSIDE
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
for
CREEKSIDE PP, LLC
Pleasant Prairie, Wisconsin

VOPP ENG REVIEW
PLAN MARK UP
DECEMBER 6, 2018

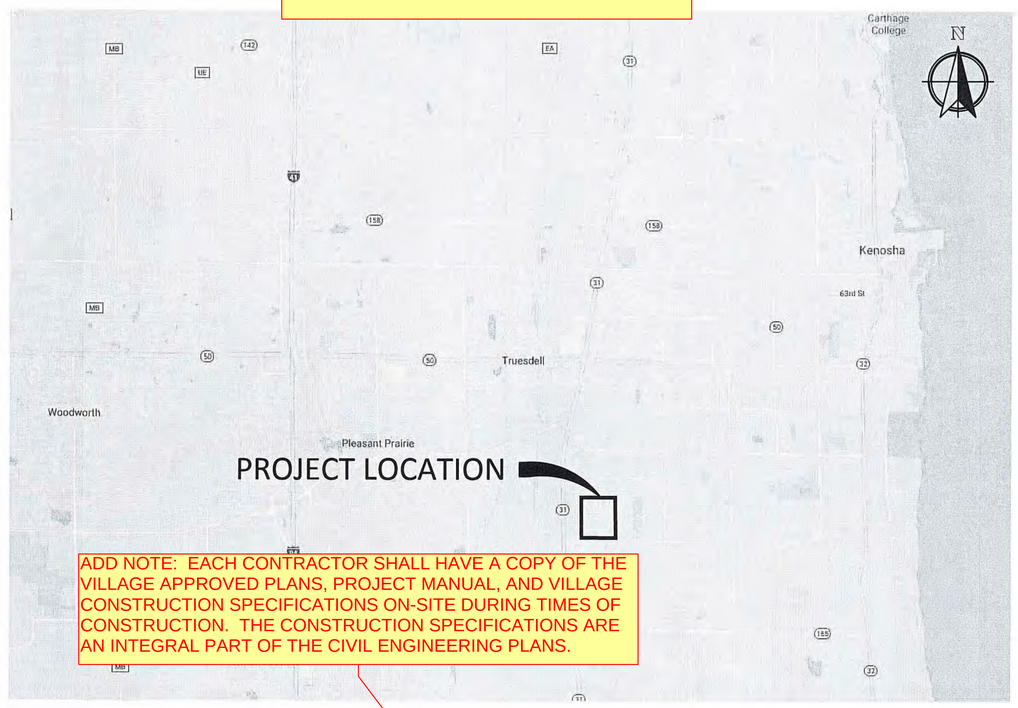
NOTE: CONCEPTUAL PLAN SUBMITTAL CURSORY REVIEW

SHEET INDEX

Plan Sheet	Sheet No.
TITLE SHEET	1 OF 34
EXISTING CONDITIONS SURVEY	2 OF 34
SITE DEMOLITION PLAN	3 OF 34
CONCEPTUAL SITE PLAN (NORTH)	4 OF 34
CONCEPTUAL SITE PLAN (SOUTH)	5 OF 34
MULTI-FAMILY NORTH DIMENSIONED SITE PLAN	6 OF 34
MULTI-FAMILY WEST DIMENSIONED SITE PLAN	7 OF 34
MASTER UTILITY PLAN	8 OF 34
MULTI-FAMILY NORTH MASTER UTILITY PLAN	9 OF 34
MULTI-FAMILY WEST MASTER UTILITY PLAN	10 OF 34
SITE GRADING, DRAINAGE & EROSION CONTROL PLAN	11 OF 34
SANITARY SEWER & WATERMAIN	12 thru 19 OF 34
INTERSECTION DETAILS	20 thru 21 OF 34
ROADWAY & STORM SEWER	22 thru 28 OF 34
TYPICAL SECTIONS & CONSTRUCTION DETAILS	29 thru 34 OF 34

LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	W
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X X	
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET IRON PIPE		FORCE MAIN		



ADD NOTE: EACH CONTRACTOR SHALL HAVE A COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

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DELETE "DEPUTY"

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CONSTRUCTION MANAGER

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S ARCHITECT / REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE & RESCUE INSPECTOR, IT/DSIS INSPECTOR AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGE'S OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED, SCHEDULED, AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

WISCONSIN
JASON J. CHRISTENSEN
E-41783
RACINE, WI
PROFESSIONAL ENGINEER
11/16/18

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

PUBLIC UTILITY CONTACTS

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TDS TELECOM
SOUTHEAST WISCONSIN
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EMAIL: allie.miller@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

Nielsen Madsen + Barber
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THE VISTA AT CREEKSIDE
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
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DATE:	11-16-2018

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SHEET 1 OF 34

ISSUE FOR REVIEW - 11-16-2018

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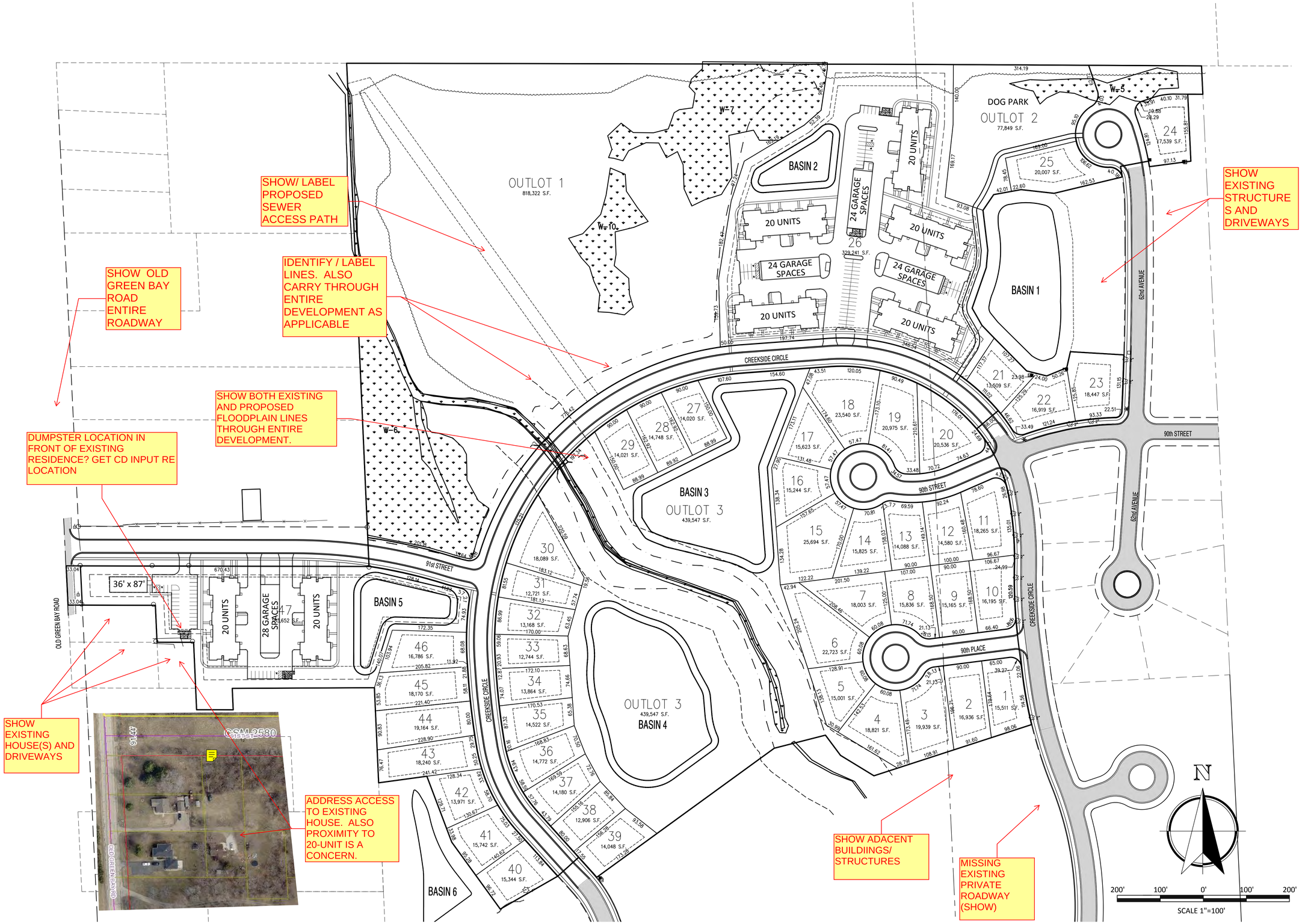

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THE VISTA AT CREEKSIDE
CONCEPTUAL SITE PLAN (NORTH)
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 4 OF 34

ISSUE FOR REVIEW - 11-16-2018

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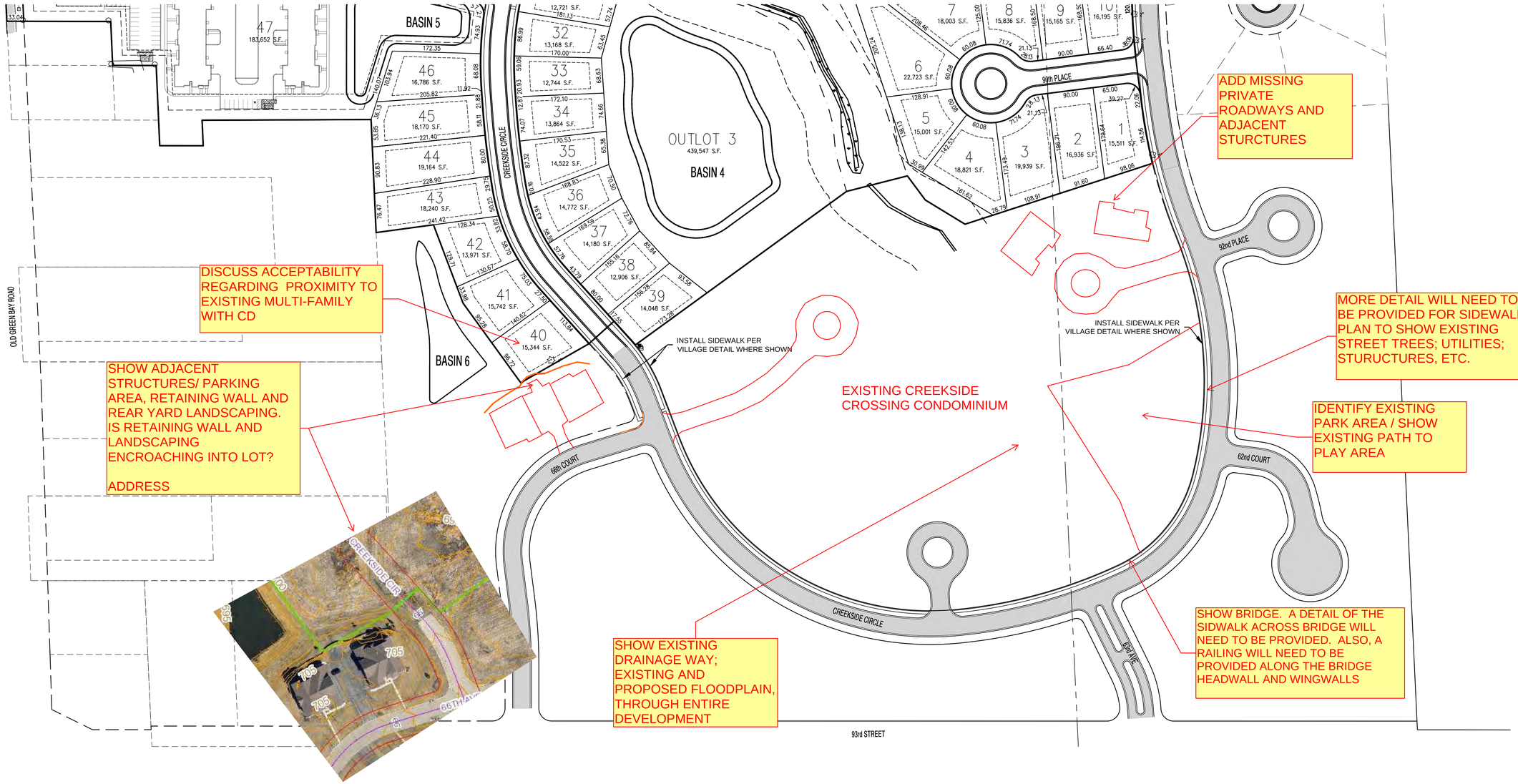

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THE VISTA AT CREEKSIDE

CONCEPTUAL SITE PLAN (SOUTH)

FOR

CREEKSIDE PP, LLC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 5 OF 34

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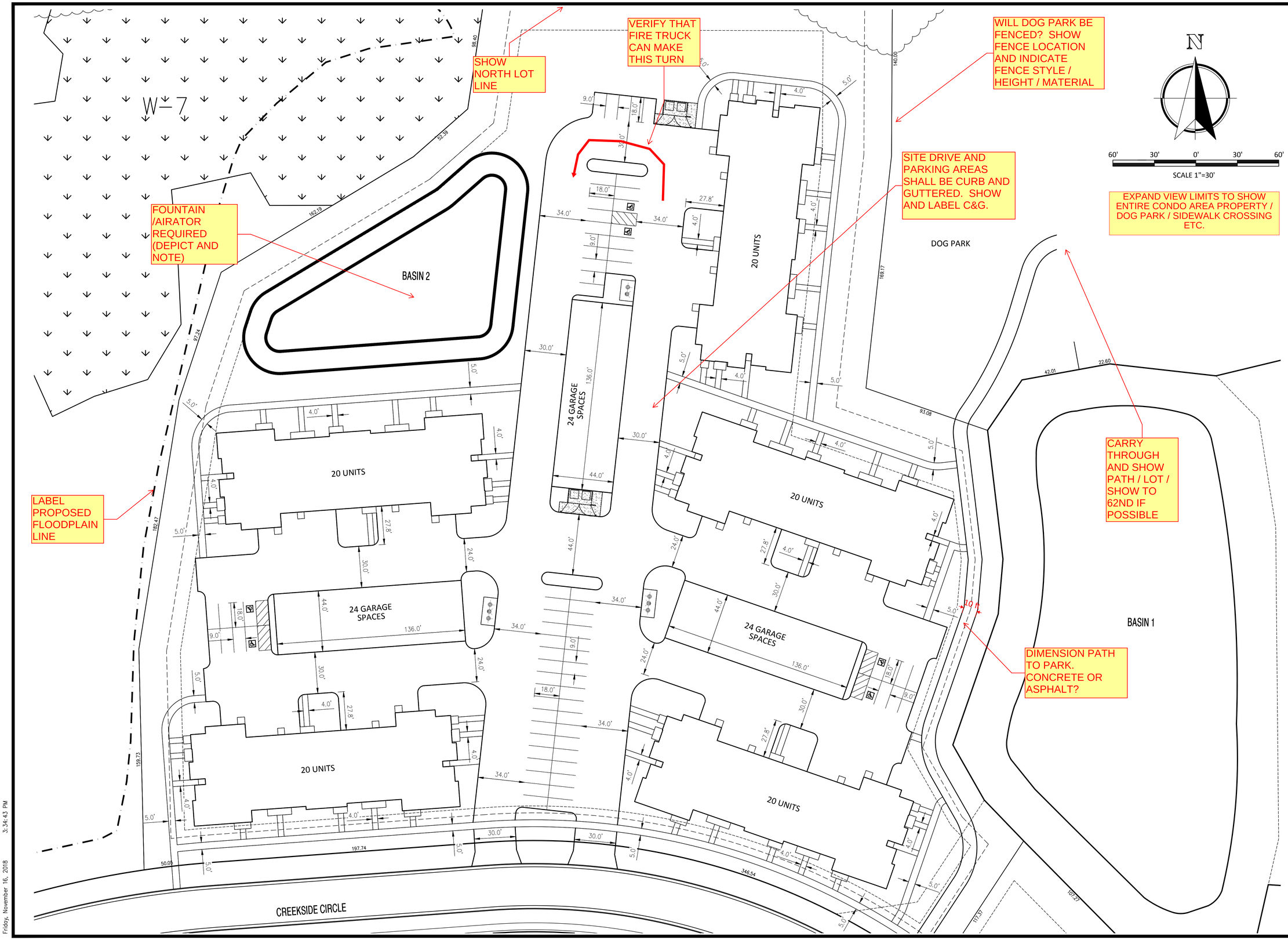

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THE VISTA AT CREEKSIDE

MULTI-FAMILY NORTH
DIMENSIONED SITE PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 6 OF 34

ISSUE FOR REVIEW - 11-16-2018

EXTEND LIMITS TO SHOW OLD GREEN BAY ROAD ALONG DEVELOPMENT AREA

SHOW ADJACENT / NEARBY STRUCTURE S ETC.

SITE DRIVES AND PARKING AREAS TO BE CURB AND GUTTERED. SHOW AND LABEL C&G.

LABLEL ROW

THERE APPEARS TO BE A 25-FOOT EASMENT PER PREVIOUS PROPERTY SURVEYS. VERIFY, SHOW IN PLANS, AND ADDRESS

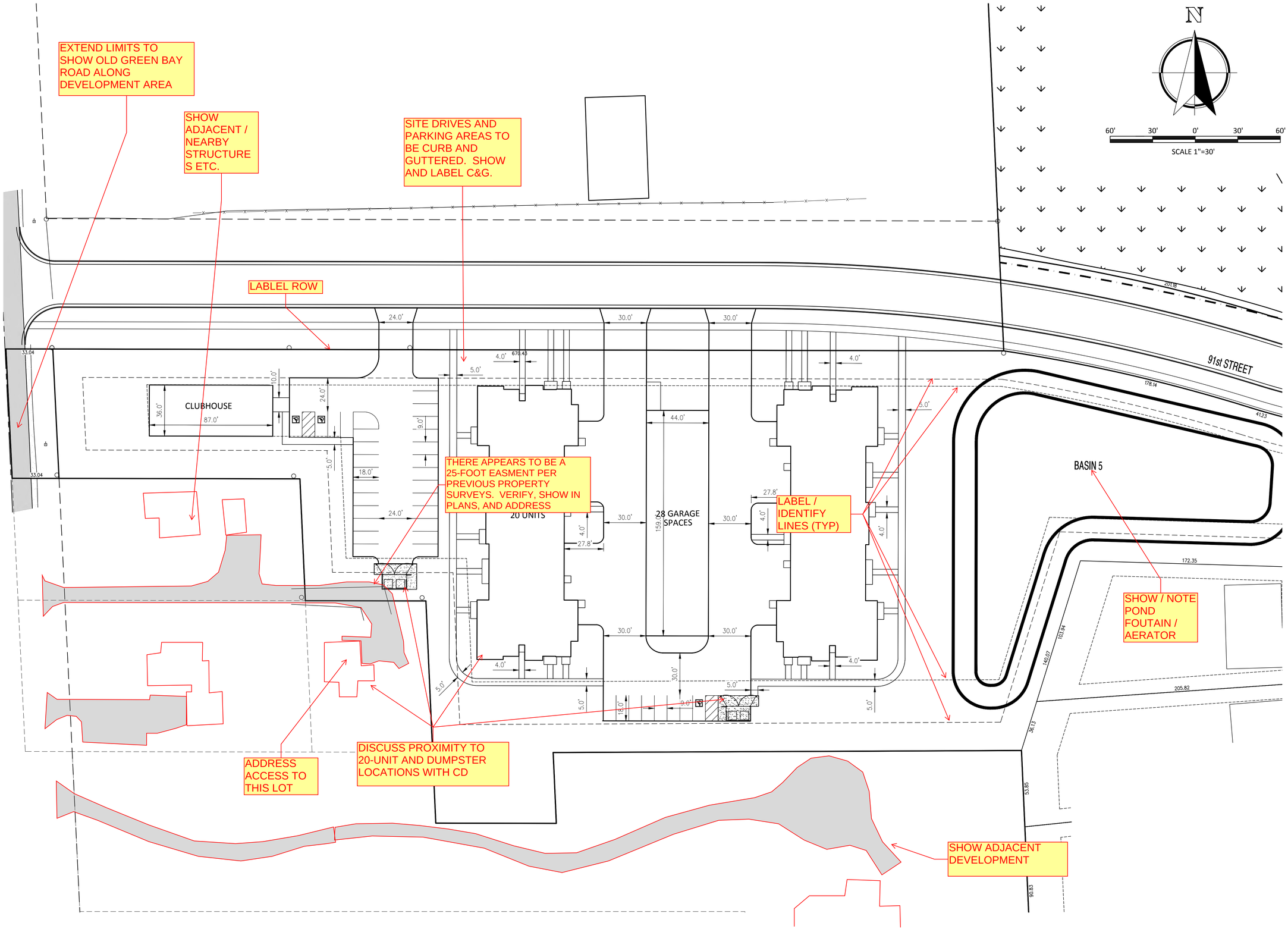
LABEL / IDENTIFY LINES (TYP)

SHOW / NOTE POND FOUTAIN / AERATOR

ADDRESS ACCESS TO THIS LOT

DISCUSS PROXIMITY TO 20-UNIT AND DUMPSTER LOCATIONS WITH CD

SHOW ADJACENT DEVELOPMENT



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THE VISTA AT CREEKSIDE

MULTI-FAMILY WEST
DIMENSIONED SITE PLAN
FOR
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 7 OF 34

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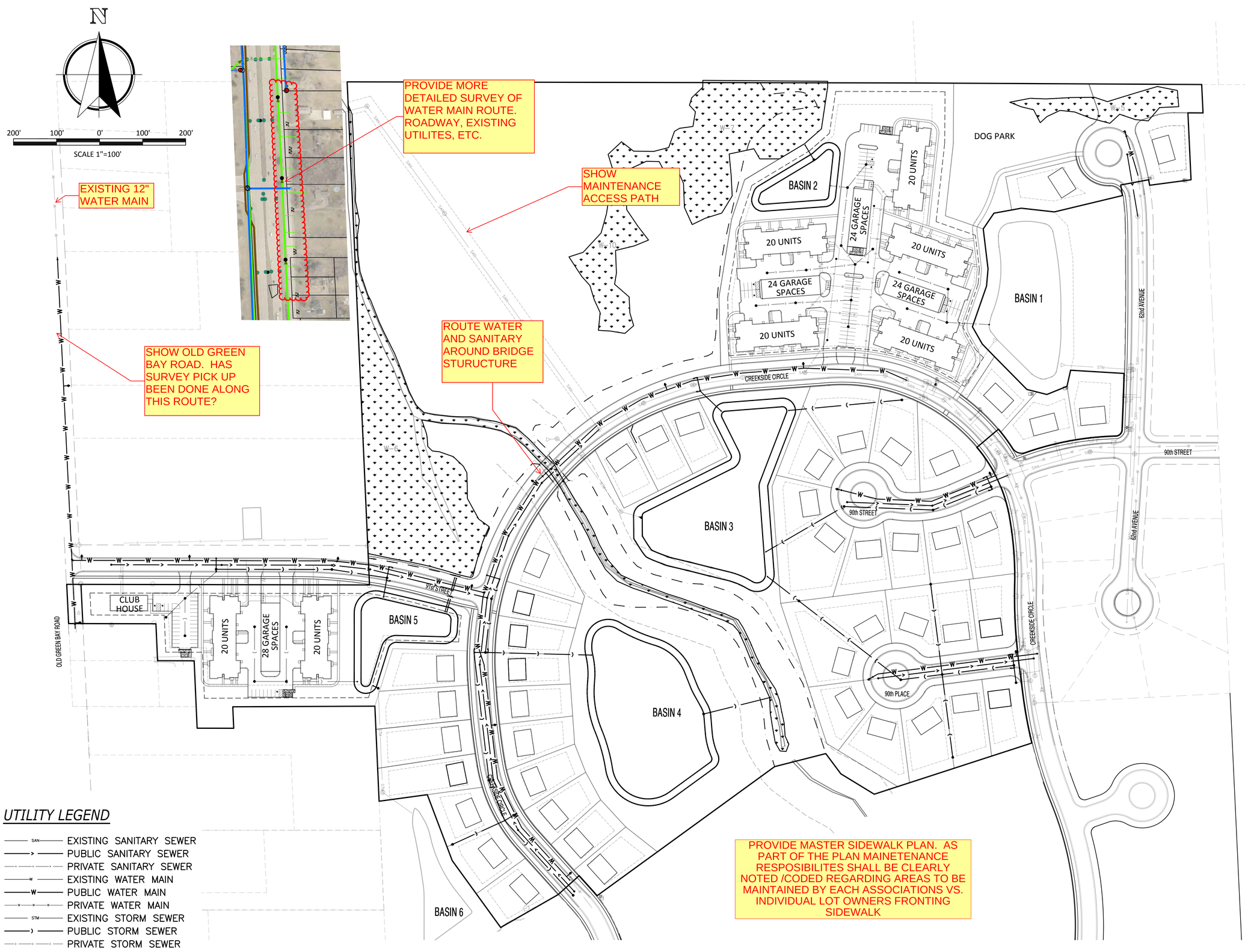

UTILITY LEGEND

- EXISTING SANITARY SEWER
- PUBLIC SANITARY SEWER
- PRIVATE SANITARY SEWER
- EXISTING WATER MAIN
- PUBLIC WATER MAIN
- PRIVATE WATER MAIN
- EXISTING STORM SEWER
- PUBLIC STORM SEWER
- PRIVATE STORM SEWER

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THE VISTA AT CREEKSIDE

MASTER UTILITY PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 8 OF 34

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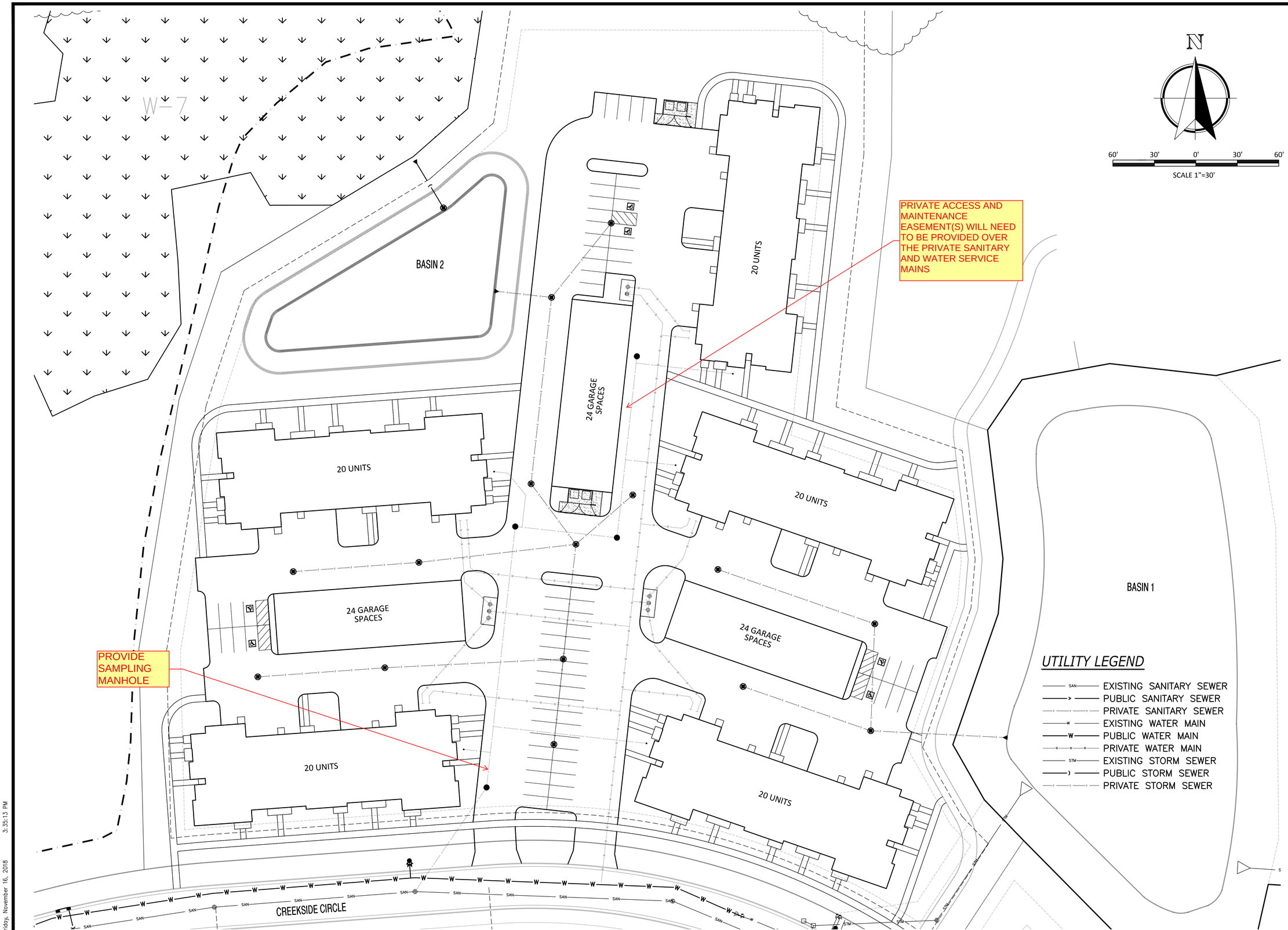

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THE VISTA AT CREEKSIDE

MULTI-FAMILY NORTH
MASTER UTILILTY PLAN
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 9 OF 34

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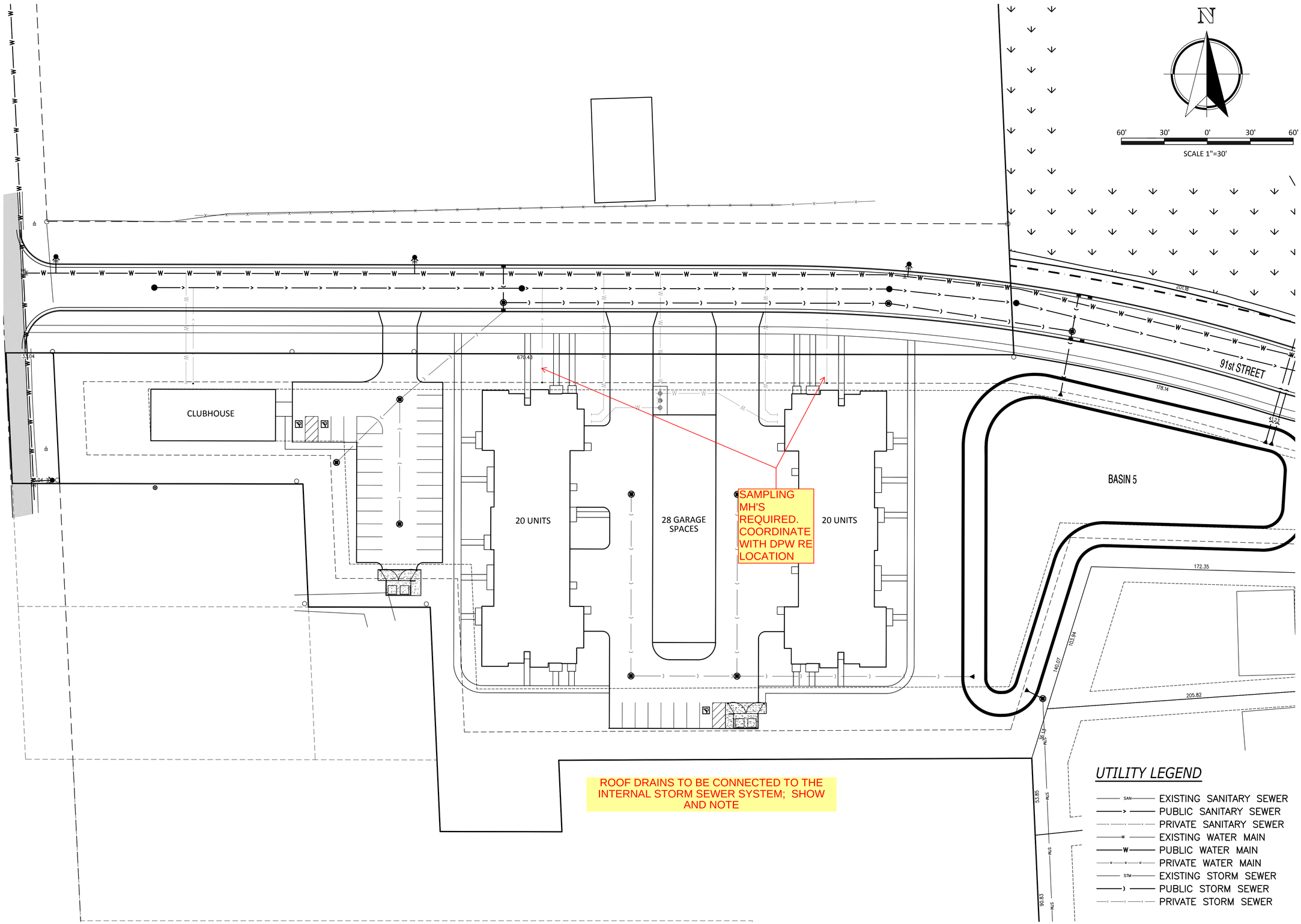

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THE VISTA AT CREEKSIDE

MULTI-FAMILY CENTER
MASTER UTILITY PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 10 OF 34

ISSUE FOR REVIEW - 11-16-2018

Friday, November 16, 2018 3:35:23 PM

REFERENCES

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2019 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

EROSION CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22:

1. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
   (A) AT LEAST WEEKLY.
   (B) WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.

2. THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
   (A) THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
   (B) A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, THE VILLAGE OF PLEASANT PRAIRIE OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE OWNER, ENGINEER OR MUNICIPALITY TO MEET FIELD CONDITIONS.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED IF NECESSARY EVERY 14 DAYS AND AFTER EACH RAINFALL.

A MINIMUM 18' WIDE X 50' LONG TRACKING PAD (3-6 INCH STONE) SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE (AS SHOWN) TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADS. INSTALLATION AND MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

SITE GRADING & SUB-GRADE PREPARATION

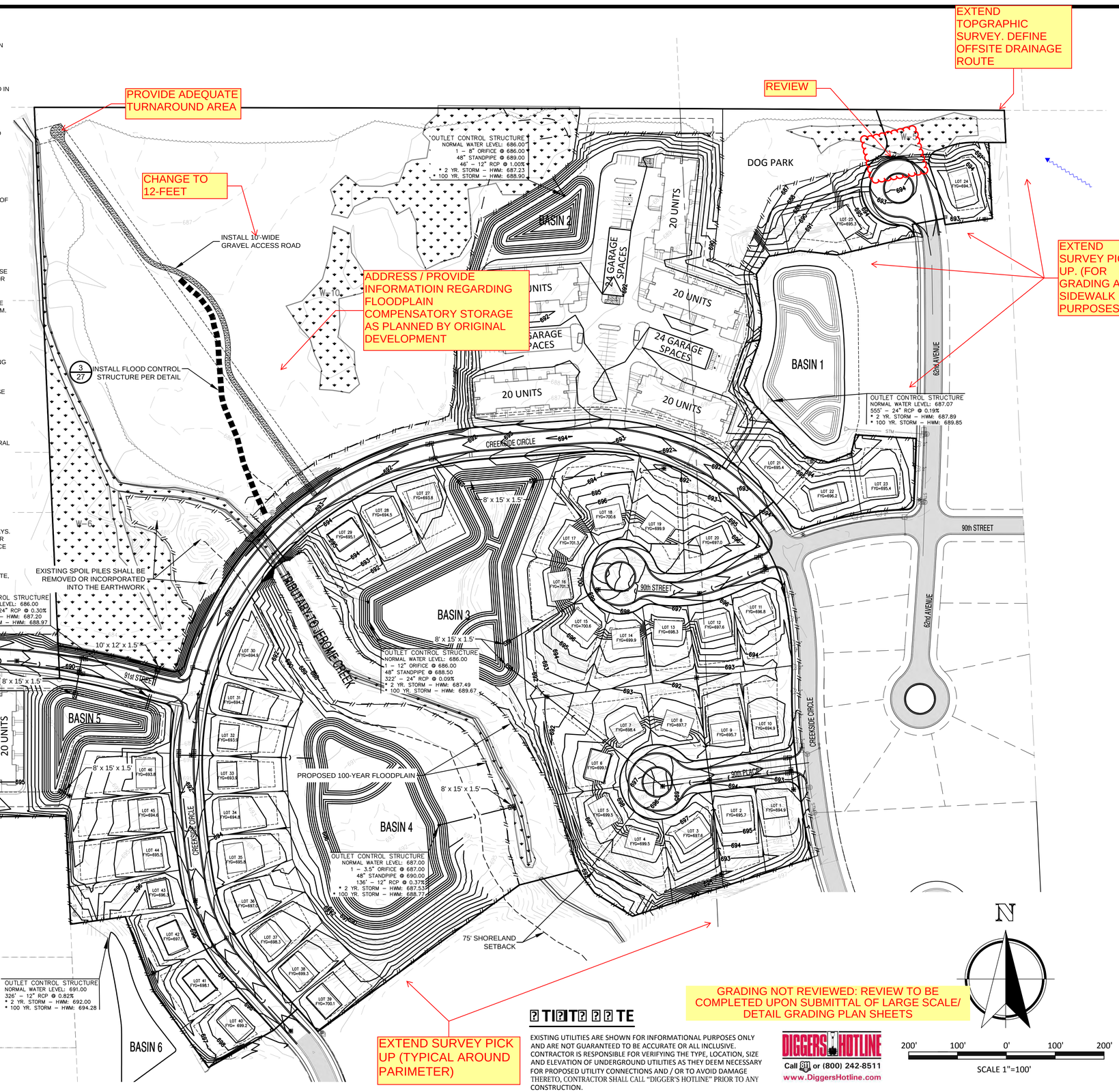
ALL EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PADS, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND STOCKPILED AT A LOCATION DETERMINED BY THE GENERAL CONTRACTOR AND OWNER.

EXCAVATE, GRADE & SHAPE SUBGRADE TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS. PREPARE AND COMPACT SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES TO RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER OR HIS REPRESENTATIVES TO ENSURE THEY ARE PRESENT.

TEMPORARY SEEDING IS REQUIRED FOR ALL STOCKPILES AND OTHER EXPOSED LAND AREAS IF NOT UTILIZED WITHIN 30 DAYS. AT THE COMPLETION OF THE PAVEMENT WORK, RE-SPREAD SALVAGED TOPSOIL TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LANDSCAPE AND LAWN AREAS. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTIONS 627, 629 AND 630 OF THE "STATE SPECIFICATIONS" OR RESTORED PER SPECIFIC DETAILS IN THE SITE LANDSCAPE PLAN.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.



SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 1/29 — SILT FENCE
- 2/29 — STORM INLET PROTECT
- 5/29 — EROSION BALES
- 6/29 — GRAVEL TRACKING PAD
- MEDIUM RIP RAP W/ GEOTEXTILE FABRIC TYPE "R"

GRADING NOT REVIEWED: REVIEW TO BE COMPLETED UPON SUBMITTAL OF LARGE SCALE/ DETAIL GRADING PLAN SHEETS

TITE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

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THE VISTA AT CREEKSIDE
SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 11 OF 34

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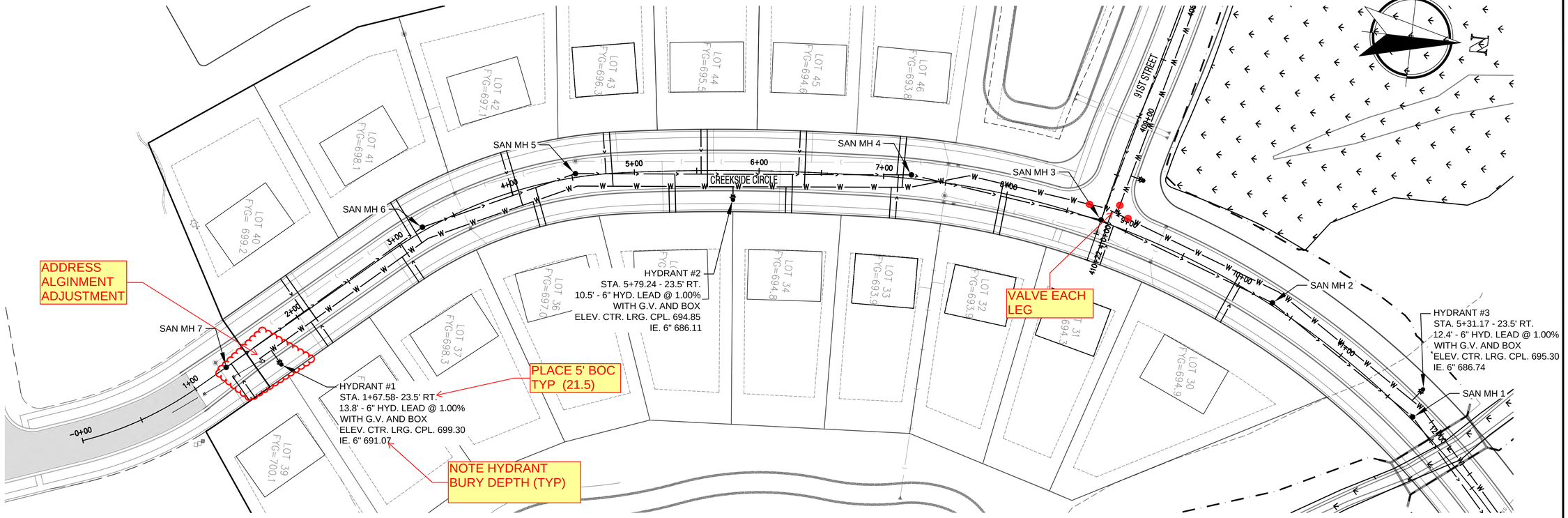
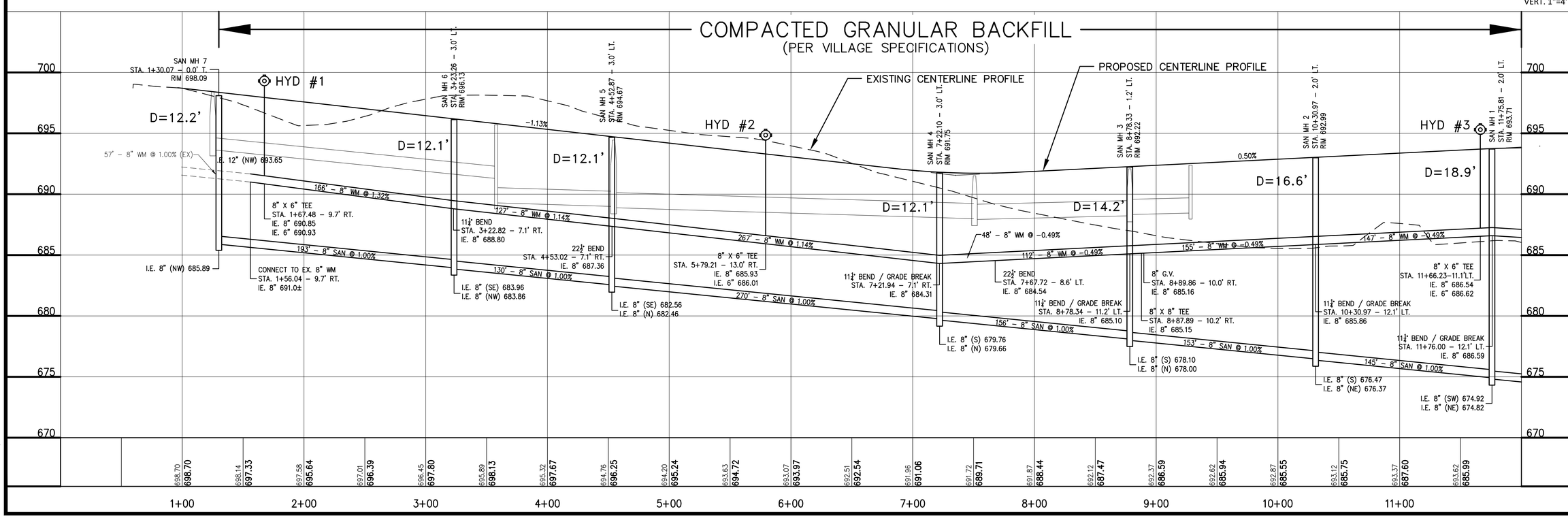


CREEKSIDE CIRCLE

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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THE VISTA AT CREEKSIDE

SANITARY SEWER & WATER MAIN

FOR

CREEKSIDE CIRCLE
STA 0+00 TO STA 12+00

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 12 OF 34

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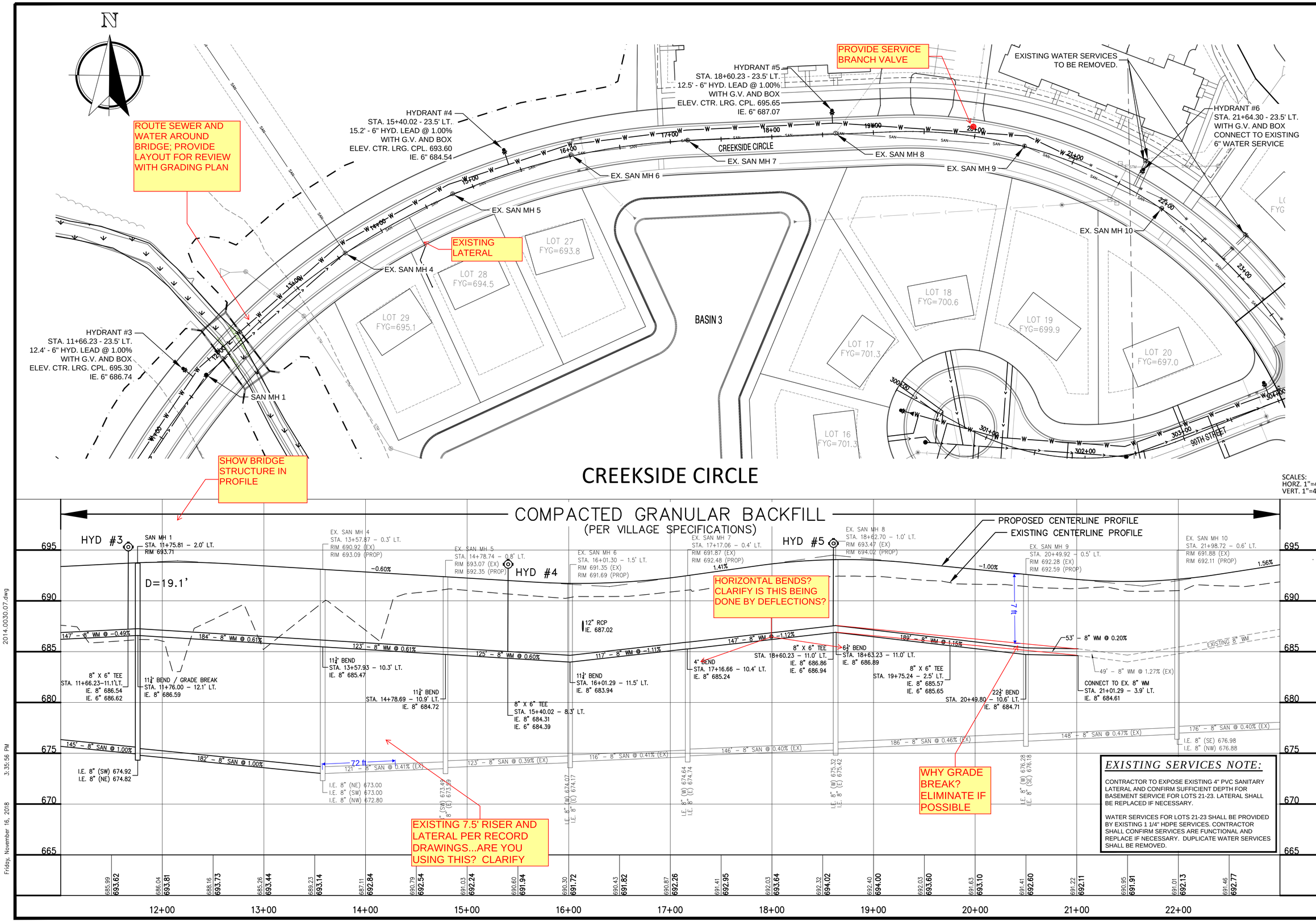

EXISTING SERVICES NOTE:

CONTRACTOR TO EXPOSE EXISTING 4" PVC SANITARY LATERAL AND CONFIRM SUFFICIENT DEPTH FOR BASEMENT SERVICE FOR LOTS 21-23. LATERAL SHALL BE REPLACED IF NECESSARY.

WATER SERVICES FOR LOTS 21-23 SHALL BE PROVIDED BY EXISTING 1 1/4" HDPE SERVICES. CONTRACTOR SHALL CONFIRM SERVICES ARE FUNCTIONAL AND REPLACE IF NECESSARY. DUPLICATE WATER SERVICES SHALL BE REMOVED.

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THE VISTA AT CREEKSIDE
SANITARY SEWER & WATER MAIN
FOR
CREEKSIDE CIRCLE
STA 11+00 TO STA 23+00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 13 OF 34

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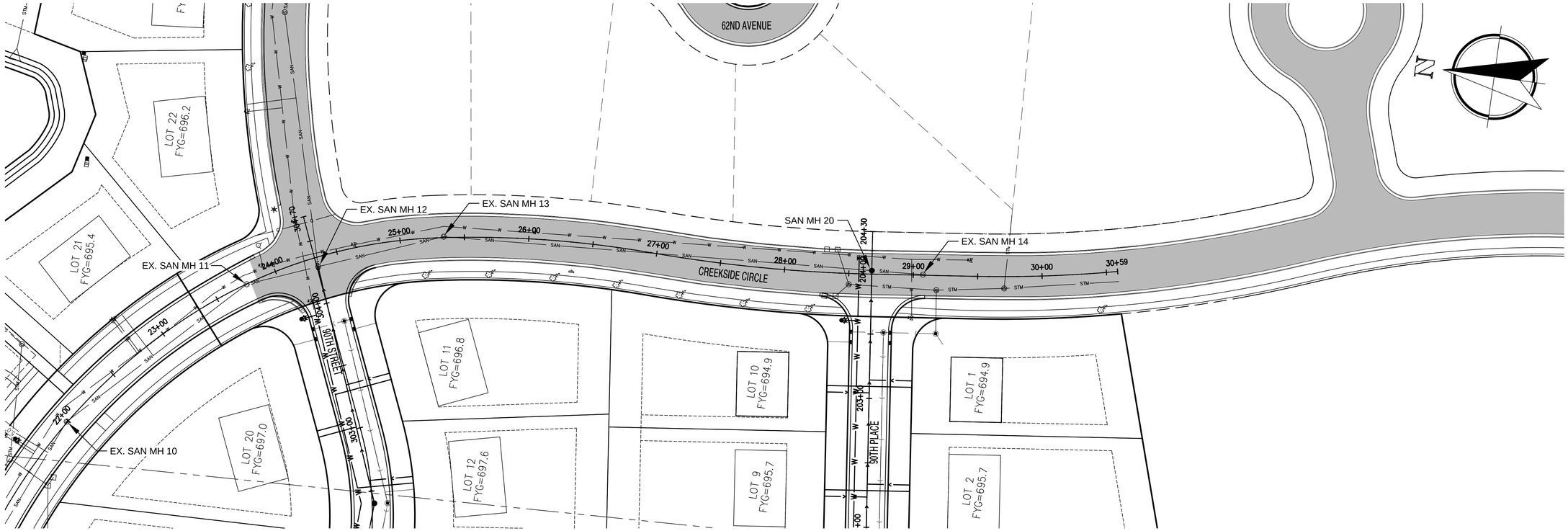

CREEKSIDE CIRCLE

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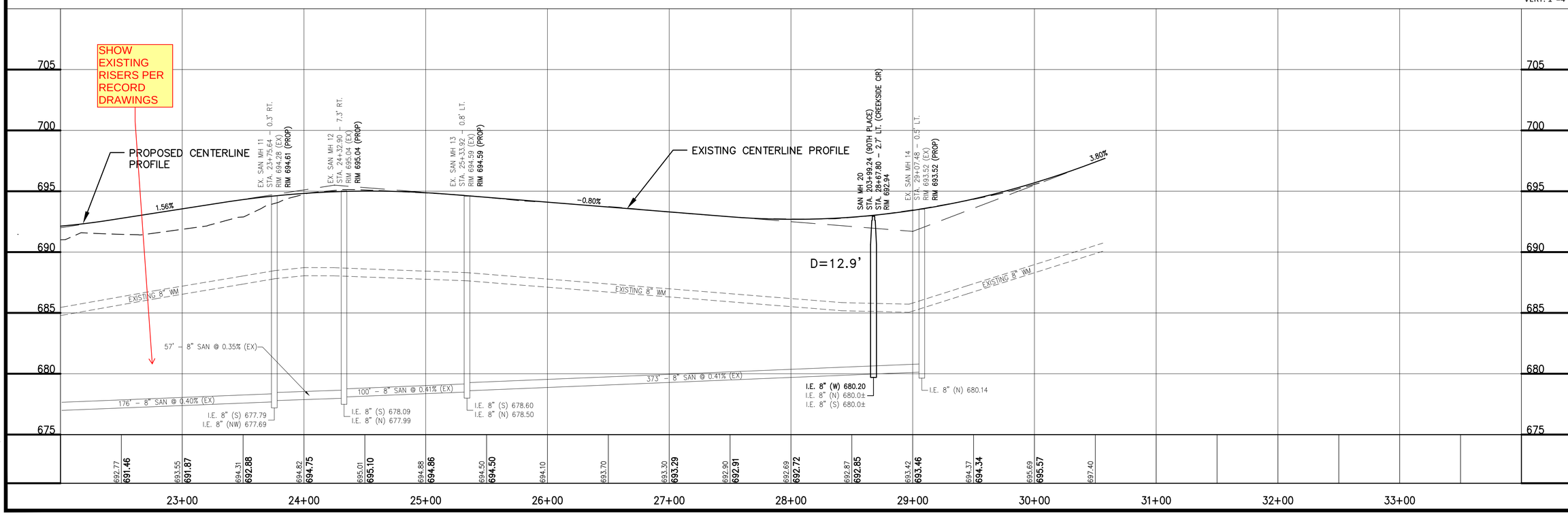
VERT. 1"=4'



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THE VISTA AT CREEKSIDE

SANITARY SEWER & WATER MAIN

FOR

CREEKSIDE CIRCLE

STA 22+00 TO STA 34+00

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 14 OF 34

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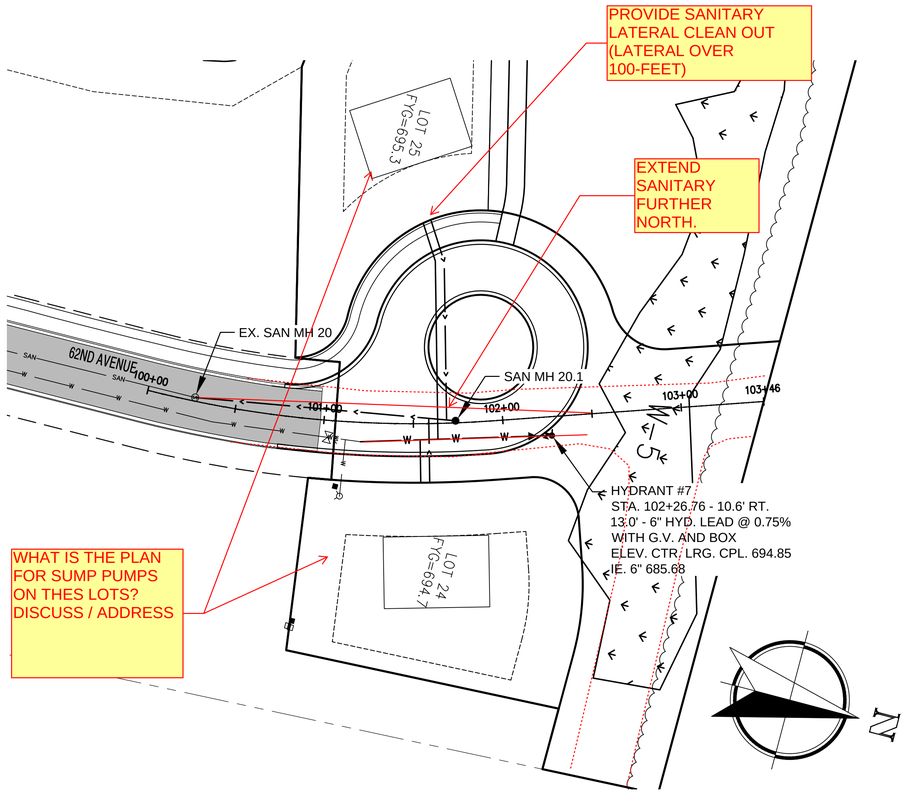

62ND AVENUE

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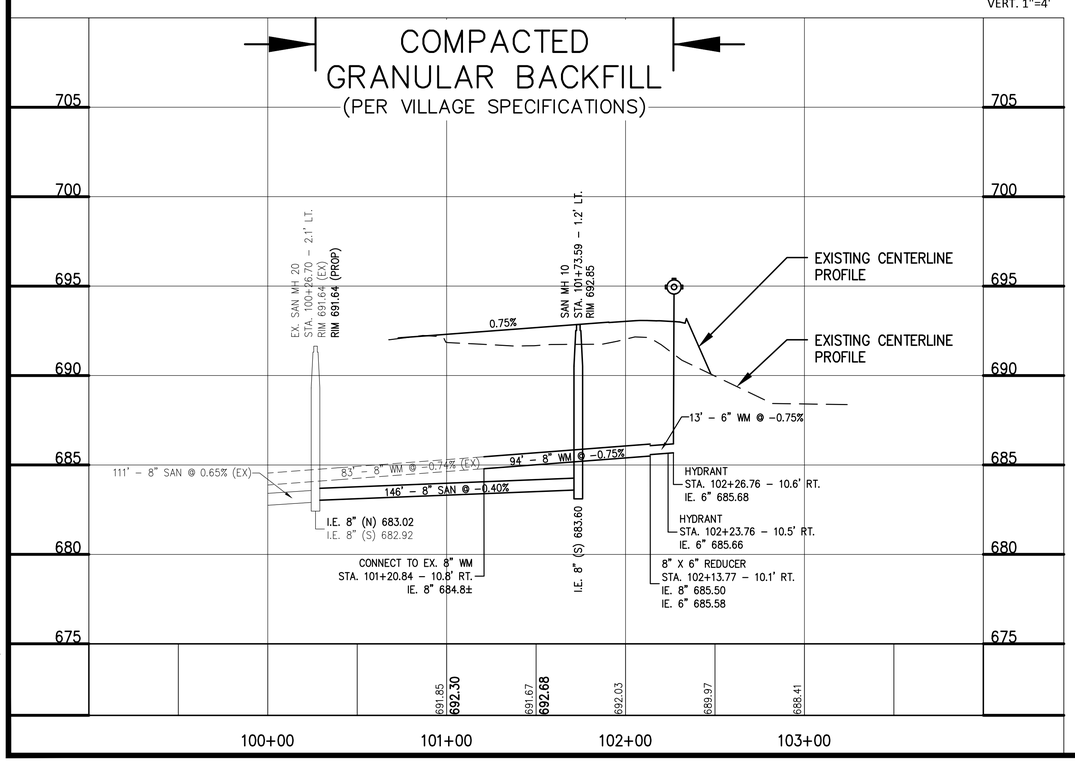
VERT. 1"=4'



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THE VISTA AT CREEKSIDE
SANITARY SEWER & WATER MAIN
FOR
62ND AVENUE
STA 99+00 TO STA 104+00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 15 OF 34

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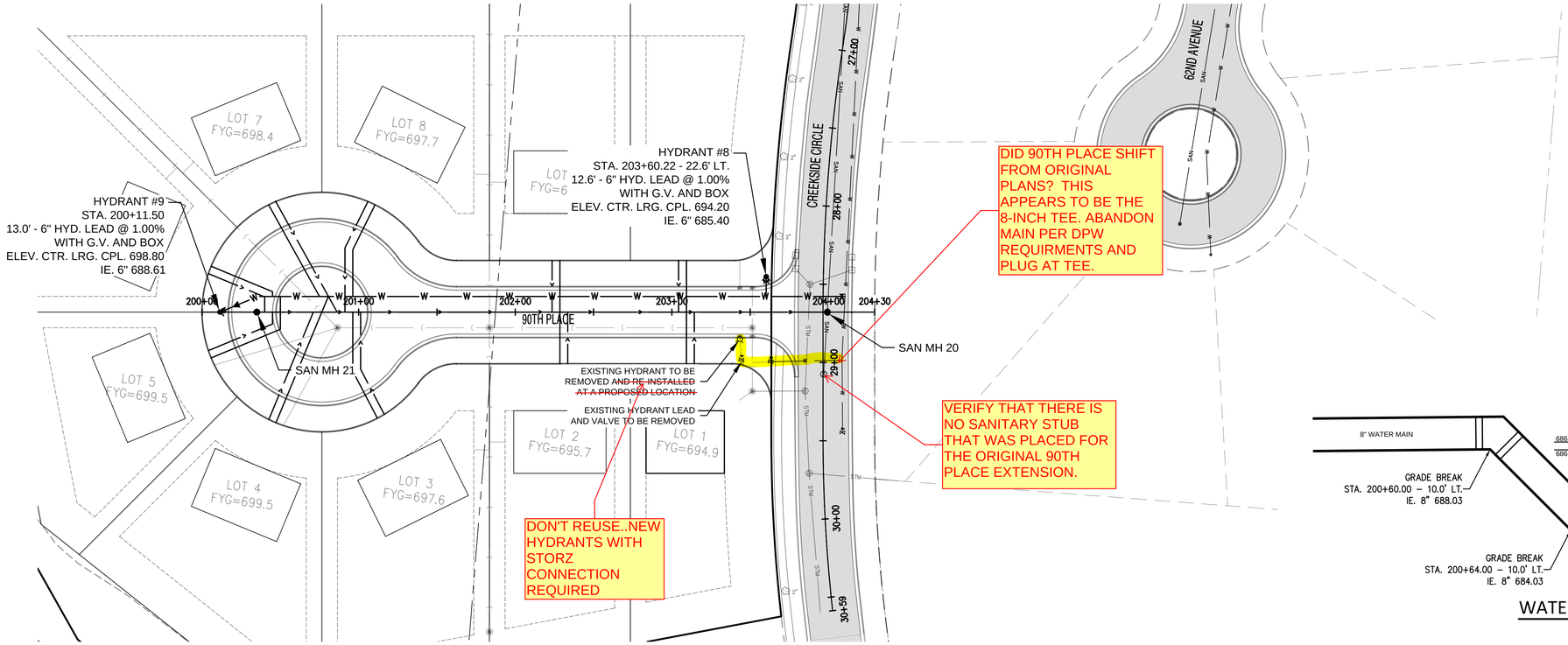
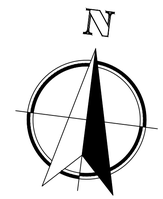
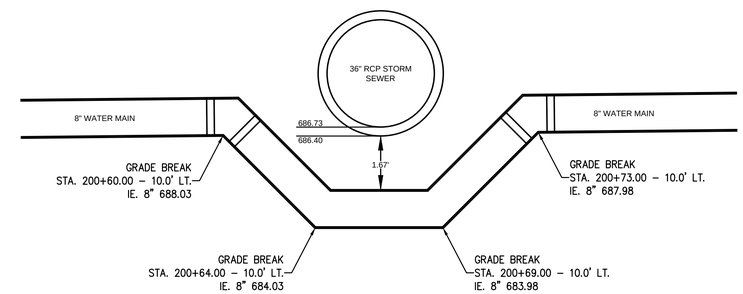


90TH PLACE

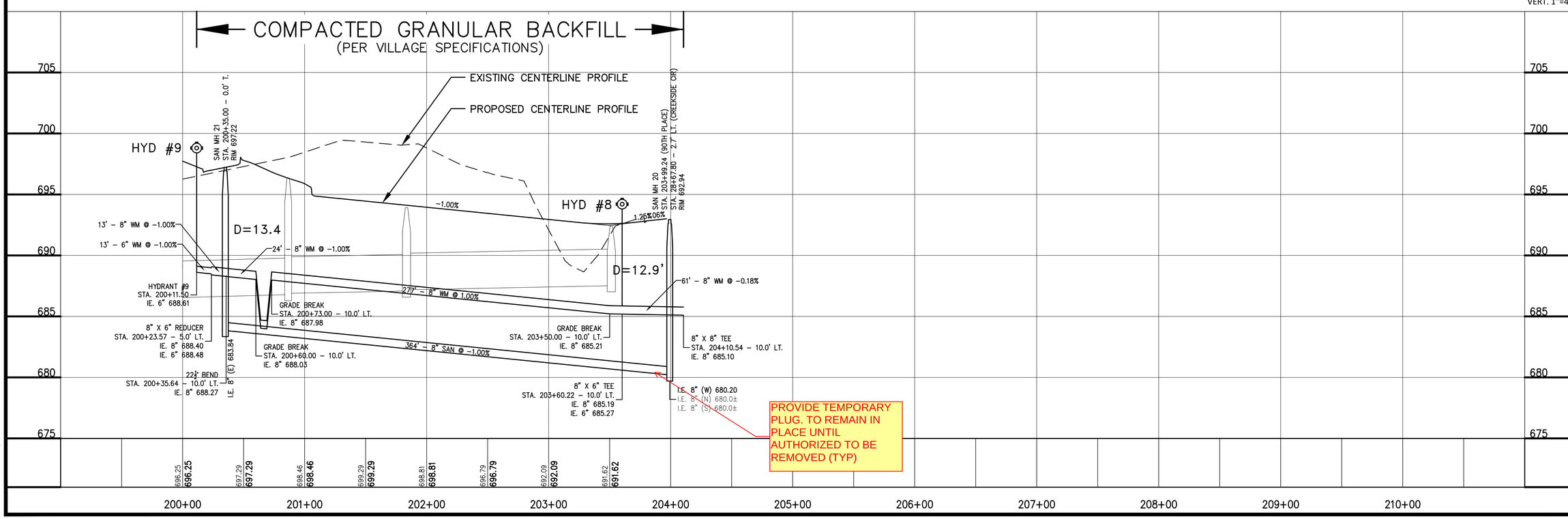




WATER MAIN OFFSET DETAIL

NOT TO SCALE

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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Tele: (262)634-5588 Website: www.nmbsc.net

THE VISTA AT CREEKSIDE
SANITARY SEWER & WATER MAIN
FOR
90TH PLACE
STA 199+00 TO STA 211+00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

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SHEET 16 OF 34

ISSUE FOR REVIEW - 11-16-2018

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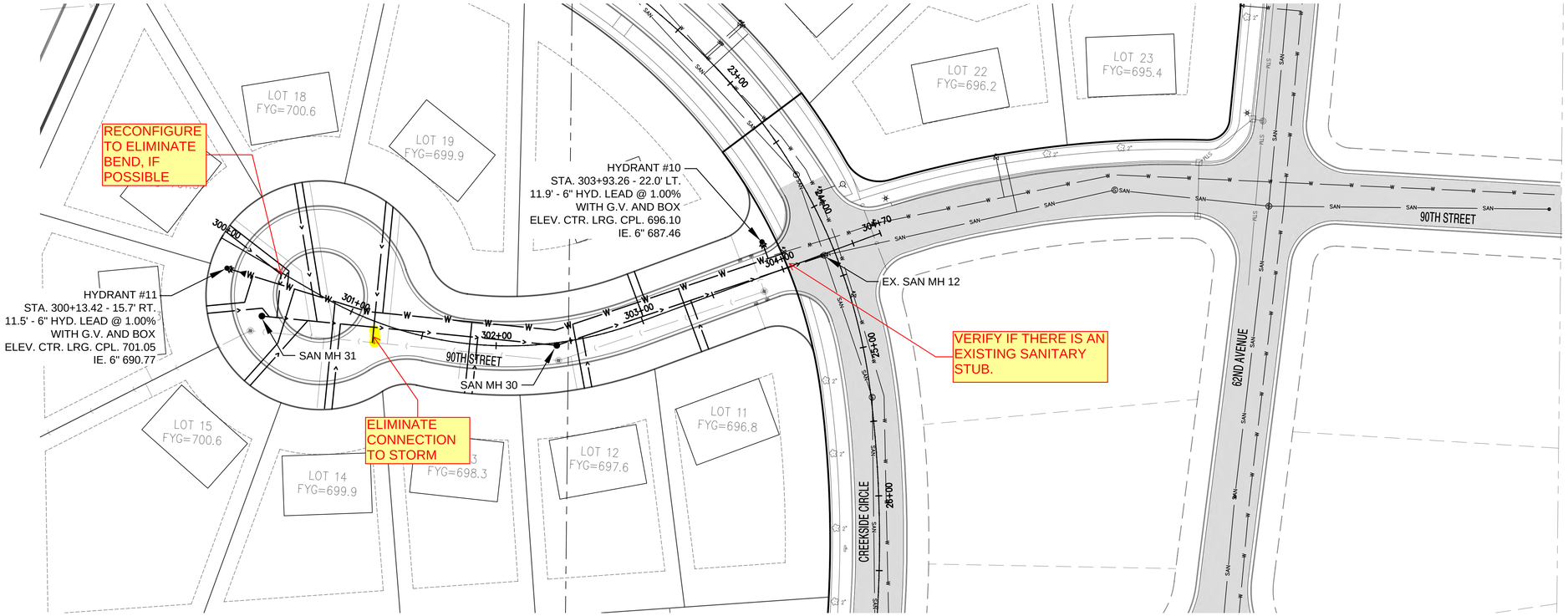

90TH STREET

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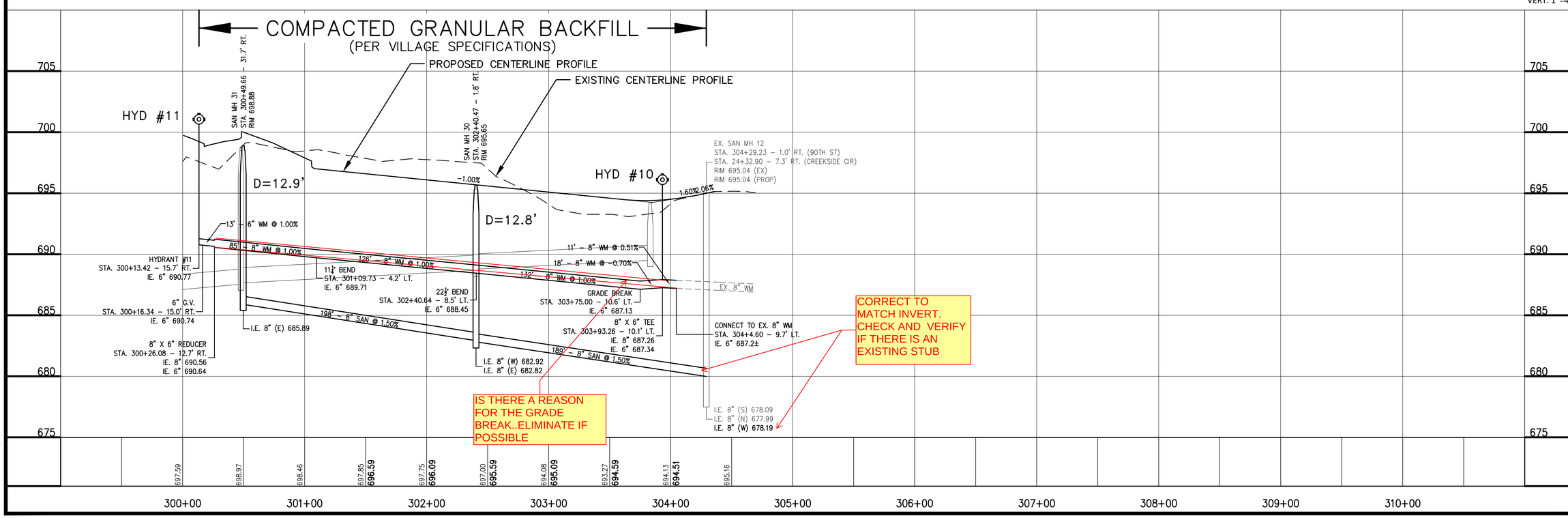
VERT. 1"=4'



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THE VISTA AT CREEKSIDE

SANITARY SEWER & WATER MAIN
FOR
90TH STREET
STA 299+00 TO STA 311+00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

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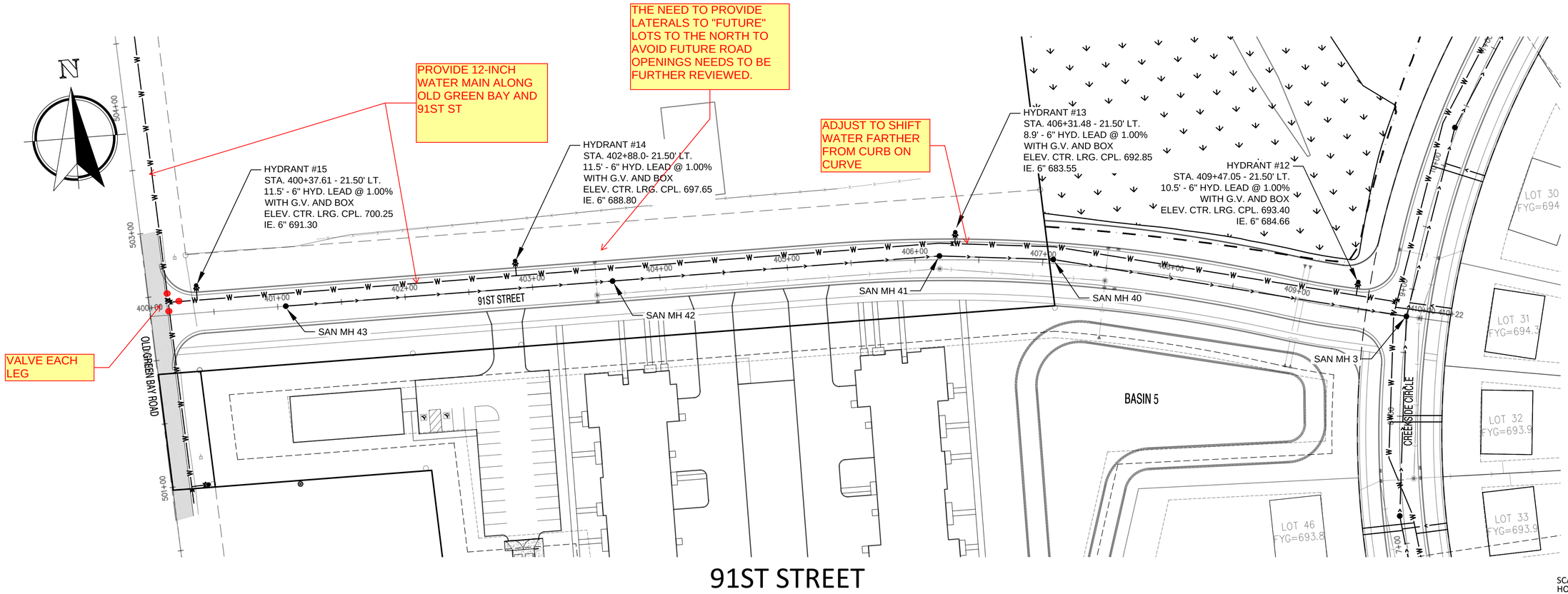
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 17 OF 34

ISSUE FOR REVIEW - 11-16-2018



91ST STREET

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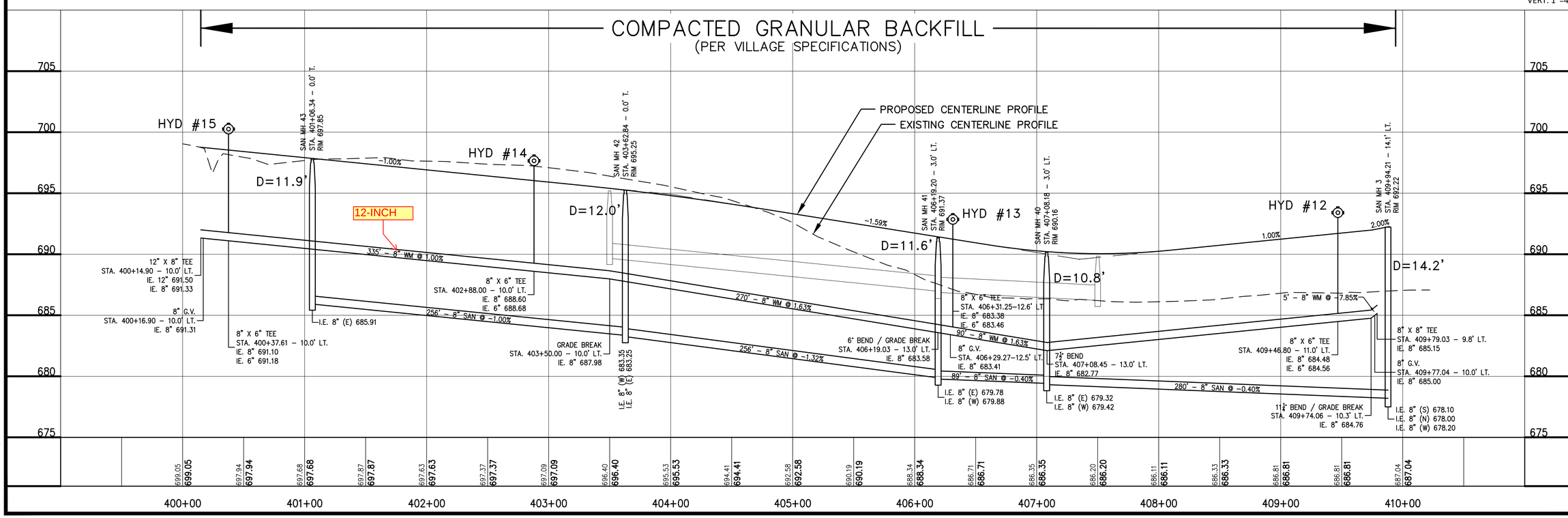
VERT. 1"=4'



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THE VISTA AT CREEKSIDE

SANITARY SEWER & WATER MAIN

FOR

91ST STREET

STA 399+00 TO STA 411+00

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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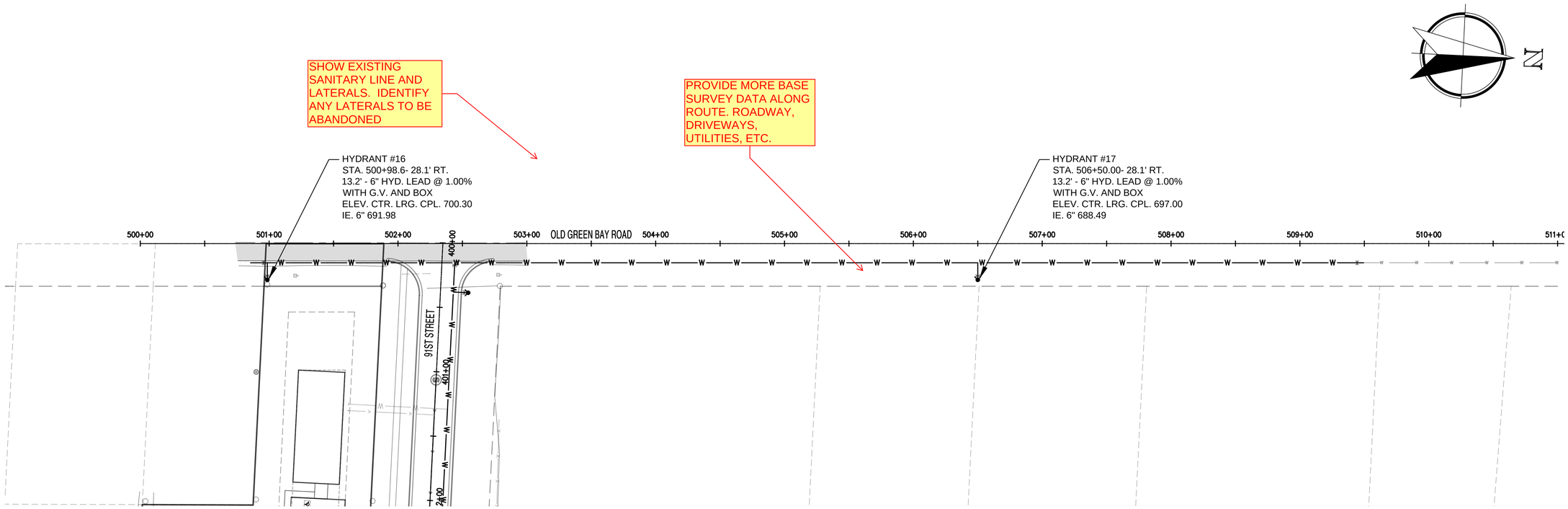
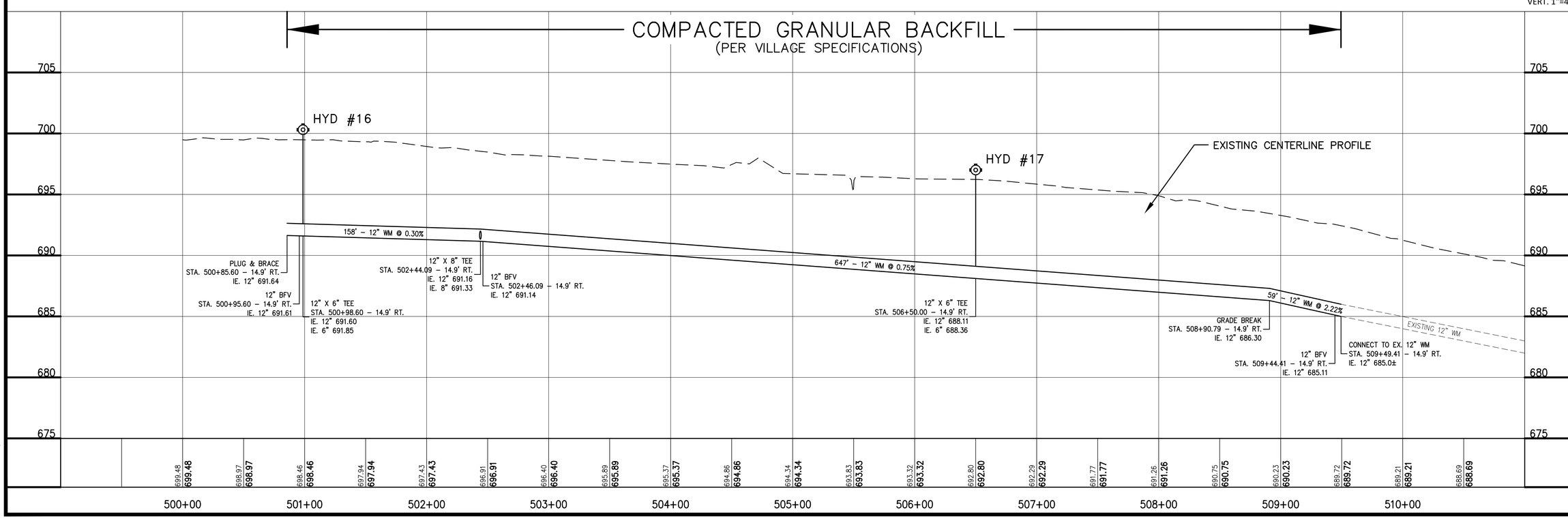
SHEET 18 OF 34

ISSUE FOR REVIEW - 11-16-2018



OLD GREEN BAY ROAD

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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THE VISTA AT CREEKSIDE
SANITARY SEWER & WATER MAIN
FOR
OLD GREEN BAY ROAD
STA 499+00 TO STA 511+00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
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DATE:	11-16-2018

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SHEET 19 OF 34

ISSUE FOR REVIEW - 11-16-2018

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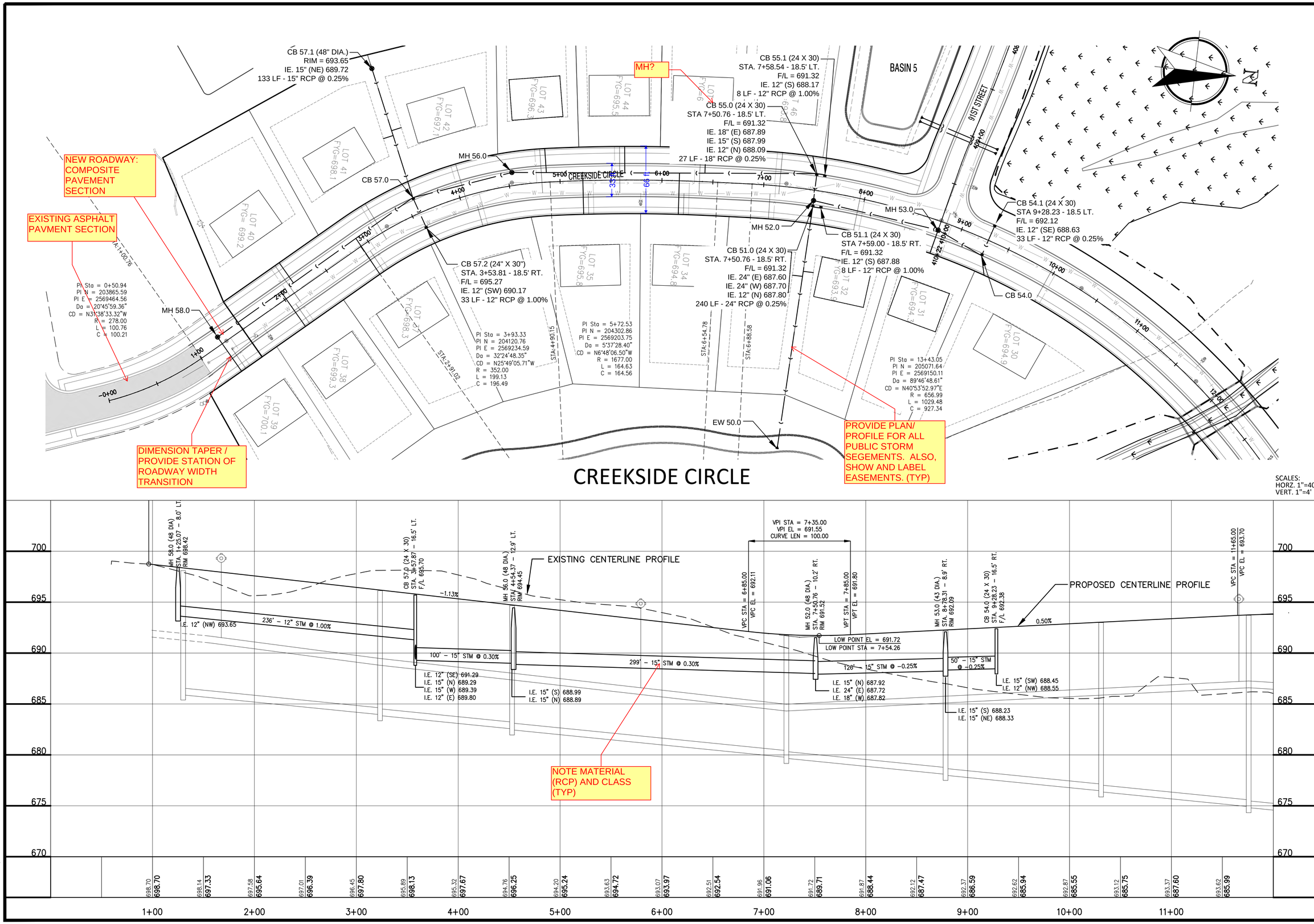

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THE VISTA AT CREEKSIDE

ROADWAY & STORM SEWER

CREEKSIDE CIRCLE
STA 0+00 TO STA 12+00

FOR

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

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DATE:	11-16-2018

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SHEET 22 OF 34

ISSUE FOR REVIEW - 11-16-2018

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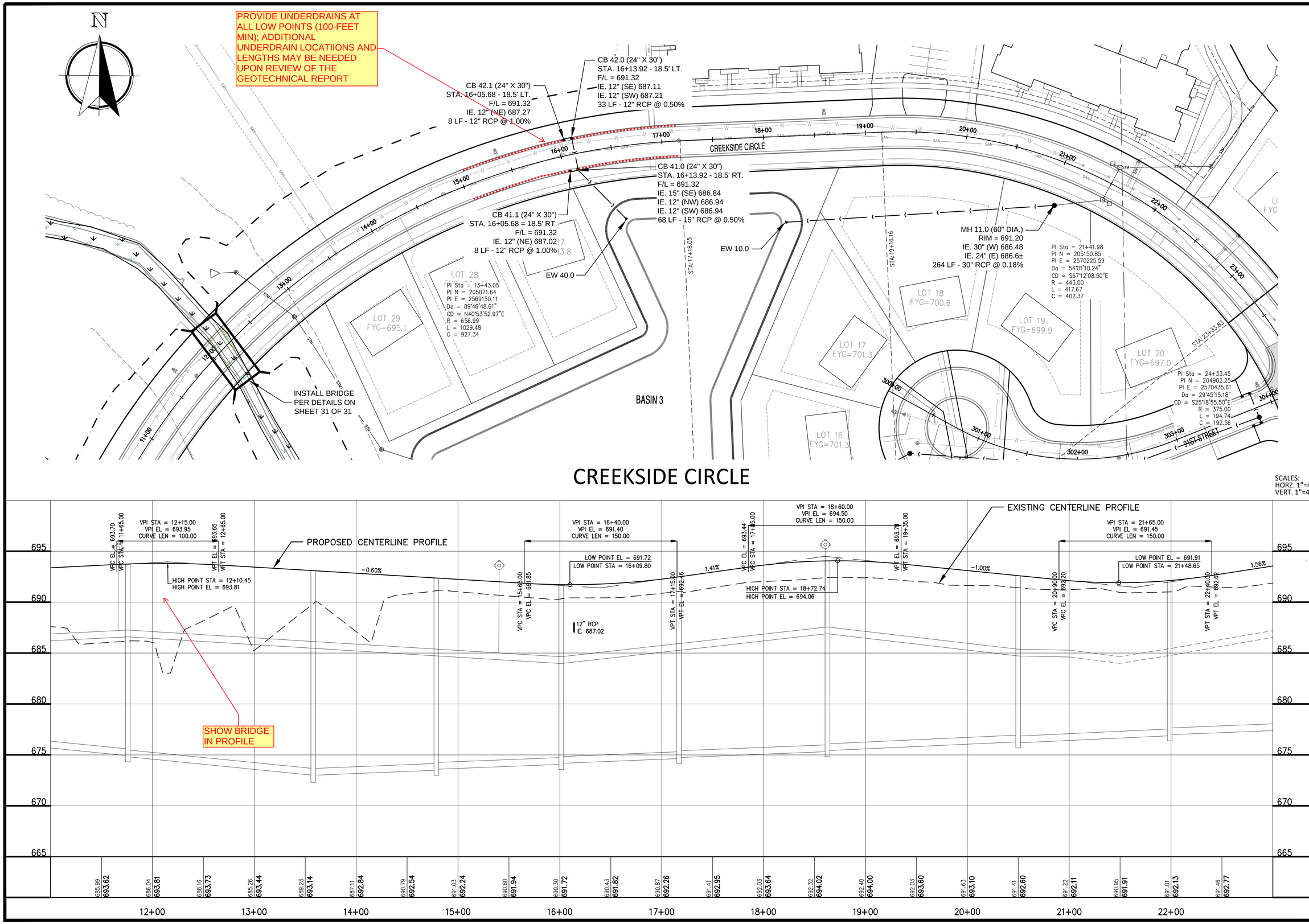

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THE VISTA AT CREEKSIDE

ROADWAY & STORM SEWER

FOR

CREEKSIDE CIRCLE

STA 11+00 TO STA 23+00

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

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DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 23 OF 34

ISSUE FOR REVIEW - 11-16-2018

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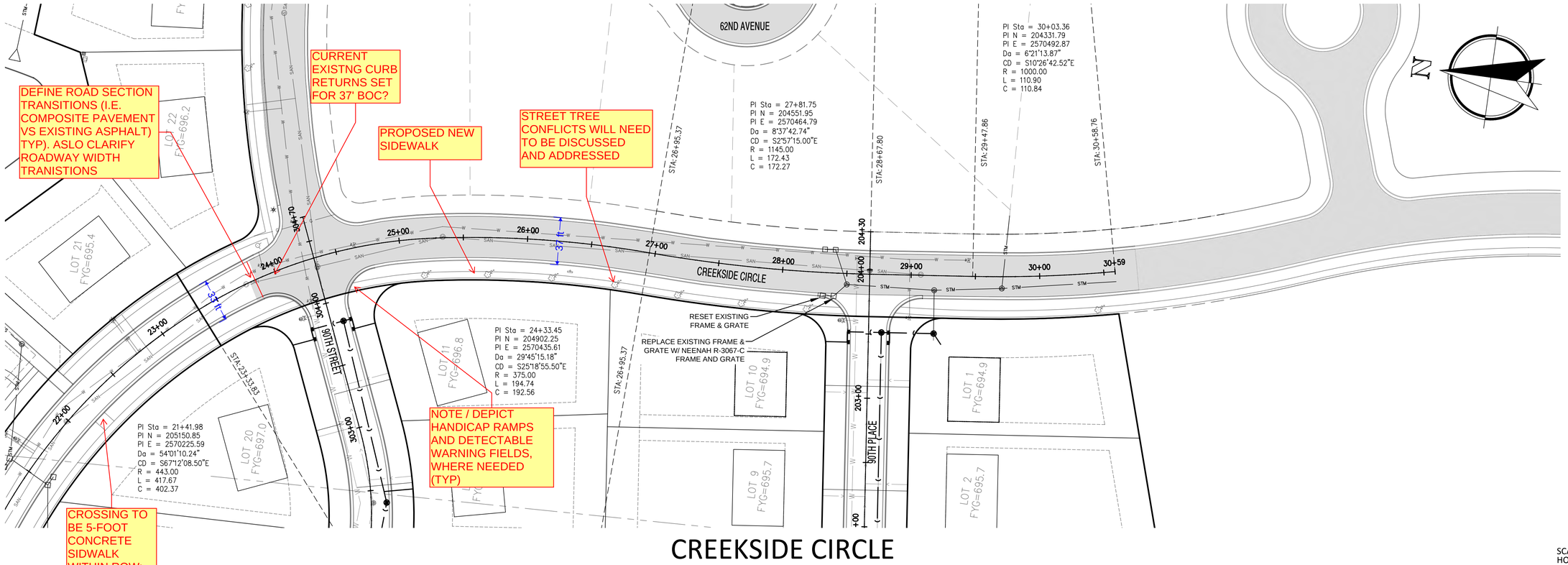
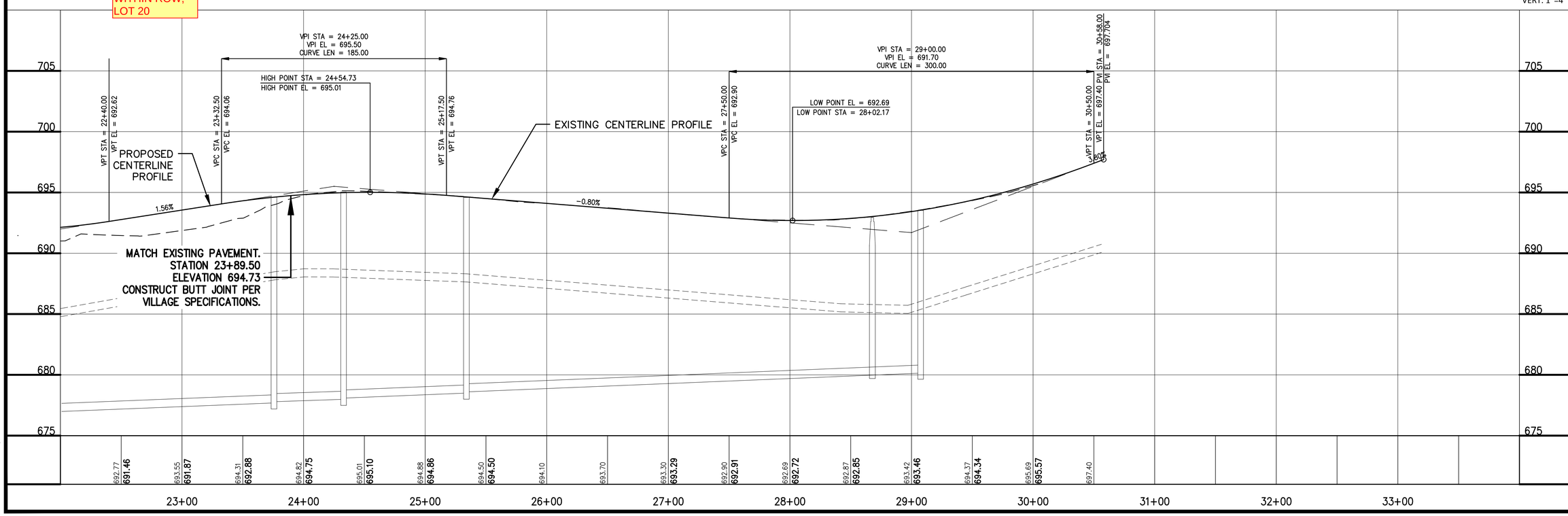


CREEKSIDE CIRCLE

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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THE VISTA AT CREEKSIDE

ROADWAY & STORM SEWER
FOR
CREEKSIDE CIRCLE
STA 22+00 TO STA 34+00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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DATE:	11-16-2018

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SHEET 24 OF 34

ISSUE FOR REVIEW - 11-16-2018

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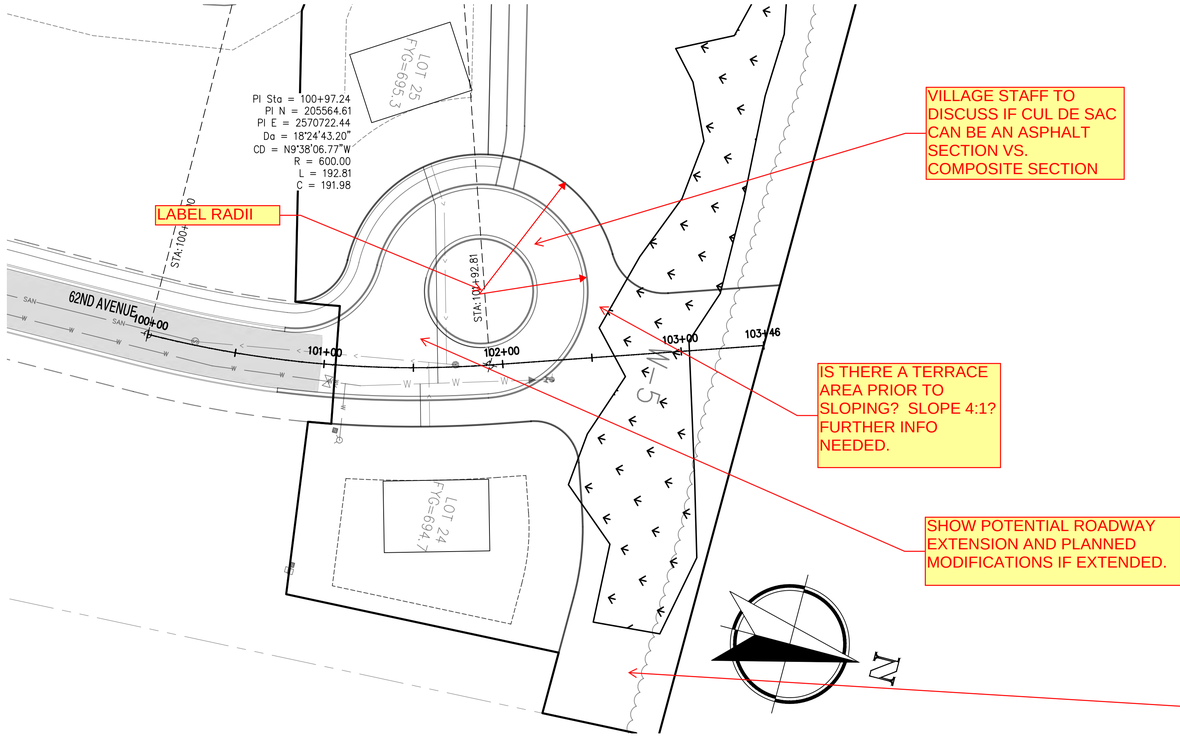
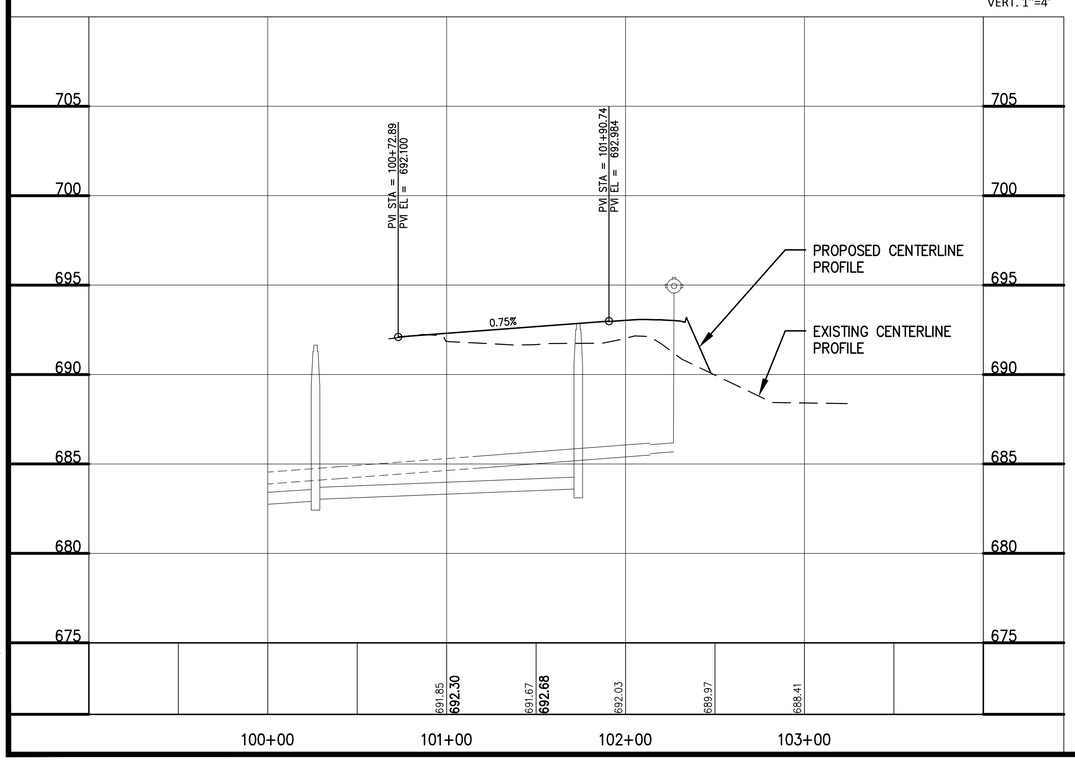


62ND AVENUE

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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THE VISTA AT CREEKSIDE
ROADWAY & STORM SEWER
FOR
62ND AVENUE
STA 22+00 TO STA 34+00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
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DATE:	11-16-2018

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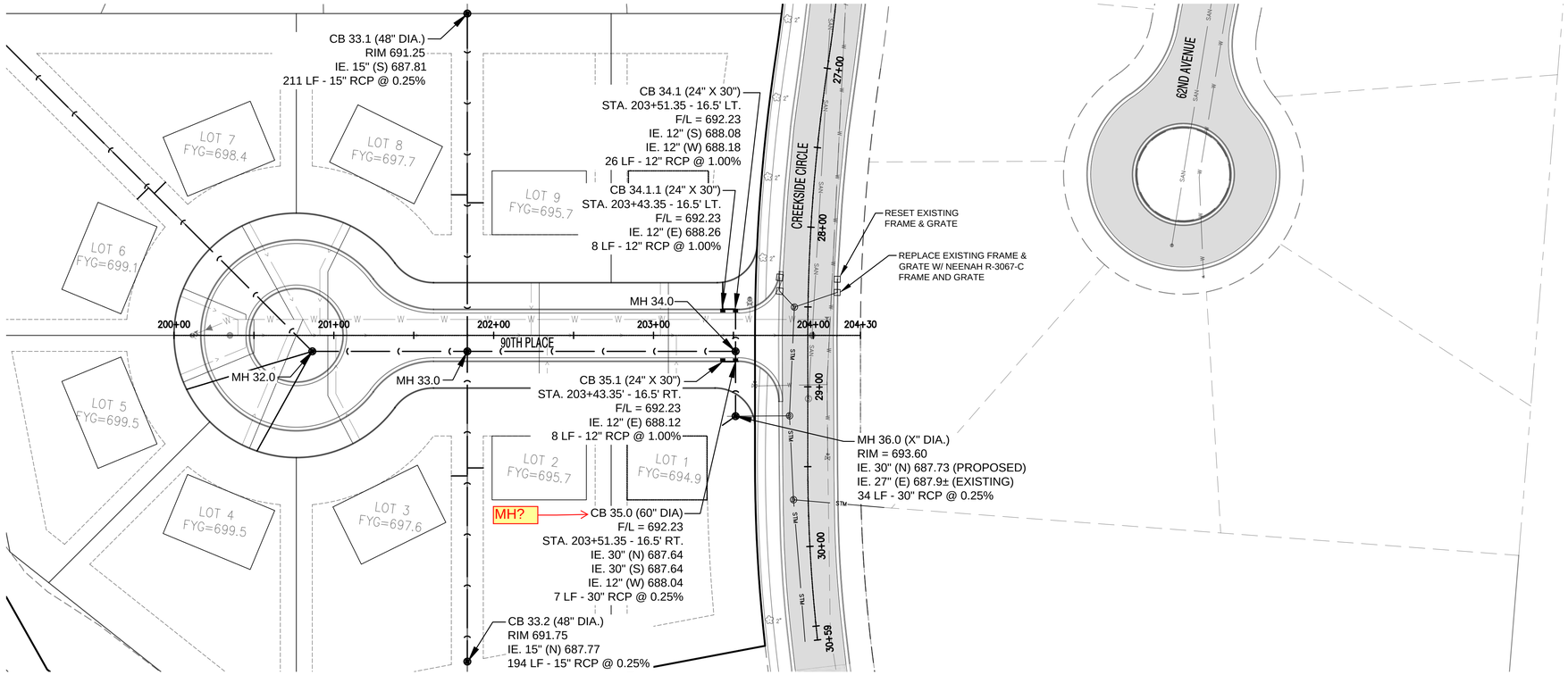
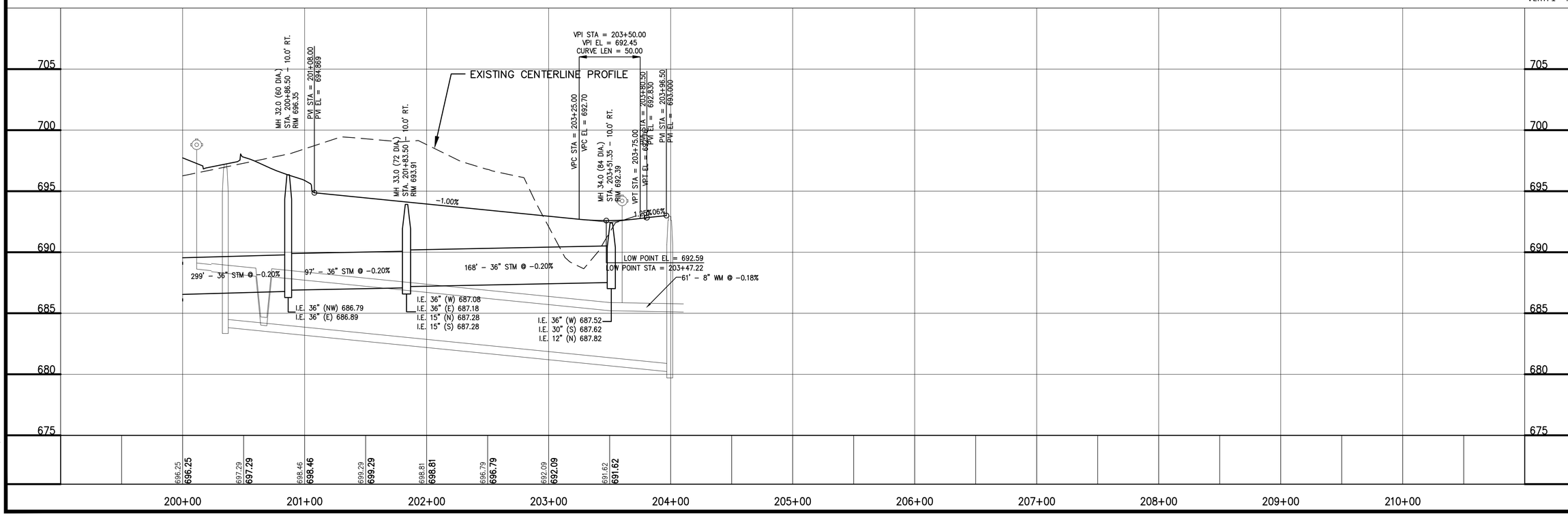
SHEET 25 OF 34

ISSUE FOR REVIEW - 11-16-2018



90TH PLACE

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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THE VISTA AT CREEKSIDE

ROADWAY & STORM SEWER

FOR

90TH PLACE

STA 199+00 TO STA 211+00

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

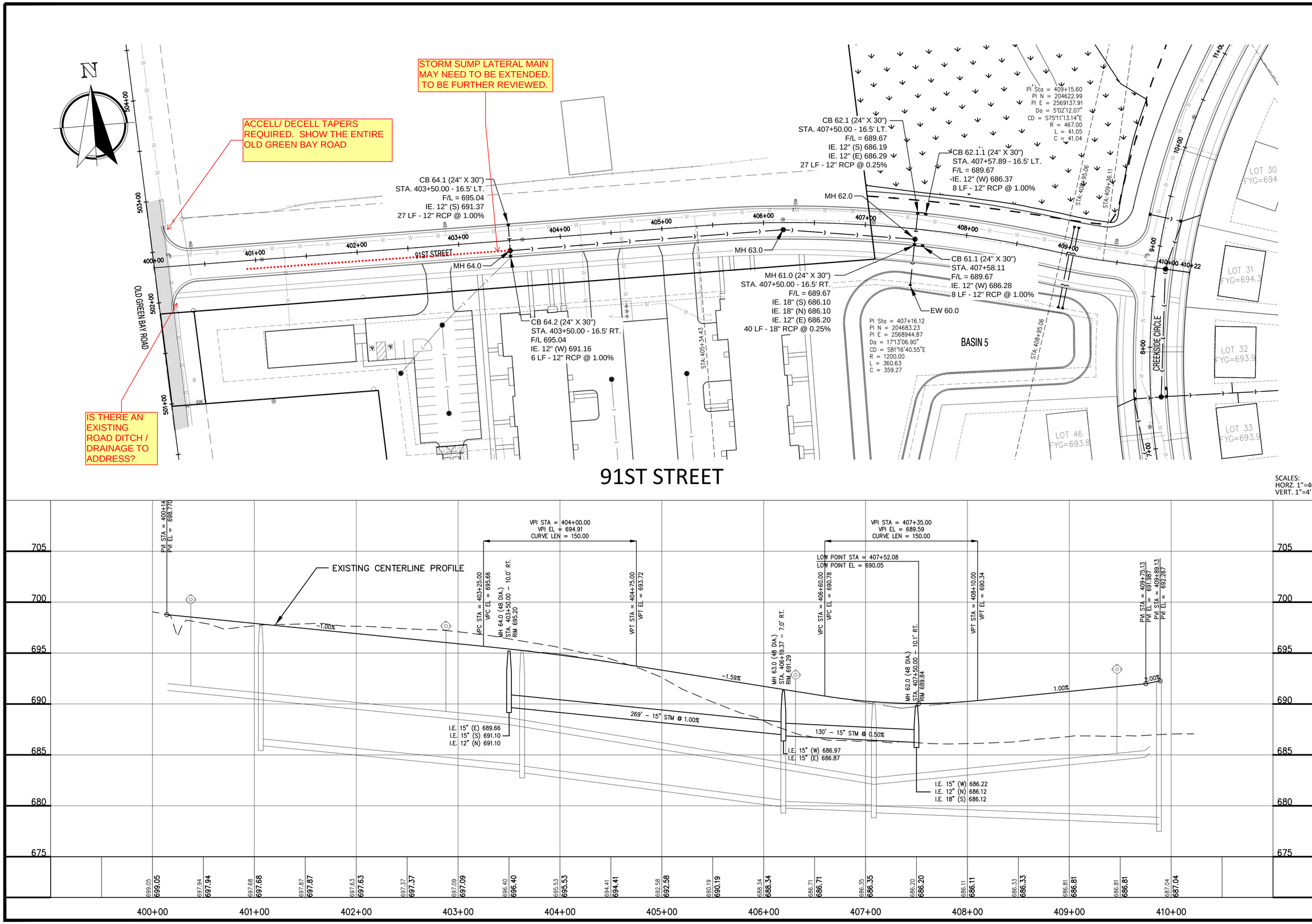
NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 26 OF 34

ISSUE FOR REVIEW - 11-16-2018



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THE VISTA AT CREEKSIDE

ROADWAY & STORM SEWER

FOR

91ST STREET

STA 399+00 TO STA 411+00

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

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SHEET 28 OF 34

ISSUE FOR REVIEW - 11-16-2018

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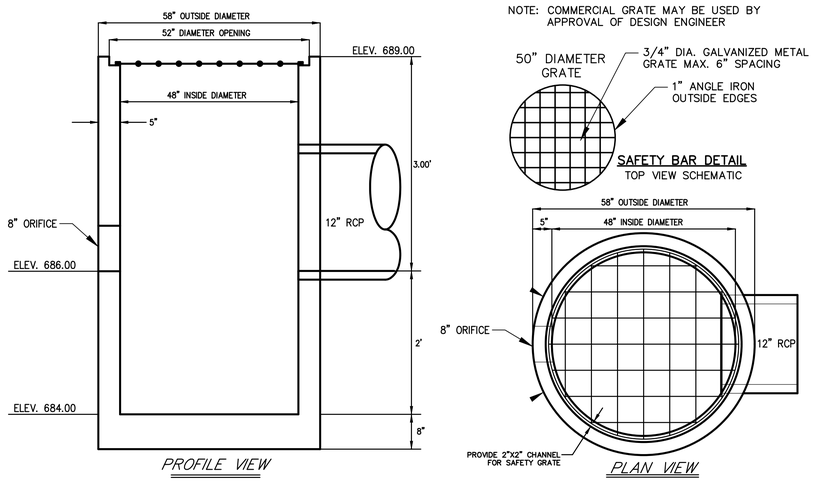
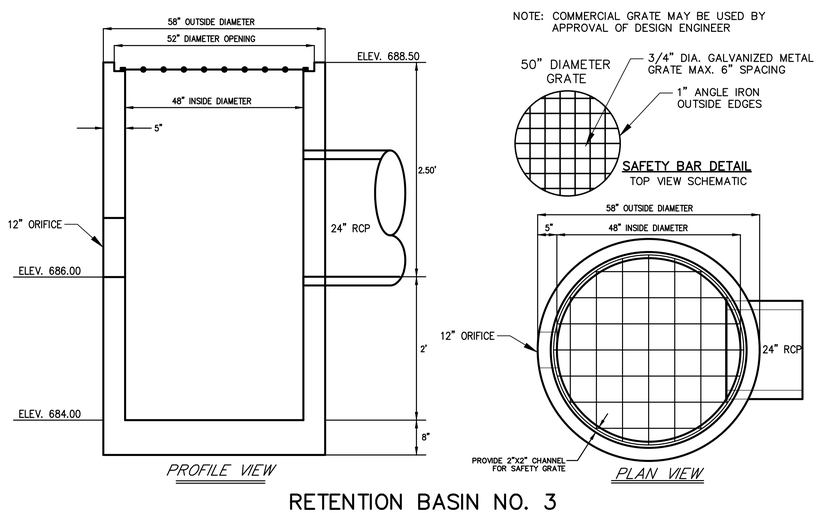
Friday, November 16, 2018 3:38:56 PM



RETENTION BASIN NO. 2
PROPOSED OUTLET CONTROL STRUCTURE
NOT TO SCALE



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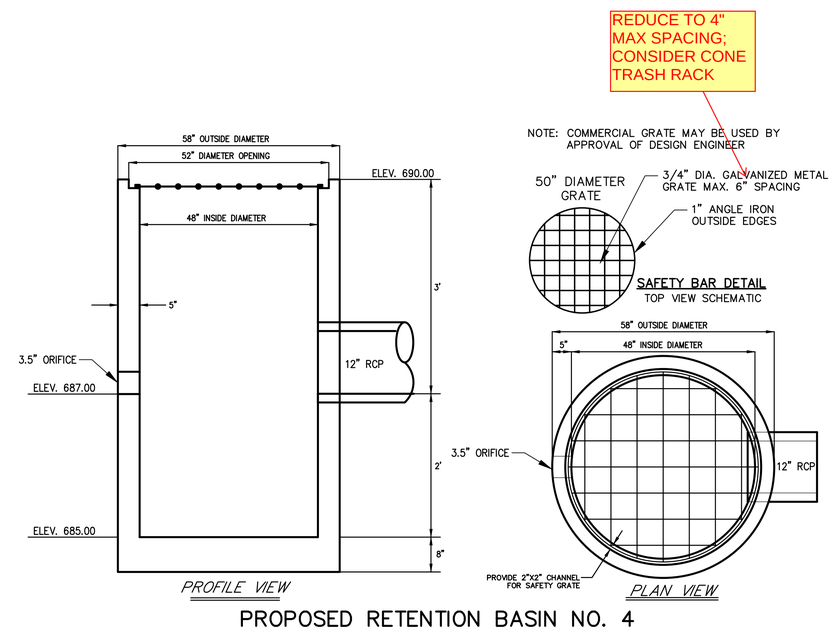
PROPOSED OUTLET CONTROL STRUCTURE
NOT TO SCALE



PROPOSED RETENTION BASIN NO. 4
PROPOSED OUTLET CONTROL STRUCTURE
NOT TO SCALE

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THE VISTA AT CREEKSIDE
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 32 OF 34

ISSUE FOR REVIEW - 11-16-2018

Friday, November 16, 2018 3:39:17 PM

NOTES

GENERAL NOTES:

1. THIS PRECAST DESIGN DESIGNED FOR GENERAL SITE CONDITIONS. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE STRUCTURE'S SUITABILITY TO THE EXISTING SITE CONDITIONS AND FOR THE HYDRAULIC EVALUATION – INCLUDING SCOUR AND CONFIRMATION OF SOIL CONDITIONS.

2. PRIOR TO CONSTRUCTION, CONTRACTOR MUST VERIFY ALL ELEVATIONS SHOWN THROUGH THE ENGINEER.

3. ONLY CONTECH ENGINEERED SOLUTIONS LLC. THE CONSPAN® APPROVED PRECASTER IN WISCONSIN MAY PROVIDE THE STRUCTURE DESIGNED IN ACCORDANCE WITH THESE PLANS.

4. THE USE OF ANOTHER PRECAST STRUCTURE WITH THE DESIGN ASSUMPTIONS USED FOR THE CONSPAN® STRUCTURE MAY LEAD TO SERIOUS DESIGN ERRORS. USE OF ANY OTHER PRECAST STRUCTURE WITH THIS DESIGN AND DRAWINGS VOIDS THE DESIGN WITHOUT ANY LIABILITY TO CONTECH ENGINEERED SOLUTIONS LLC. ASSUMES NO LIABILITY FOR DESIGN OF ANY ALTERNATE OR SIMILAR TYPE STRUCTURES.

5. ALTERNATE STRUCTURES MAY BE CONSIDERED, PROVIDED THAT THE ALTERNATE STRUCTURE MEETS ALL REQUIREMENTS OF THE ARE SUBMITTED TO THE ENGINEER 2 WEEKS PRIOR TO THE BID DATE FOR REVIEW AND APPROVAL.

6. PROPOSED ALTERNATES TO A CONSPAN® BRIDGE SYSTEM MUST BE SUBMITTED TO CTECH TO BE INDEPENDENTLY VERIFIED FULL SCALE LOAD TESTS THAT CONFIRM THE PROPOSED DESIGN METHODOLOGY OF THE THREE SIDEBAR(R) STRUCTURE(S). THE PROPOSED ALTERNATE, UPON SATISFACTORY CONFIRMATION OF DESIGN METHODOLOGY, MAY BE CONSIDERED AN ACCEPTABLE ALTERNATE.

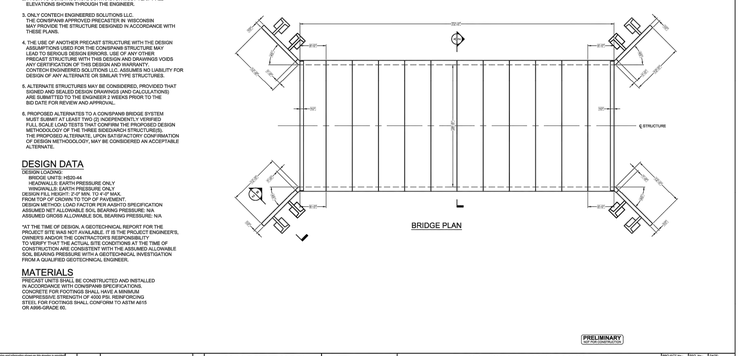
DESIGN DATA

DESIGN LOADING:
BRIDGE UNITS: HS20-44
HEADWALLS: EARTH PRESSURE ONLY
DESIGN EARTH PRESSURE ONLY
DESIGN FILL HEIGHT: 2'-0" MIN. TO 4'-0" MAX.
FROM TOP OF CROWN TO TOP OF PAVEMENT.
THE PRECAST BOX HAS BEEN DESIGNED TO THE SPECIFICATION ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE. NA ASSUMED GROSS ALLOWABLE SOIL BEARING PRESSURE: N/A

AT THE TIME OF DESIGN, A GEOTECHNICAL REPORT FOR THE SITE WAS NOT AVAILABLE TO CON/SPAN® BRIDGE SYSTEMS ENGINEERS. OWNERS AND/OR THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE ACTUAL SITE CONDITIONS AT THE TIME OF CONSTRUCTION ARE CONSISTENT WITH THE ASSUMED ALLOWABLE SOIL BEARING PRESSURE WITH A GEOTECHNICAL INVESTIGATION FROM A QUALIFIED GEOTECHNICAL ENGINEER.

MATERIALS

PRECAST UNITS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH CON/SPAN® SPECIFICATIONS.
CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. REINFORCING STEEL FOR FOOTINGS SHALL CONFORM TO ASTM A615 OR AIMS-GRADE 60.



PRELIMINARY

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Contech's scope of work is limited to the design of the structure described on this drawing and shown to conform to Contech's standard details and specifications. Contech assumes no responsibility for the suitability of the site conditions, site preparation, foundation, backfill, assembly means and methods, or any other matters not within Contech's control. Contech makes no warranty or representation, either expressed or implied, as to the accuracy of this drawing. It is the customer's responsibility to review and approve shop drawings before fabrication commences. Contech's liability is limited to the terms and conditions of sale of the product(s) shown on this drawing.
In the event of a discrepancy between the supplied information upon which the drawing is based and actual field conditions encountered during construction, Contech should be notified immediately in order that the drawing can be revised to conform to the actual conditions. Failure to promptly bring to the attention of Contech any such discrepancy shall void Contech's liability for any resulting work performed in reliance on the drawing.
All discrepancies between the supplied information upon which the drawing is based and actual field conditions encountered during construction are the sole responsibility of the owner and/or contractor who should immediately notify Contech of any such discrepancies so that Contech can revise the drawing to conform to the actual conditions.
Contech's liability for faulty materials, strong workmanship and damage in transit is limited to repair or replacement at the option of Contech.

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CON/SPAN BRIDGE SYSTEMS EXPRESS Foundations
PROPOSAL DRAWING

CREEKSIDE TERRACE BRIDGE

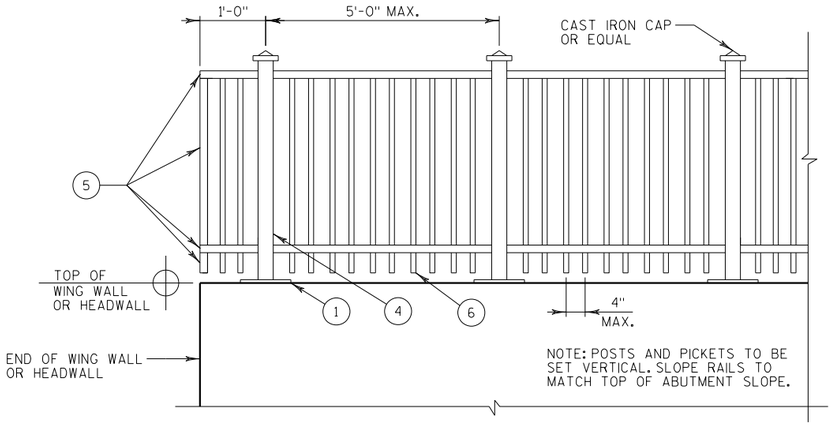
PLEASANT PRAIRIE, WI

PROJECT No.	DES. No.	DATE
53191S	010	12/11/2018
DRAWN BY MJD	CHECKED MJD	
APPROVED –	APPROVED –	
SHEET No. 1 OF 5		

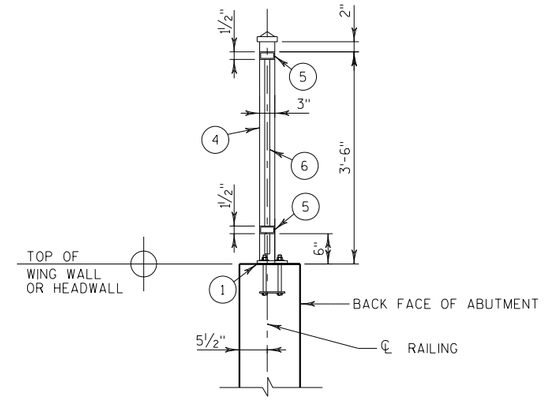
SPECIFICATIONS FOR MANUFACTURE AND INSTALLATION OF CON/SPAN® BRIDGE SYSTEMS

1. DESCRIPTION
1.1. TYPE - THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING PRECAST CONCRETE BRIDGE UNITS IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLE CLOSE CONFORMITY WITH THE LINES, GRADES, FORMS AND DIMENSIONS SHOWN ON THE PLANS OR AS ESTABLISHED BY THE ENGINEER. THE PRECAST CONCRETE BRIDGE UNITS SHALL BE DESIGNED BY CON/SPAN® BRIDGE SYSTEMS ENGINEERS.
1.2. GENERAL - THE PRECAST REINFORCED CONCRETE CON/SPAN® BRIDGE UNITS MANUFACTURED IN ACCORDANCE WITH THESE SPECIFICATIONS SHALL CONSIST OF A PRECAST CONCRETE PRECAST REINFORCED CONCRETE WINGWALLS AND HEADWALLS (IF REQUIRED) CAST MONOLITHICALLY WITH THE BRIDGE UNIT. SHALL BE DESIGNED FOR LENGTH, HEIGHT, AND SKEW ANGLE.
2. BRIDGE
2.1. GENERAL CONDITIONS - THE PRECAST ELEMENTS ARE DESIGNED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES" OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS, 2002. A MINIMUM OF ONE FOOT OF COVER ABOVE THE CROWN OF THE BRIDGE IS REQUIRED FOR THE INSTALLED CONFIGURE. UNLESS NOTED OTHERWISE ON THE SHOP DRAWINGS AND DESIGNED ACCORDINGLY.
3. MATERIALS
3.1. CONCRETE - THE CONCRETE FOR THE PRECAST ELEMENTS SHALL BE AIR-ENTRAINED WHEN INSTALLED IN AREAS SUBJECT TO FREEZING AND THAWING. THE PROPORTIONS OF PORTLAND CEMENT, FINE AND COARSE AGGREGATES, ADMIXTURES WITH A SINGLE LATEX OF STYRENE-BUTADIENE, AND WATER SHALL BE ADJUSTED TO PRODUCE A PLASTIC AND DENSE CONCRETE WITH THE HIGHEST RESISTANCE TO SEGREGATION. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AS SHOWN ON THE SHOP DRAWINGS.
3.2. PORTLAND CEMENT - SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C150-TYPE I.
3.3. COARSE AGGREGATE - SHALL CONSIST OF STONE HAVING A MINIMUM SPECIFIC GRAVITY OF 2.6. THE AGGREGATE SHALL MEET REQUIREMENTS OF ASTM C33.
3.3.1. WATER REDUCING ADMIXTURE - THE MANUFACTURER MAY ADD A WATER REDUCING ADMIXTURE TO THE MIXTURE. WATER REDUCING ADMIXTURE FOR THE PURPOSE OF INCREASING WORKABILITY AND REDUCING THE WATER CONTENT OF THE CONCRETE MIXTURE.
3.1.4. CALCIUM CHLORIDE - THE ADDITION TO THE MIXTURE OF CALCIUM CHLORIDE, OR ADMIXTURES CONTAINING CALCIUM CHLORIDE WILL NOT BE PERMITTED.
3.1.5. CONCRETE MIXTURE - THE CONCRETE MIXTURE SHALL BE PROPORTIONED AND MIXED IN A BATCH MIXER TO PRODUCE A HOMOGENEOUS CONCRETE MEETING THE REQUIREMENTS OF ASTM C94. THE MIXTURE SHALL HAVE A PROPORTION OF PORTLAND CEMENT OF THE MIXTURE NOT LESS THAN 564 POUNDS PER CUBIC YARD OF CONCRETE. CUBIC YARD OF CONCRETE.
3.2. STEEL REINFORCEMENT
3.2.1. THE MINIMUM STEEL YIELD STRENGTH SHALL BE 60,000 PSI, UNLESS OTHERWISE NOTED ON THE SHOP DRAWINGS.
3.2.2. REINFORCING STEEL - THE REINFORCING STEEL SHALL BE SHALL BE FABRICATED AND FIXED IN ACCORDANCE WITH THE SHOP DRAWINGS AND THE RECOMMENDATIONS OF THE MANUFACTURER.
3.2.3. REINFORCEMENT - SHALL CONSIST OF WELDED WIRE FABRIC CONFORMING TO ASTM SPECIFICATION A185 OR A497, OR DEFORMED BILLET STEEL BARS AND SHALL MEET THE REQUIREMENTS OF ASTM A615 GRADE 60.
4.5. GRID WELDS - SPACING OF WELDED WIRE FABRIC REINFORCEMENT
3.3. STEEL HARDWARE
3.3.1. CONNECTORS - EMBEDDED RODS FOR WINGWALL CONNECTIONS SHALL CONFORM TO ASTM A 307. NUTS SHALL CONFORM TO AASHTO M291 (ASTM A563) GRADE 2H. WASHERS SHALL CONFORM TO AASHTO M293 (ASTM F436). CONNECTORS SHALL BE MECHANICALLY AND METALLURGICALLY BONDED TO THE PRECAST UNIT.
3.3.2. STRUCTURAL STEEL FOR WINGWALL CONNECTION PLATES SHALL CONFORM TO AASHTO M270 GRADE 36 (ASTM A 709). BRIDGE IN AND WALL BE HOT DIP GALVANIZED AS PER AASHTO M111 (ASTM A153).
3.3.3. HOOK BOLTS - HOOK BOLTS SHALL BE 1" DIAMETER TWO-WALL FRIEND". WINGWALL ANCHORS AS DESIGNED BY CON/SPAN® BRIDGE SYSTEMS FOR CONCRETE ACCESSORIES, MAWBURNS, OHIO, (800) 362-0665.
3.3.4. HOOK BOLTS - HOOK BOLTS SHALL BE 1" DIAMETER TWO-WALL FRIEND". WINGWALL ANCHORS AS DESIGNED BY CON/SPAN® BRIDGE SYSTEMS FOR CONCRETE ACCESSORIES, MAWBURNS, OHIO, (800) 362-0665.
3.3.5. HOOK BOLTS UNDER IN ATTACHED HEADWALL CONNECTIONS SHALL BE 1" DIAMETER.
3.3.6. INSERTS FOR DETACHED HEADWALL CONNECTIONS SHALL BE 1" DIAMETER TWO-WALL FRIEND". WINGWALL ANCHORS AS DESIGNED BY CON/SPAN® BRIDGE SYSTEMS FOR CONCRETE ACCESSORIES, MAWBURNS, OHIO, (800) 362-0665. THE INSERTS SHALL BE USED IN ALL CONNECTIONS SHALL BE AND TYPE, BA STAINLESS STEEL, WHEN USED IN HEADWALL CONNECTIONS SHALL BE ASTM A240 TYPE 304 STAINLESS STEEL PLATE WASHERS OR AASHTO M270 (ASTM A709) GRADE 36 PLATE WASHERS HOT DIP GALVANIZED AS PER AASHTO M111 (ASTM A153).
3.3.7. BEARING PLATES - BEARING PLATES SHALL BE STAINLESS STEEL, BAR SPLICER STIRRUP AS MANUFACTURED BY CON/SPAN® BRIDGE SYSTEMS.
3.3.8. GROUT - GROUT SHALL BE NON-SHRINK, NON-METALLIC, MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5000 PSI.
4. MANUFACTURE OF PRECAST ELEMENTS - SUBJECT TO THE REQUIREMENTS OF THESE SPECIFICATIONS, THE PRECAST ELEMENTS SHALL BE MANUFACTURED TO THE DIMENSIONS AND REQUIREMENTS OF THE PLANS AND SHALL BE MANUFACTURED BY THE MANUFACTURER.
4.1. FORMS - THE FORMING USED IN MANUFACTURE SHALL BE SUFFICIENTLY RIGID AND ACCURATE TO MAINTAIN THE REQUIRED PRECAST ELEMENT DIMENSIONS WITHIN THE TOLERANCES SPECIFIED IN THE PLANS AND THESE SPECIFICATIONS. ALL OF THE SURFACES SHALL BE OF A SMOOTH, HARD, NON-ABSORPTIVE MATERIAL.
4.2. PLACEMENT OF REINFORCEMENT
4.2.1. PRECAST REINFORCED CONCRETE BRIDGE UNITS - THE CLEAR DISTANCE BETWEEN THE CIRCUMFERENTIAL REINFORCEMENT SHALL BE 2" MINIMUM. THE CLEAR DISTANCE BETWEEN THE CIRCUMFERENTIAL REINFORCEMENT SHALL BE 1" MINIMUM. THE CLEAR DISTANCE OF THE END REINFORCEMENT SHALL BE 1" MINIMUM. THE CLEAR DISTANCE OF THE

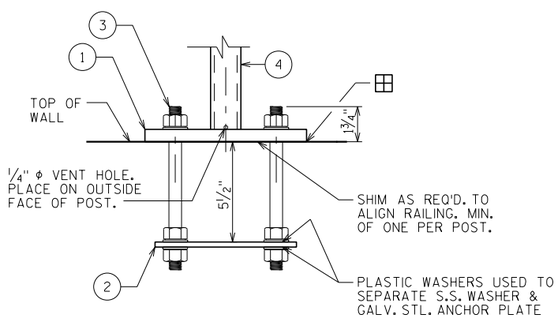
RAILING ATTACHMENT



ELEVATION

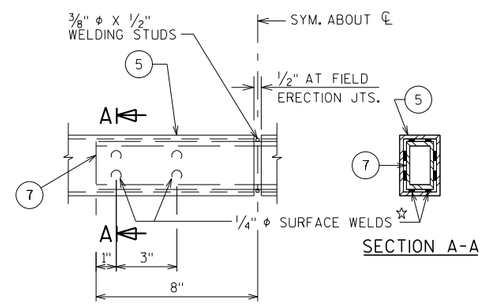


SECTION THRU RAILING



ANCHOR BOLTS FOR RAIL POSTS

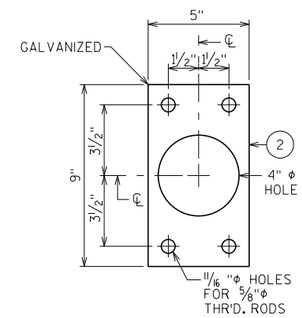
NOTE: ANCHOR PLATE NOT REQUIRED WHEN TYPE S ANCHORS ARE USED.



SECTION A-A

FIELD ERECTION JOINT DETAIL

☆ MIN. ⅝" FLAT SURFACE DIA. PUNCHINGS OR STUDS MAY BE USED AS AN ALTERNATE.



ANCHOR PLATE

NOTES

BRIDGE BID ITEM SHALL INCLUDE "RAILING STEEL TYPE C6 GALVANIZED B-30-124", WHICH SHALL INCLUDE ALL STEEL ITEMS SHOWN.

POST BASE PLATES SHALL BE FLAT WITH ALL SURFACES SMOOTH AND FREE FROM WARP AND ALL EDGES SMOOTH, STRAIGHT AND VERTICAL. ALL PLATE CUTS SHALL BE MACHINE OR MACHINE FLAME CUTS.

NO. 1, 2, 6, AND NO. 7 SHALL CONFORM TO ASTM A709 GRADE 36. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B (NO. 4 AND NO. 5).

ANCHORAGES SHALL BE ACCURATELY PLACED TO PROVIDE CORRECT ALIGNMENT OF RAILING. SET NORMAL TO GRADE.

CUT BOTTOM OF POST TO MAKE POST VERTICAL IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTION.

STEEL SHIMS SHALL BE PROVIDED & USED UNDER BASE PLATES WHERE REQUIRED FOR ALIGNMENT, AND SHALL BE GALVANIZED.

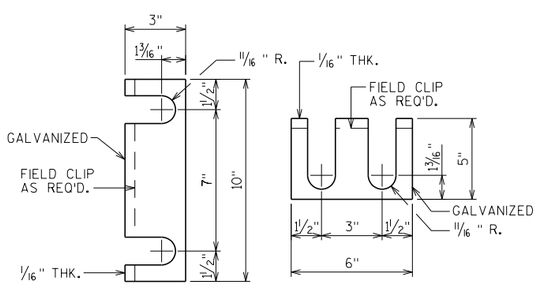
⊞ CAULK AROUND PERIMETER OF BASE PLATES, NO. 1, AND FILL BOLT SLOT OPENINGS IN SHIMS AND BASE PLATES WITH NON-STAINING GRAY NON-BITUMINOUS JOINT SEALER.

ALL MATERIAL (EXCEPT NO. 3) SHALL BE GALVANIZED AFTER FABRICATION. PRIOR TO GALVANIZING, THE STEEL RAILING SHALL BE GIVEN A NO. 6 BLAST CLEANING PER SSPC SPECIFICATIONS. PAINT OVER GALVANIZING WITH AN APPROVED TIE COAT AND TOP COAT AS SPECIFIED IN THE "BRIDGE SPECIAL PROVISIONS". THE RAILING SHALL BE PAINTED POWDER COATED BLACK AND AND CONFIRMED BY THE OWNER.

RAILING SHALL BE FABRICATED IN LENGTHS THAT INCLUDE 3 OR 4 POSTS.

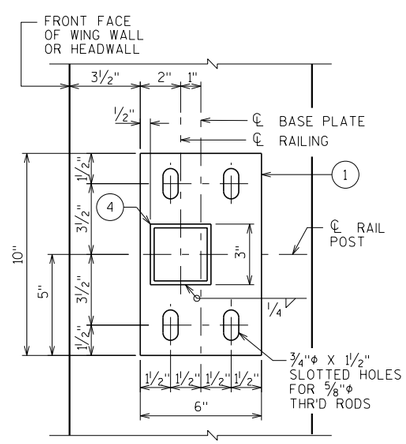
VENT HOLES SHALL BE DRILLED IN POST AND RAIL MEMBERS AS REQUIRED TO FACILITATE GALVANIZING AND DRAINAGE.

TOUCH-UP PAINTING TO BE DONE AT COMPLETION OF STEEL RAILING INSTALLATION TO THE SATISFACTION OF THE ENGINEER AT NO EXTRA COST.



RAIL POST SHIM DETAIL

(2 SETS PER POST)



TYPICAL RAIL POST BASE PLATE

LEGEND

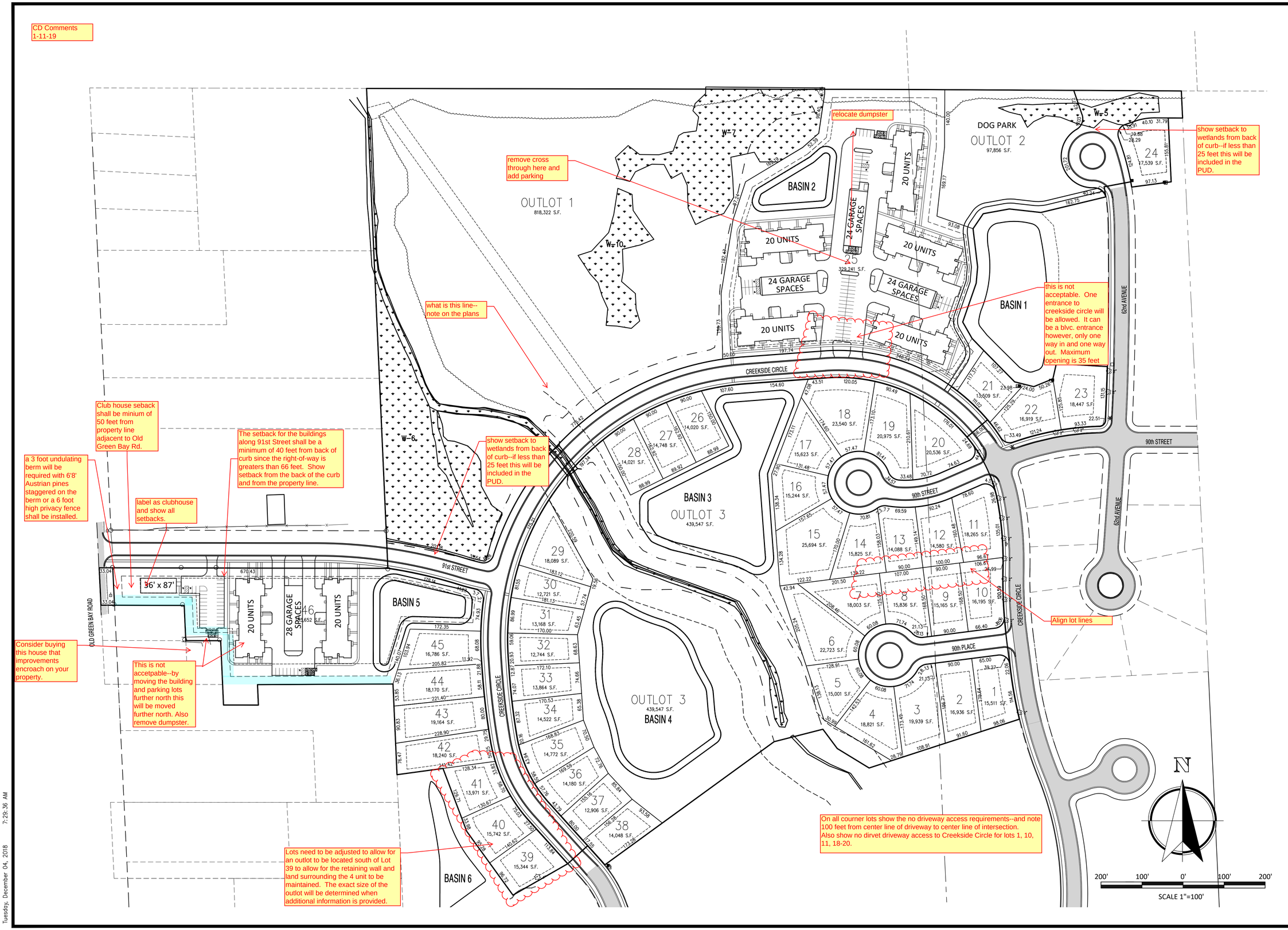
1. PLATE ⅝" X 6" X 10" WITH ¾" X 1½" SLOTTED HOLES
2. ¼" X 5" X 9" ANCHOR PLATE WITH 11/16" ϕ HOLES FOR THR'D. RODS NO. 3.
3. ⅝" DIA. X 9" LONG TYPE 316 STAINLESS STEEL THREADED RODS (MIN. TENSILE STRENGTH = 70 KSI) WITH NUT AND WASHERS OF SAME ALLOY GROUP. (ALTERNATE RAIL POST ANCHORAGE - 4 EQUIV. STAINLESS STEEL CONCRETE MASONRY ANCHORS, TYPE S (EPOXY), ⅝" ϕ, MINIMUM PULLOUT CAPACITY OF 13 KIPS. EMBED A MIN. OF 7" FOR RAIL POSTS AND 5" FOR END RAILS.)
4. STRUCTURAL TUBING 3" X 3" X 3/16". PLACE VERTICAL. WELD TO NO. 1 & 5.
5. STRUCTURAL TUBING 3" X 1½" X 3/16" RAILS. WELD TO NO. 4. INSIDE OF TUBE TO BE PAINTED AT ALL FIELD ERECTION JOINTS.
6. BAR 1" X 1" PICKETS. WELD TO NO. 5. (SPACE AT 4" MAX. ℄ TO ℄ SPACING). PLACE VERTICAL.
7. RECTANGULAR SLEEVE FABRICATED FROM 3/16" PLATES. (1'-4" @ FIELD ERECTION JTS.)

NO.	DATE	REVISION	BY

DRAWN BY	PLANS CK'D.

RAILING TYPE C6 MODIFIED

CD Comments
1-11-19



Tuesday, December 04, 2018 7:29:36 AM

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

THE VISTA AT CREEKSIDE
CONCEPTUAL SITE PLAN (NORTH)
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	REVISED PER VILLAGE COMMENTS	JJC	12-4-18

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 4 OF 34

ISSUE FOR REVIEW - 11-16-2018

Office of the Chief of Fire & Rescue
Craig Roepke

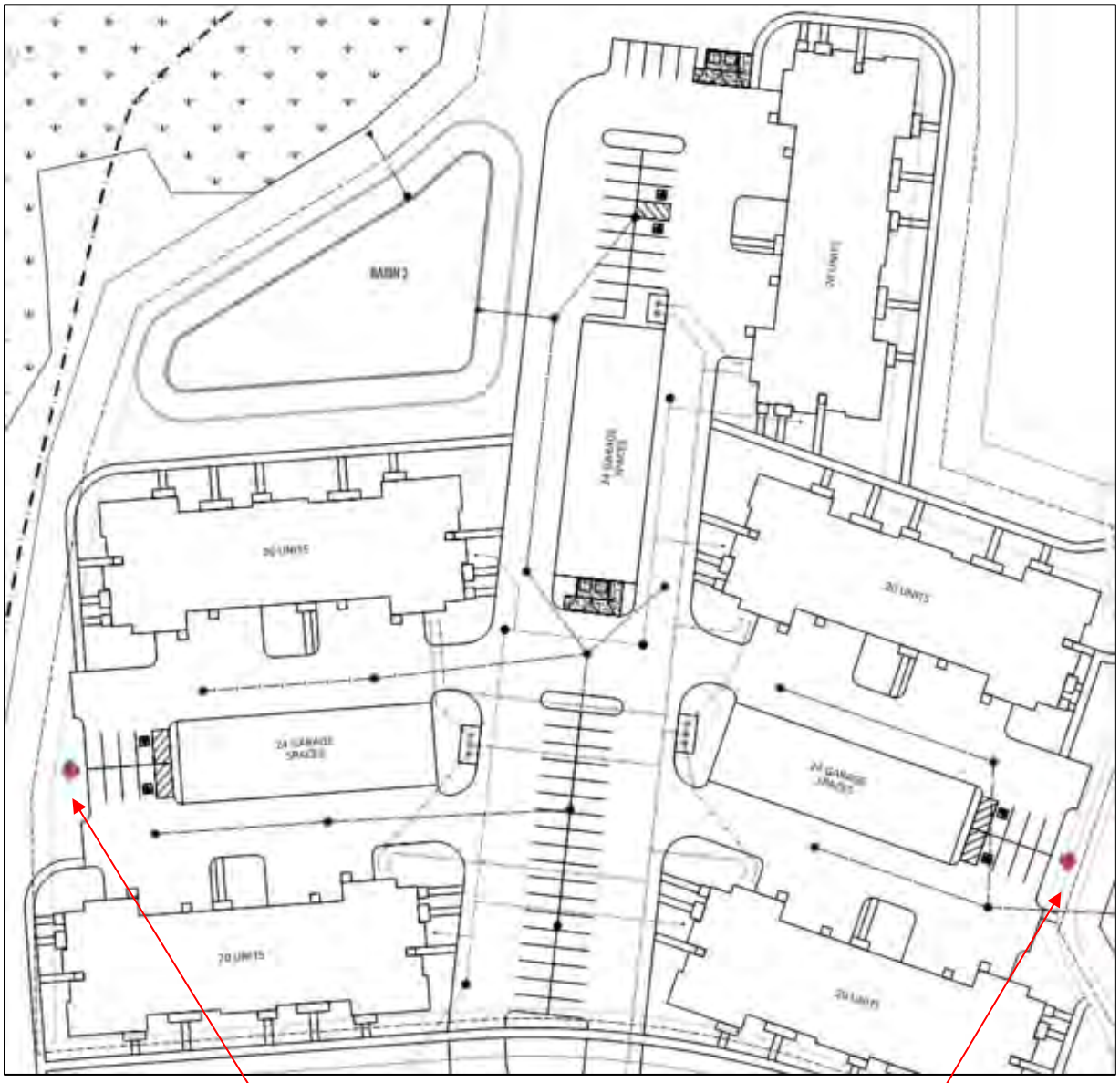
VILLAGE STAFF MEMORANDUM

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Review of Vista at Creekside Concept Plan
Trakit/Permit#:	DEV1811-005
DATE:	January 15, 2019

These are initial comments for the Conceptual Plan received for Vista at Creekside Concept Plan. The plans et is dated 12/4/2018.

The Fire & Rescue Department have the following comments regarding the above project.

1. Each multi-tenant building/project shall be its own review.
2. The shared Fire FDCs as depicted sheet 9 of 34 (Multi-tenant North) are acceptable.
3. Discuss concern for single entry access on all North multi-tenant drives. Removing or changing the configuration of the parking spaces at the end of the garage spaces would allow for a turn around and dual access.
4. Discuss adding additional shared hydrant at each end of the garage space as shown below. (contingent on #3)
5. The conceptual FDC location for Multi-tenant South depicted on sheet 10 of 34 may require additional discussion as to the ability to indent or create a small pull-off area so that the driveway is still passable by other apparatus.
6. In each multi-tenant presented, please confirm that the riser room access is towards the FDC location. (Example where the riser room would be on the opposite side of the incoming water line)
7. Confirm discussions held as to passable access road requirement while initial construction is in progress on both the North and South multi-tenant locations.



Add hydrant at each end

Governing Agency Contacts

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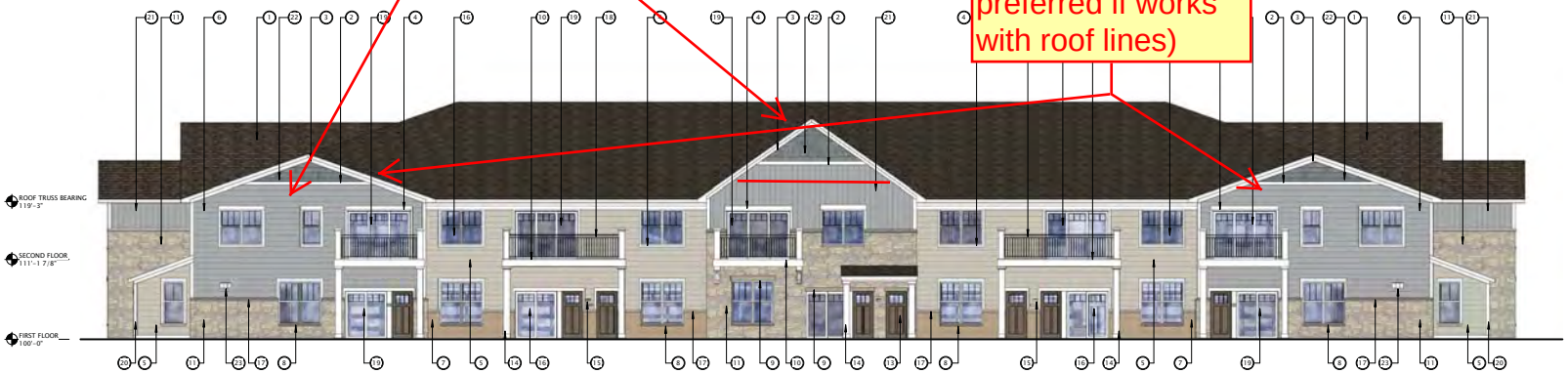
Provide more shack shingles a further on all the peaked elements on the north and south elevations.

show these roof a minimum of 5/12 pitch (6/12 is preferred if works with roof lines)



6 North / Front Elevation
1/8" = 1'-0"

When providing elevations remove the interior views through the windows so that the window details can be seen

add brick on both east and west elevations

16 Side East Elevation
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

	CRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
	T SHINGLES	OWENS CORNING – OR EQUAL			DRIFTWOOD	
	RD	AMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
	ARD	AMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
	DOW TRIM	AMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
	– 1	AMES HARDIE (OR LP EQUIVALENT)			COBBLESTONE	
6	HORIZONTAL LAP SIDING – 2	AMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
7	MASONRY VENEER – BRICK	GLEN GERY		UTILITY SIZE	SMOKEY QUARTZ	
8	PRECAST CONCRETE SILL	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
9	PRECAST CONCRETE LINTEL	PRAIRIE STONE (OR SIMILAR)			GRIS	
10	COMPOSITE DECK BOARDS	AMERIMAX			WINCHESTER GRAY	
11	MASONRY VENEER – MANUFACTURED STONE	COUNTY MATERIALS	REFLECTION STONE		STILNESS	
12	PREFINISHED ALUMINUM GARAGE DOOR	WAYNE DALTON – OR EQUAL			TO MATCH MONTEREY TAUPE	
13	FIBERGLASS ENTRY DOOR	ELO-WEN	AURORA		TO MATCH MONTEREY TAUPE	
14	WOOD WRAPPED COLUMN			6x6	TO MATCH TRIM	
15	WALL MOUNTED UNIT NUMBERS	TBD		MIN. 3.5" HEIGHT	TBD	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	VINYL	SEE PLAN	WHITE	
17	PRECAST CONCRETE BAND - PROFILE #1	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
18	PREFINISHED METAL RAILING	TBD	ALUMINUM	SEE PLANS	BRONZE or similar	
19	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS			WHITE	
20	CORNER TRIM	AMES HARDIE (OR LP EQUIVALENT)			ARCITC WHITE	
21	VERTICAL SIDING	AMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
22	GABLE SIDING	AMES HARDIE (OR LP EQUIVALENT)			IRON GRAY	
23	WALL MOUNTED BUILDING ADDRESS NUMBERS	TBD		AS REQUIRED BY MUNICIPALITY	TBD	

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

DESIGN DEVELOPMENT PROGRESS SET

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 19, 2018

REVISION SCHEDULE

Mark	Description	Date
	SHEET REVISED	JANUARY 15, 2019

SHEET TITLE

EXTERIOR ELEVATIONS

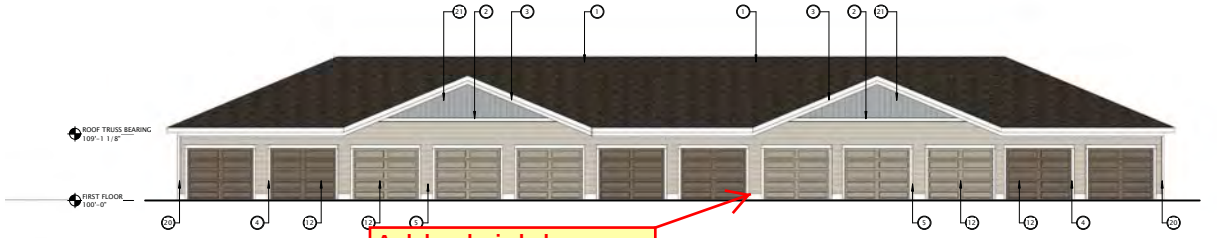
SHEET NUMBER

A200

If the garage doors are proposed to be numbered, shown location on plans.

Show location of downspouts on all building which shall be interconnected to storm sewer system.

Show location of all light fixtures on the buildings and provide cut sheets.

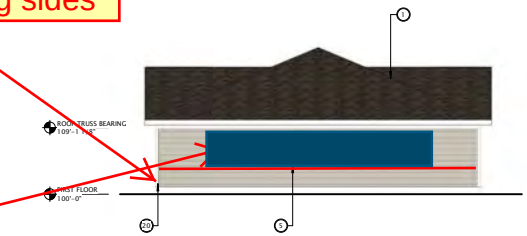


3 Front Elevation - Garage
1/8" = 1'-0"

Add a brick base a minimum of 3 feet from grade on all four building sides

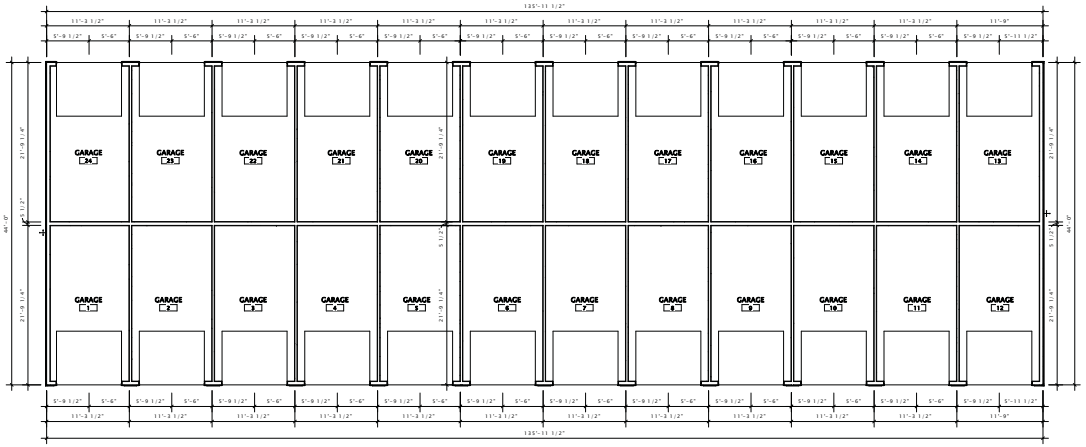
EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARCHITECTURAL ASPHALT SHINGLES	OWENS CORNING - OR EQUAL			DRIFTWOOD	
2	6" COMPOSITE TRIM BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
3	6" COMPOSITE FRIEZE BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
4	COMPOSITE DOOR & WINDOW TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
5	HORIZONTAL LAP SIDING - 1	JAMES HARDIE (OR LP EQUIVALENT)			COBBLESTONE	
6	HORIZONTAL LAP SIDING - 2	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
7	MASONRY VENEER - BRICK	GLEN GARY		UTILITY SIZE	SMOKEY QUARTZ	
8	PRECAST CONCRETE SILL	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
9	PRECAST CONCRETE LINTEL	PRAIRIE STONE (OR SIMILAR)			GRIS	
10	COMPOSITE DECK BOARDS	AMERIMARK			WINCHESTER GRAY	
11	MASONRY VENEER - MANUFACTURED STONE	COUNTY MATERIALS	REFLECTION STONE		STILLNESS	
12	PREFINISHED ALUMINUM GARAGE DOOR	WAYNE DALTON - OR EQUAL			TO MATCH MONTEREY TAUPE	
13	FIBERGLASS ENTRY DOOR	JELD-WEN	AURORA		TO MATCH MONTEREY TAUPE	
14	WOOD WRAPPED COLUMN			7x9	TO MATCH TRIM	
15	WALL MOUNTED UNIT NUMBERS	TBD		MIN. 3.5" HEIGHT	TBD	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	VINYL	SEE PLAN	WHITE	
17	PRECAST CONCRETE BAND - PROFILE #1	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
18	PREFINISHED METAL RAILING	TBD	ALUMINUM	SEE PLANS	BRONZE or similar	
19	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS			WHITE	
20	CORNER TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
21	VERTICAL SIDING	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
22	SHAKE SIDING	JAMES HARDIE (OR LP EQUIVALENT)			IRON GRAY	
23	WALL MOUNTED BUILDING ADDRESS NUMBERS	TBD		AS REQUIRED BY MUNICIPALITY	TBD	



n - Garage

Add some additional detail on this side--Option add a vertical siding in the darker color



17 FIRST FLOOR PLAN - GARAGE
1/8" = 1'-0"

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

DESIGN DEVELOPMENT PROGRESS SET

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 19, 2018

REVISION SCHEDULE

Mark	Description	Date
	SHEET ADDED	JANUARY 15, 2019

SHEET TITLE

GARAGE PLANS & ELEVATIONS

SHEET NUMBER

A210

1/9/19

The Vista at ? Creekside ~~Subdivision~~ Development

Declaration of Restrictions, Covenants and Easements

or The Vista at Creekside ?

This Declaration of Restrictions, Covenants and Easements ("Declaration"), is made by Creekside PP, LLC, a Wisconsin limited liability company ("Developer").

RECITALS

WHEREAS, the Developer is the owner of the real property located in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin (hereinafter the "Village"), known as Creekside, a subdivision; and

develop vista

WHEREAS, the Developer desires to Creekside as described on the attached Exhibit A, including Lots 1 through 45 and Outlots 1 through 3 as shown on the final plat, which is made a part hereof and described in Article II of this Declaration ("Property"), to conditions, covenants, restrictions, easements, liens and charges (hereinafter collectively referred to as "Covenants") set forth in this Declaration, each and all of which is and are for the benefit of the Property, the Developer, the Village and for each owner thereof and shall pass with ownership of such Property, and each and every parcel and lot thereof, and shall apply to and bind the successors in interest and any owner thereof; and

add'l outlot for open space near Lot 39 Outlot 4 ?

WHEREAS, it is the Developer's intention to initially develop the Property into forty-three (43) single-family lots and two (2) multi-family areas, containing seven (7) buildings or 140 apt. units.

DECLARATION

NOW, THEREFORE, the Developer hereby declares that the Property is and shall be held, used, transferred, sold and conveyed subject to the Covenants hereinafter set forth.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

1.1 "Developer" shall mean Creekside PP, LLC, a Wisconsin limited liability company, or any affiliate of Creekside PP, LLC who has been assigned the rights of the Developer as set forth hereunder. The "Developer" may also mean the Architectural Control Committee and vice versa, with respect to any required approval and review process under the Declaration.

Questions:

- Lot 24 = SF or TF ?
- No lot adjacent to dog park

to whom is this Declaration applicable? Just SF Lots?

1.2 "Association" shall mean and refer to Creekside Subdivision Homeowners Association, Inc.

1.3 "Property" shall mean and refer to all existing properties as are subject to this Declaration.

1.4 "Common Areas" shall mean Outlots 1 through 3, ~~as shown~~ on the Plat. 4?

1.5 "Lot" shall mean and refer to Lots 1 through ~~39~~. 45?

1.6 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot; except that as to any Lot which is the subject of a land contract wherein the purchaser is in possession, the term "Owner" shall refer to such person instead of the vendor.

1.7 "Member" shall mean and refer to all those Owners who are Members of the Association as provided in Article IV hereof.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION

attach legal

2.1 Existing Property. The Property, more particularly described on Exhibit A attached hereto as shown on the final plat, which is and shall be held, used, transferred, sold, conveyed and occupied subject to this Declaration is located in Kenosha County, Wisconsin. The term "Existing Property" as used in this Declaration shall refer to all property which is subject to the provisions hereof.

DRAFT

ARTICLE III
GENERAL PURPOSES AND CONDITIONS

3.1 General Purpose. The Property is subjected to this Declaration to insure the best use and the most appropriate development and improvement; to protect the Owners against such improper use of the Property as will depreciate the value thereof; to preserve, so far as practicable, the natural beauty of the Property; to provide for an entrance to the Property; to guard against erection of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to guard against an excess of similar architectural styles and thereby avoid housing monotony, to obtain harmonious color schemes; to insure an appropriate development of the Property; to encourage and secure the erection of attractive, substantial homes, with appropriate locations on Lots; to prevent haphazard and inharmonious improvement of Lots; to secure and maintain the Village approved setbacks from street and adequate free space between structures as defined in the PUD for the Subdivision; to encourage, secure and maintain attractive and harmonious landscaping of Lots and Common Areas; and in general to provide adequately for an appropriate type and quality of improvement in the Property and thereby to enhance the value of investments made by purchasers of Lots.

3.3 Land Use and Building Type. No Lot shall be used for any purpose except for single-family residential purposes as permitted by the Village zoning ordinance and multi-family buildings as shown. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one single-family dwelling not exceeding two (2) stories or thirty-five (35) feet in height, with a basement, and a private attached garage. Notwithstanding anything contained herein to the contrary, the Developer and its designee may use such Lots for purposes of building model homes open to the public for inspection and/or sale subject to the requirements set forth herein; subject to Village approval.

3.4 Architectural Control. No building, driveway, deck, sidewalk, landscaping, or other structure or improvement of any type (including antennae of any size or shape, whether freestanding or attached to another structure) shall be commenced, erected, or maintained upon any Lot, nor shall any exterior addition or improvement to or change or alteration on any Lot (including without limitation, adding a deck, patio, or sidewalk, repainting or landscaping changes for existing homes for which plans have previously been approved) be made until the plans, specifications and plot plan showing the nature, kind, shape, height, materials, color and location of the same and the landscape layout described in section 3.4 hereof shall have been submitted to and approved in writing as to quality, materials, harmony of exterior design and location in relation to other structures and compliance with the provisions of this Declaration, by the Board of Directors of the Association, or by an Architectural Control Committee (hereinafter 'ACC") composed of three (3) representatives appointed by the Board (in either case hereinafter called the "Architectural Control Committee"). Notwithstanding anything to the contrary, as long as the Developer owns one or more Lots, the Developer reserves the right to carry out the functions of the ACC. No Owner shall request or obtain a building permit for a Lot from the Village without first obtaining the written approval of the plans and specifications from the ACC. In the event the

min. # of windows, materials ... ?

ACC fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or if no suit to enjoin the addition, alteration, or change or to require the removal thereof has been commenced before one (1) year from the date of completion thereof, then approval will not be required and this section will be deemed to have been fully complied with. The ACC shall have the sole discretion to determine which of the dwelling size requirements of this Declaration applies to a particular proposed dwelling and whether the same has been met. The provisions of this Declaration are minimum requirements and the Developer, or ACC, may in its discretion, require stricter standards or, conversely, may relax standards on a case by case basis if it reasonably determines that such modified standards are required for the benefit of the entire Property, provided such variance is not in conflict with the dedications and restrictive covenants running with the land as described on the final plat or the obligations imposed by this Declaration on Owners or the requirements of the Village ordinances. Further, the Developer may require reasonable alterations to be made to any of the plans to be submitted under this Declaration and said requirements shall be binding upon each and every Owner.

3.5 New Construction Only. No building shall be placed or permitted to remain on any Lot other than buildings newly constructed on the Lot; no previously constructed dwelling or structures shall be relocated to or situated upon any Lot without the written approval of the ACC.

3.6 Dwelling Size. No dwelling shall be erected on any Lot having a ground area within the perimeter of the main building, or at or above finish grade elevation (exclusive of garages, porches, patios, breezeways and similar additions), measured along the exterior walls, of less than the following areas:

(a) Not less than 1,800 square feet for a one-story dwelling;

(b) Not less than 2,000 square feet for a one and a half or two story dwelling with a minimum first floor area of 1000 square feet;

(c) With respect to all other types of dwellings, not less than such areas, determined by the ACC, as are consistent with the foregoing and with other provisions hereof.

However, the ACC, in its sole discretion, reserves the right to make any deviation from the above requirements.

3.7 Grading, Building, Location and Lot Area.

(a) Any grading of a Lot must conform to the last approved Master Grading and Drainage Plans ("Grading Plans") on file with the Village. All Lots shall have setbacks from the front lot line and from the interior lot lines of distances determined by the Planned

- Please identify how you are addressing monotony of housing styles, elevations + colors?

Unit Development (PUD) Zoning District Overlay for the Subdivision as approved by and on file with the Village.

FYI - Village now requires more spot elevations for SF permit.

(b) Within each set of building construction plans submitted to the ACC for approval, shall be a plat of survey showing the placement of the proposed dwelling with the existing ground grade shown at all corners together with all easements as shown on the final plat. Upon written petition of an Owner to the ACC and the Village Engineer, the ACC, with the written approval of the Village Engineer, may make modifications to the final first floor grade of the proposed dwelling. The landscaping and drainage of the Lot shall conform to Grading Plans.

(c) Each Owner shall be responsible for insuring that drainage from said Owner's Lot adheres to the existing drainage patterns as set forth in the Grading Plans and that the Owner's construction and other building activity does not interfere with or disrupt the existing or planned drainage patterns. The existing drainage pattern on a Lot shall not be changed, and no change to the drainage pattern on other lands within the Property shall be caused by an Owner which varies from the Grading plans as these plans are amended by the Developer from time to time, subject to Village approval. Minor changes from said Grading Plans, where these changes do not violate the purpose, spirit and intent of said Grading Plans, shall be reviewed and may if, for good and sufficient reasons, be approved by the ACC and the Village; in all other cases, the approved grades shall be strictly adhered to. Lot owners shall be held responsible for any violation that will cause additional expense to the Developer or any other Owner to correct any grading problems.

(d) Upon the approval of the building grades by the ACC, the applicant shall file the approved grades with the Village for its review and approval prior to commencing any grading. Further, an as built grade survey shall be provided for review and approval by the Lot Owner prior to occupancy.

(e) Any excess fill from excavations shall be hauled off site and disposed, at the Lot Owner's cost and in accordance with applicable Village Ordinances.

(f) The setbacks for residences constructed on Lots that contain Village easements are restricted from any encroachments, such as, but not limited to, rooflines, bay/bow windows, architectural extensions and fireplaces into the setback areas. The easements are absolute in width.

(g) The Village of Pleasant Prairie is not responsible for damage to landscaping that may be damaged or destroyed when accessing its easement rights to maintain infrastructure.

→ sidewalk maintenance

3.8 Completion. All construction of dwellings and other incidental structures shall be completed within one (1) year from date of issuance of building permit. Paving of driveways, construction of walkways, landscaping (except topsoil and grass) shall be completed within one (1) year from issuance of verbal occupancy from the Village under Section 370-13(B) of the Code of the Village of Pleasant Prairie.

long time

DRAFT

the Vista at Creekside

3.9 Easements/Dedications/Obligations.

(a) Easements-General. Certain Easements affecting the Property are recorded on the final plat for ~~Arbor Ridge~~ in the office of the Register of Deeds of Kenosha County, Wisconsin and as follows:

(i) TBD ?

Each such Lot shall be subject to any easement, dedication, restrictive covenant, or any other restriction granted (and/or retained) by the Developer on such final plat or hereafter to be granted (and/or retained) by the Developer or its successors and assigns to the Village, or to the Association, or public or semi-public utility companies, for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, telephone, cable TV and for other purposes, and for sewers, storm water drains, gas mains, water pipes and mains, and similar services, for performing any public or quasi-public utility function or for any other purpose that Developer or its successors and assigns may deem fit and proper for the improvement and benefit of the Property and for any other purpose as set forth in dedications and restrictive covenants on the final plat. The Owner of any Lot on which such easement area(s) are located may use such areas, together with the area between the roadway and their lot, for grass, plantings, driveways and other such uses as are described on the final plat and shall otherwise care for and maintain such area provided such uses shall not interfere with the improvements, their uses and purposes, and the uses and purposes of the Village; nor shall any improvements be placed within such areas without the prior written consent of the Developer, Village and/or any other party having an interest in the respective easement area. Notwithstanding the foregoing, no such impediments or encroachments such as, but not limited to, roof overhangs, fireplaces, bay/bow windows or architectural projections, other than grass, may be located within any storm water drainage easement areas.

(b) Setbacks. The minimum front or street setback, side yard, rear yard, wetland yard and on other such areas ("Setback Areas") are and shall be reserved for the use of nonexclusive easements for utilities service, in whole or in part, the Property or any Lot or Outlot located therein. By accepting title to a Lot and if not delineated on a final plat, each Owner hereby agrees that such Setback Areas may be subjected to easements for utility lines for electricity, sewer, water, gas, telephone, cable television, or other similar utilities. Within fifteen (15) days of written request therefor by the Developer, or, after creation of the Association as provided herein, each Owner, if necessary and if not previously obtained, shall grant specific easements (and cause their lenders to agree to a nondisturbance of such easements) upon such terms as may reasonably be requested. No structures or other improvements may be constructed in the Setback Areas except landscaping in accordance with approved landscaping plans or as otherwise specifically permitted by the ACC and subject to any additional restrictions as set forth in the final plat.

– clarify/rewrite based on revised conceptual plan

Sidewalks? Dog Park

(c) Dedications, Easements and Covenants for Stormwater Detention/Retention Areas and Public Pedestrian Walkway/Bike Path. The fee interest in the areas shown on the final plat as Outlots 1, 2 and 3 have been dedicated, given, granted and conveyed by the Developer to the Association. These Outlots are subject to the easements, dedications and to the restrictive covenants imposed by the final plat. Further, Outlots 1 and 3 are to be utilized by the Developer and the Association for storm water retention ponds. Outlot 2 shall be transferred to the Association for open space and public ~~pedestrian walkway/bike path~~ and maintenance access. The Developer and the Association shall be responsible for completing all related construction, installation, necessary repairs, alterations, snow removal, and all required maintenance to these Outlots. No filling other activity or condition detrimental to their function as stormwater drainage facilities shall occur or exist within such Outlot or on the surrounding lands without the written approval of the Developer and the Village. From time to time in the Village's discretion, the Village shall have the right to inspect such areas. The obligations contained within this section and as imposed by the final plat shall run with the land, shall be binding upon the Developer, its successors, assigns and successors in title in their capacity as Owners and shall benefit and be enforceable by the Village, the Developer and the Association. The Developer, its successors, assigns, and successors in title thereof shall be relieved of any preservation, protection, or maintenance obligations they may have as Owners to the extent that the Association performs the required preservation, protection and maintenance functions to the satisfaction of the Village. The Association and its Members shall be bound by the above mentioned covenants and such similar covenants as are contained in the final plat.

Basins 1, 2, 3, 4 & 5 rev. outlot numbers

dog park outlot 2

MF vs. SF responsibilities?

3.10 Zoning Laws, Etc. In addition to the provisions contained within this Declaration, all Lots and improvements thereon shall be subject to Village ordinances, the PUD for the Subdivision as approved by the Village and applicable state and federal laws, as may be amended from time to time (hereinafter collectively referred to as "Laws"). No Lot shall be further divided or combined without the approval of the Village except for lot line adjustments permitted under Village ordinances. The requirements under Village ordinances are not stated herein and, therefore, it shall be the sole responsibility of every Owner to understand and insure compliance with Village ordinances as the same may be amended from time to time. In the event of a conflict between the provisions of this Declaration and the Village ordinances and the Village ordinance is more strict than the provision contained herein, the Village ordinance shall control. Failure to mention a requirement, with respect to any Lot or other necessary approval in this Declaration, shall not imply that no such requirement exists with the Village and shall not constitute a waiver of such Village requirement and/or approval.

3.11 Grading and Landscape Requirements. All plans for dwellings shall include a detailed grading and landscape plan which shall be subject to the approval of the ACC, shall be submitted in three (3) copies for approval prior to submission to the Village of the building plans for the dwelling and shall conform with the Grading and Landscape Standards. Such landscape plan shall include driveway, deck, patio, walkways and plantings such that a pleasing park-like

appearance shall ultimately be accomplished in the Property and a uniform line of planting is avoided. Landscape planting for any dwelling as approved by the ACC shall be completed within six (6) months from the date of issuance of verbal occupancy from the Village under Section 370-13(B) of the Code of the Village of Pleasant Prairie, except as set forth herein, and shall be properly maintained thereafter. In the event the grading or landscaping is not maintained properly, in the opinion of the ACC, upon notification, the Owner of the Lot shall take adequate measures to properly maintain the grading and landscaping. Refusal to comply with the maintenance requirement shall be considered a violation of this section 3.11 of this Declaration. Any alterations to the approved landscape plan for a Lot shall be subject to the approval of the ACC. No trees, landscaping, or other plantings existing on a Lot, except those in the location of the proposed dwelling, patio, walkways and driveways, shall be altered or removed without prior written approval of the ACC. Each Owner shall be responsible for any necessary re-planting and other maintenance and care of the street trees abutting each respective Owner's Lot. Further, each Owner shall be responsible for repair, replacement as necessary and the clearing of snow and ice from the sidewalks adjacent to each respective Owner's Lot.

3.12 Nuisances, Etc. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

(a) Trash, garbage, or other wastes shall not be kept except in sanitary containers and all such materials or other equipment for disposal of same shall be properly stored inside of garages and outside of public view. Outside incinerators, outdoor fireplaces and fire pits are not permitted.

(b) No vehicle, truck, trailer, tent, shack, shed, garage, barn, or other outbuilding or living quarters of a temporary character shall be permitted on any Lot at any time. There shall be no outside parking of boats, buses, trailers, commercial advertising trucks, commercial vans or recreational type vehicles; such property must be stored in garages. No trucks, buses, or vehicles other than private passenger cars, station wagons, pickup trucks, passenger vans, or similar private vehicles shall be parked in private driveways or on any Lot for purposes other than in the normal course of construction or for services rendered to a dwelling or Lot.

(c) No external antennae, including satellite dishes (excepting satellite dishes of not greater than 24" in diameter), television antenna or radio towers of any type for any purpose, shall be permitted on any Lot at any time without the prior written approval of the Architectural Control Committee. Cellular towers, HAM Radio antennae or other such antennae of any kind shall not be permitted.

(d) Swimming, fishing, ice skating, canoeing or other boating activity shall be prohibited in Outlots.

• If you permit them → only in the sideyards not side streetyards or rear streetyard ↑ we can discuss

?. 3.13 Accessory Structures. Accessory structures (other than decks attached to a residence) may not be constructed. No storage shed or other accessory structure may be constructed on any lot at any time.

3.14 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that not more than a total of two dogs or cats, or as otherwise approved by the ACC may be kept in a manner which will not disturb the type and quality of life and the environment of the Property provided that no animals shall be kept, bred, or maintained for any commercial purposes. Dog runs, outside dog houses, or other such outside animal shelters are prohibited. Electric underground fences are permitted.

3.15 Garages; Parking and Concrete Driveway Approaches.

(a) Each Single Family Lot shall have a private, attached, enclosed garage for onsite storage of not less than 2 and not more than 3 stalls for each one (1) family dwelling built upon such Lot and shall be connected to the street by a properly surfaced concrete, paver, stone, or brick driveway (such driveway shall be installed and completed within one [1] year from the date of issuance of any verbal occupancy permit).

(b) The location of garage door(s), whether front or side entry, and the location of any driveway and its intersection with the street shall be subject to the approval of the ACC.

See restricted access in proximity to intersections. (100')

3.16 Roofing Material and Construction.

(a) All dwellings proposed to be erected, altered, or modified shall specify on the construction plans roofing materials acceptable in quality to the ACC and the construction shall be carried out with such roofing material as approved by the ACC. Metal roofs, as the primary roofing material are prohibited in residential areas.

(b) All dwellings shall have minimum roof pitches of 6:12 or as approved by the ACC.

* Fences – No fences shall be permitted abutting creekside circle.

Pools? are they permitted?

How are you addressing monotony?

3.17 Exterior Building Materials and Dwelling Quality.

(a) All dwellings proposed to be erected, altered, or modified shall, on the construction plans, denote exterior building material(s) proposed to be used; i.e.: brick, stone, wood, cement board, hardi-plank, vinyl, or insulated aluminum siding or other similar materials acceptable to the ACC and the construction shall be carried out with the material(s) as approved by the ACC. Notwithstanding the foregoing, the front facade of each residence shall contain not less than 30 % of brick or stone and each side of the residence shall contain no less than two (2) windows. What size of wind ows?

(b) The design, layout and exterior appearance of each dwelling proposed to be erected, altered, or modified shall be such that, in the opinion of the ACC at the time of approving of the building plans, the dwelling will be of a high quality and will have no substantial adverse effect upon property values.

(c) The proposed color schemes for a dwelling to be erected, altered, modified, or repainted with a new color scheme shall be submitted to the ACC for approval prior to painting or staining. It shall be the aim of the ACC to harmonize colors for not only the dwelling proposed, but to consider the effect of these colors and materials as they relate to other dwellings. No garish or fluorescent colors shall be permitted.

(d) All color schemes, including the color of siding, roof, brick, or stone samples must be submitted for approval before installation on the dwelling.

ARTICLE IV
MEMBERSHIP AND VOTING RIGHTS

4.1 Membership and Voting Rights. Each Owner shall be a Member of the Association. Such Membership shall be appurtenant to and may not be separated from ownership of a Lot. Every Member of the Association shall have one (1) vote in the Association for each Lot owned by the Member. When more than one (1) person or entity holds an interest in a Lot, the vote shall be exercised as they themselves shall determine. Any Member who is delinquent in the payment of charges, assessments and special assessments charged to or levied against his Lot shall not be entitled to vote until all of such charges and assessments have been paid. Members shall vote in person or by proxy executed in writing by the Member. No proxy shall be valid after six (6) months from the date of its execution.

4.2 Directors.

(a) Until the first meeting of the Members or until the Developer designates otherwise, the initial Board of Directors named in the Articles of Incorporation of the Association shall serve as the Board of Directors.

(b) When the Developer no longer owns one (1) or more Lots, or at the end of fifteen (15) years from the date of sale of the first Lot sold by the Developer (whichever occurs first), the Developer shall cause the Directors designated by the Developer to resign effective as of the first annual meeting of Members described in the Bylaws of the Association. The Board of Directors thereafter consisting of three (3) members shall be elected by the Members at each annual meeting of Members. The Members of such elected Board of Directors shall serve for staggered terms of three (3) years, or until their respective successors shall have been elected by the Members. The members of the Board of Directors shall not be entitled to any compensation for their services as members.

ARTICLE V
PROPERTY RIGHTS IN THE COMMON AREAS

5.1 Owner's Easement of Enjoyment. Subject to the provisions herein, every Owner shall have a right and easement of benefit and/or enjoyment in any Common Areas acquired by the Association which shall be appurtenant to and shall pass with the title to every Lot.

5.2 Title to and Maintenance of Outlots. Title to Outlots shall be conveyed to the Association by quit claim deed from the Developer. Members shall have the rights and obligations imposed by this Declaration with respect to such Common Areas. The Association shall be responsible for the due care and maintenance of all such Outlots as well as the payment of real estate taxes levied against such Outlots by the local assessing authority.

5.3 Extent of Owner's Easements. The rights and easements of benefit and/or enjoyment created hereby shall be subject to the following:

(a) The right of the Association, but subject to the prior written approval of the Village to dedicate or transfer all or any part of any Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Board of Directors; and

(b) The right of the Association, but subject to prior written approval of the Village, to mortgage any or all of the Common Areas and facilities constructed on the Common Areas for the purposes of constructing or maintaining improvements or repair to Association land or facilities pursuant to approval of the Board of Directors.

5.4 Damage or Destruction of Common Areas by Owner. In the event any Common Area or any portion of the water, drainage, or sanitary sewer systems servicing the Property is damaged or destroyed by an Owner or any of his guests, tenants, licensees, agents, or members of his family, such Owner does hereby authorize the Association or the Village to repair said damaged areas; the Association or the Village shall repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may

have been modified or altered subsequently by the Association in the discretion of the Association but subject to Village approval. The amount necessary for such repairs, together with twenty-five percent (25%) for overhead, shall be a special assessment upon the Lot of said Owner and shall accrue interest at the annual rate of eighteen percent (18%) unless paid in full within fifteen (15) days after notice to pay. Any such damage not caused by an Owner shall be the responsibility of the Association.

5.5 Right to Enter and Maintain. The Developer and the Association are hereby granted an easement and, consequently, shall have the right to enter upon any Outlot and/or Lot, at reasonable notice to the Owner, for the purpose of repairing, maintaining, renewing, or reconstructing any utilities, facilities, retention basin areas, drainage systems, sewer and water systems, impoundments or other improvements which benefit other Outlots or Lots. If such Lot contains public utilities or facilities having an area-wide benefit which are maintained by the Village, the Village may, maintain such facilities in good working order and appearance, enter upon any Lot in order to repair, renew, reconstruct, or maintain such facilities or utilities and may assess the cost, if such cost is not traditionally assumed by the Village and/or prior to acceptance of such public improvements, to the Owners. No prior written notification shall be required for emergency repairs.

5.6 Disclaimer. The Developer shall convey the above mentioned Outlots to the Association "as is" and without warranty, express or implied, of condition, quality of construction, fitness for a particular use or otherwise. The Association shall be responsible for obtaining adequate liability insurance for the Common Areas. The Developer shall have no liability for damage or injury to any persons or property arising from the existence or use of the Common Areas. The Association shall indemnify and hold the Developer harmless against any and all claims relating to the Common Areas.

ARTICLE VI
COVENANT FOR ASSESSMENTS

6.1 Creation of the Lien and Personal Obligation of Assessments. The Developer hereby covenants and each Owner of any Lot by acceptance of the deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant, assume and agree to pay to the Association (1) annual general assessments or charges; (2) special assessments for capital improvements and repairs to the Common Areas; (3) special assessments for exterior maintenance to Lots and repairs to Common Areas; and (4) other special assessments as provided herein. All such assessments, together with interest thereon and costs of collection thereof, including actual attorney's fees incurred by the Developer or the Association, as the case may be, shall be (a) a charge on the land and a continuing lien upon the Lot against which such assessment is made and (b) the personal obligation of the person who was the Owner of such property at the time of the assessment.

Notwithstanding any other provision in this Declaration to the contrary, the Developer shall not be liable to the Association for the assessments provided for in this Article VI of the Declaration, for any Lot owned by the Developer in the Subdivision. Every subsequent Owner, who has purchased a Lot from the Developer or any other Owner, shall be subject to said assessment and shall pay the same or prorated amount in the year of closing to the Association. Any deficiency may be assessed against all of the Owners in the form of a special assessment under this Article VI.

6.2 Annual General Assessment.

(a) Purpose of Assessment. The annual general assessment levied by the Association each year shall be used exclusively to promote the health, safety and welfare of the Owners and, in particular, for the improvement, construction, maintenance, policing, preservation and operation of the Common Areas, in accordance with the requirements set forth herein and those obligations and restrictive covenants set forth on the final plat including, but not limited to, the cost of labor, equipment, materials, insurance, management and supervision thereof and fees paid for auditing the books of the Association, costs of monthly electric costs and maintenance charges related to street lights within the Subdivision, as billed to the Association by the Village from WE Energies and for necessary legal and accounting services to the Board of Directors.

(b) Determination of the Assessment. The Board of Directors shall prepare and annually submit to the Members a budget of expenses for the ensuing year for payment of all costs contemplated within the purposes of the annual general assessment described in Section 6.2(a). Upon adoption and approval of the annual budget by a majority of the Members, the Board shall determine the assessment by dividing the amount of the budget among all fully improved Lots equally.

(c) Method of Assessment. The assessment for each Lot shall be levied at the same time once in each year. The Board shall declare the assessments so levied due and payable at any time after thirty (30) days from the date of such levy (with an option for payment in quarterly monthly installments if approved by the Board), and the Secretary or other officer shall notify the Owner of every Lot so assessed of the action taken by the Board, the amount of the assessment of each Lot owned by such Owner and the date such assessment becomes due and payable. Such notice shall be mailed to the Owner at last known post office address by United States mail, postage prepaid.

(d) Date of Commencement of Annual General Assessments. Annual general assessments shall commence on the date as determined by Developer in its sole discretion and shall be levied annually thereafter by the Developer or the Association, as the case may be.

6.3 Special Assessment for Capital Improvement and Repairs to Drainage System. In addition to the annual general assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year and not more than the next two succeeding years (or longer if deemed necessary in the reasonable discretion of the Board) for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of capital improvements upon the Common Areas, including fixtures and personal property related thereto, and extraordinary expenses incurred in the maintenance and operation of the Common Areas and facilities. Special assessments may also be levied to all Lot owners, in order to defray the costs of maintaining the retention basins, replacing or repairing all pipes, drains, grates and other appurtenances located within any storm water drainage easement area.

6.4 Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinated to the lien of any first mortgage on the Lot.

6.5 Exempt Property. The following property subject to this Declaration shall be exempt from the Homeowner's Association assessments, charges and liens created herein: (i) all properties not within any Lot to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; (ii) all Common Areas; and (iii) all properties exempted from taxation by state or local governments upon the terms and to the extent of such legal exemption. Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from the assessments, charges, or liens. Notwithstanding the foregoing, all such areas remain subject to all applicable municipal taxes, fees and assessments.

6.6 Joint and Several Liability of Grantor and Grantee. Upon any sale, transfer, or conveyance, the grantee of a Lot shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor as provided in this Article up to the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessments and any such grantee shall not be liable for, nor shall the Lot be conveyed subject to a lien for, any unpaid assessment against the grantor pursuant to this Article in excess of the amount therein set forth. If the Association does not provide such a statement within fifteen (15) business days after the grantee=s request, it is barred from claiming under any lien which was not filed prior to the request for the statement against the grantee.

6.7 Interest on Unpaid Assessment. Any assessment under this Article VI which is not paid when due shall thereafter, until paid in full, bear interest at the rate of eighteen percent (18%) per annum. In addition to the interest charges, a late charge of up to Fifty Dollars ($50.00) per day may be imposed by the Board of Directors against an Owner if any balance in common expenses remains unpaid more than thirty (30) days after payment is due.

6.8 Effect of Nonpayment of Assessments: Remedies of the Association. No Owner may waive or otherwise escape liability for assessments by non-use of the Common Areas or

abandonment of his Lot. If the Association has provided for collection of assessments in installments, upon default on the payment of any one or more installments, the Association may accelerate payment and declare the entire balance of said assessment due and payable in full. If the assessment levied against any Lot remains unpaid for a period of sixty (60) days from the date of levy, then the Board may, in its discretion, file a claim for maintenance lien against such Lot in the office of the Clerk of Circuit Court for Kenosha County within six (6) months from the date of levy. Such claim for lien shall contain a reference to the resolution authorizing such levy and date thereof, the name of the claimant or assignee, the name of the person against whom the assessment is levied, a description of the Lot and a statement of the amount claimed and shall otherwise comply in form with the provisions of Section 779.70 of the Wisconsin Statutes. Foreclosure of such lien shall be in the manner provided for foreclosure of maintenance liens in said statute or any successor statute.

6.9 Reduction of Assessments. Notwithstanding anything contained herein to the contrary, the Developer and/or Association shall not have the power to discontinue the collection of assessments and charges or reduce such assessments or charges to a level which, in the opinion of the Village, would impair the ability of the Developer, Association, or the Owner to perform the functions as set forth herein and in the final plat.

ARTICLE VII
ENFORCEMENT, TERMINATION, MODIFICATION

7.1 Right to Enforce. Except as otherwise set forth herein, this Declaration and the covenants contained herein and on the final plat are enforceable only by the Developer, the Village, an Owner, and/or the Association, or such person or organization specifically designated by the Developer, in a document recorded in the office of the Kenosha County Register of Deeds, as its assignee for the purpose thereof.

7.2 Manner of Enforcement. This Declaration and the covenants contained herein and on the final plat shall be enforceable by the Developer and its assigns, and/or the Association, and/or an Owner, and/or the Village (but the Village shall have no obligation to enforce the same and may do so in its discretion) in any manner provided by law or equity, including but not limited to one or more of the following:

(a) Injunctive relief;

(b) Action for specific performance;

(c) Action for money damages as set forth in this Declaration; and

(d) Performance of these covenants by the Developer, the Association, or the Village on behalf of any party in default thereof for more than thirty (30) days, after receipt by such party of notice from the Developer, the Association, or the Village describing such

default. In such event, the defaulting Owner shall be liable to the Developer, the Association, or the Village for the actual costs (plus fifteen percent [15%] for overhead) related to or in connection with performing these covenants.

7.3 Reimbursement. Any amounts expended by the Developer, the Association, and/or the Village in enforcing these covenants, including reasonable attorney fees, and any amounts expended in curing a default on behalf of any Owner or other party, shall constitute a lien against the subject real property until such amounts are reimbursed to the Developer or the Association, with such lien to be in the nature of a mortgage and enforceable pursuant to the procedures for foreclosure of a mortgage. In the case of enforcement by the Village, such charges shall be levied as a special assessment in accordance with applicable law, against the subject real property until such amounts are reimbursed to the Village.

7.4 Failure to Enforce Not a Waiver. Failure of the Developer or assigns, the Association, an Owner, and/or the Village to enforce any provision contained herein shall not be deemed a waiver of the right to enforce these covenants in the event of a subsequent default.

7.5 Right to Enter. The Developer, the Association, and/or the Village shall have the right to enter upon any building site or Lot within the Subdivision for the purpose of ascertaining whether the Owner of a Lot, or an Outlot, is complying with these covenants and if the Developer, the Association, and/or the Village so elects under Section 7.2(d) for the purpose of performing obligations hereunder on behalf of an Owner in default hereof.

7.6 Dedications/Restrictive Covenants/Easements. Each and every Owner of a Lot shall be subject to and bound by the easements, dedications and restrictive covenants as are set forth on the final plat.

ARTICLE VIII
GENERAL PROVISIONS

8.1 Term and Amendment. Unless amended as herein provided, this Declaration shall run with the Property and be binding upon all persons claiming under the Developer and shall be for the benefit of and be enforceable solely by the Association for a period of twenty-five (25) years from the date this Declaration is recorded and shall automatically be extended for successive periods of twenty-five (25) years unless an instrument signed by the Owners of two-thirds (2/3) of the Lots has been recorded, agreeing to terminate this Declaration in whole or in part. For the first fifteen (15) years following the date this Declaration is recorded, this Declaration may be amended, subject to the Village's written approval, at any time by written declaration, executed in such manner as to be recordable, setting forth such annulment, waiver, change, modification, or amendment executed: (a) solely by the Developer until such time as Developer conveys all Lots to other Owners (other than by multiple sale of Lots to a successor developer), and thereafter (b) by owners of seventy-five percent (75%) of the Lots (such Owners and percentage to be determined as provided in Article IV), provided the written consent of the Developer or its

successors and assigns is first obtained, so long as the Developer, or its successors and assigns shall own any Lots. Subsequent to such fifteen (15) year period, this Declaration may be amended by written declaration executed by at least seventy-five percent (75%) of the Lots subject to this Declaration provided the prior written approval of the Village is obtained. Such written declaration shall become effective upon recording in the office of the Register of Deeds of Kenosha County, Wisconsin. All amendments shall be consistent with the general plan of development embodied in this Declaration.

8.2 Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailings.

8.3 Enforcement. To the extent that other specific remedies are not provided herein, upon the occurrence of a violation of the covenants, conditions and restrictions set forth in this Declaration, the Association shall give the Owner written notice of the violation and if such violation is not remedied within five (5) days after notice, or if a second occurrence of such violation shall occur within six (6) months of the original notice of such violation from the Association, the Association may levy a fine in the amount of Five Hundred Dollars ($500.00) and an additional fine of One Hundred Dollars ($100.00) for each day thereafter the violation continues. All fines levied by the Association shall constitute a special assessment and a lien on the Lot of the Owner who caused the violation and if a fine is not paid within fifteen (15) days after written notice of such fine, the amount due shall accrue interest at the rate of eighteen percent (18%) annually. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or recover damages, and against the land to enforce any lien created by these covenants. Failure of the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.4 Severability. Invalidation of any of the provisions of this Declaration, whether by court order or otherwise, shall in no way affect the validity or the remaining provisions which shall remain in full force and effect. Said invalid or illegal provision will be modified to reflect, as close as possible, the original intent of the former invalid or illegal provision, but in such a manner so as to make said provision valid and legal.

IN WITNESS WHEREOF, this instrument has been duly executed this _____ day of _____, 2018.

DEVELOPER:

Creekside PP, LLC

By _____
Stephen R. Mills, Authorized Member

State of _____)
) ss.
_____ County)

Personally came before me this _____ day of _____, 2018, to me known to be such persons and members who executed the foregoing instrument and acknowledge that they executed the same as the authorized member on behalf of the Developer, by its authority.

_____
Name: _____
Notary Public, State of _____
My commission expires _____

This instrument drafted by
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

DRAFT

EXHIBIT A

Legal Description

DRAFT

attach legal descriptions

CONCEPTUAL PLAN APPLICATION

Development Name: The Vista at Creekside

General Location of Development: Vacant lnads along Creekside Circle

Tax Parcel Number(s): 92-4-122-153-0727, 92-4-122-153-0729, 92-4-122-153-0092, 92-4-122-153-0080 and 92-4-122-153-0070

Number of Lots: 43 SF and 1 2F _ Number of Outlots: 5

Size of Development: 61.79 acres

Development also includes 7-20 unit apartment buildings and a club house

Select All that Apply:

- ☒ The Development will be constructed in 2 phase(s)
- ☐ The Development abuts or adjoins State Trunk Highway _____
- ☐ The Development abuts or adjoins County Trunk Highway _____
- ☐ The Development abuts the Kenosha County Bike Trail

The following number and types of plans shall be submitted with this application:

- ☐ Three (3) full size and a PDF copy of the Conceptual Plan, which shall include at a minimum:
  - Detailed and Dimensioned Site Plan
  - Conceptual Engineering Plans
  - Phasing Plan (if applicable)
  - Floor Plans and Elevations (for all uses except single family)
  - Proposed Zoning District Change(s)
- ☒ Application Fee
- ☐ Draft of Declarations, Covenants, Restrictions and any Easement Documents
- ☐ Any other information as specified by the Village

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

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: Creekside PP, LP

Signature: _____

Address: 4011 80th Street

Kenosha, WI 53142

(City) (State) (Zip)

Phone: (262) 842-0556

Fax: _____

Email: dan@beardevelopment.com

Date 11/20/2018

APPLICANT/AGENT:

Print Name: Bear Development, LLC

Signature: _____

Address: 4011 80th Street

Kenosha WI 53142

(City) (State) (Zip)

Phone: (262) 842-0556

Fax: _____

Email: dan@beardevelopment.com

Date: 11/20/2018 application revised 12-18-18

updated floor plans and energy efficient mechanicals and appliances. The development plans call for enhanced landscaping and on-site storm water detention.

We are extremely pleased to introduce Creekside as a development to facilitate the completion of Creekside Crossing and to enhance an underutilized property and address the need for affordable housing in the Village of Pleasant Prairie.

Upon favorable hearing, Bear Development intends to submit a Planned Unit Development to address certain flexibility that will be required to construct the Creekside Concept Plan.

Please find the following exhibits:

- Creekside Conceptual Engineering Plans
- Stormwater Management Plan
- Architectural Elevations
- Preliminary Floor Plans

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

Cc: S.R. Mills

BEAR
DEVELOPMENT
4011 80th Street, Kenosha, WI 53142
Phone: (262) 842-0556 Fax: (262) 842-0557

December 18, 2018

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Dear Ms. Werbie-Harris:

Bear Development is pleased to submit this letter and the accompanying plans as formal application for Conceptual Plan review and approval for a mixed residential development at Creekside Crossing.

Vista at Creekside

The proposed development is located on approximately 62 acres, consisting of 43 single family homes, one two-family site as well as a 140-unit multifamily community. The primary development site, consisting of 58 acres was previously approved for 158 multifamily units, however during the 2008 real estate downturn the development stalled and was eventually foreclosed on by the lender. Bear subsequently purchased the development parcel from the lender, as well as additional adjacent property. Bear's proposal on the original, previously approved development site, includes 140 multifamily units, one two-family site and 43 single family homes totaling 145 total homes. This equates to 9% less density than that of the originally approved multifamily units. Based on feedback from the neighbors and municipality, Bear acquired additional property to the west and repositioned a portion of the multifamily to this parcel, adjacent to Old Green Bay Road. We believe this will help alleviate neighbor concerns of additional traffic to the south as well as providing an additional point of ingress / egress for existing residents. It was conveyed to Bear that completing Creekside Circle and creating a second connection point (91st Street) directly to Old Green Bay Road was of significant importance for police and fire safety concerns as well as efficient snowplowing and garbage collection consistent with long-range transportation planning goals.

Bear is proposing to create 43 single family homes that will range from $400,000 to $525,000. The subdivision quality would be comparable to the recently started Arbor Ridge, located south of Froedtert South main hospital.

The multifamily development consists of 140 condominium style homes, meaning each home shall have an individual front door, entryway and porch. The units shall comprise primarily of one-bedroom and

two-bedroom units with only 10% of the units as three-bedrooms. All homes will be spacious and constructed of high-quality materials as detailed in the specific submittals.

Unit Type	Number of Units	Avg. Sq. Ft.	Rental Range
One Bedroom	77	700	$700 - $970
Two Bedroom	49	1040	$840 - $1175
Three Bedroom	14	1300	$970 - $1,425

As detailed above the rental rates shall be in-line with market rate rents. We have submitted and successfully received an award of Housing Tax Credits for to fund a portion of the development. As there are many types of tax credits, used to construct a variety of housing types, it's imperative that we draw the distinction between Low Income Housing and Workforce Housing. Low Income housing typically serves area median incomes at or around the 30% area median income. The product we are proposing is not low income, it is income restricted as workforce housing. However, as detailed above the rental rates are very similar to current market rate area rents. Workforce housing is designed for active individuals and families with working parents or single working professionals, these units are dedicated to those not typically understood to be the targets of affordable housing. These units may be filled by police officers, firefighters, teachers, health professionals, and service workers. The workforce housing requirements mandate a maximum rental rate as well as the maximum income of residents. All tenants must have, at minimum, three-times their total monthly rent in income to qualify for any unit within the proposed development. The goal of these units is to offer efficient and sustainable housing solutions that enable individuals in moderate income vocations or emerging professionals to continue to live in the communities in which they work.

The Vista at Creekside includes a variety of amenities for future residents including a community clubhouse and a large dog park. Also, the existing Creekside neighborhood park will be enhanced with additional playground equipment.

We are extremely pleased to introduce Creekside as a development to facilitate the completion of Creekside Crossing and to enhance an underutilized property and address the need for affordable housing in the Village of Pleasant Prairie. Upon favorable hearing, Bear Development intends to submit a Planned Unit Development to address certain flexibility that will be required to construct the Creekside Concept Plan.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

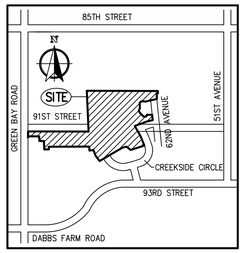
Sincerely,

S.R. Mills
Bear Development, LLC

N

200' 100' 0' 100' 200'

SCALE 1"=100'



LOCATION MAP
SW 1/4 & SE 1/4 OF SECTION 15-1-22

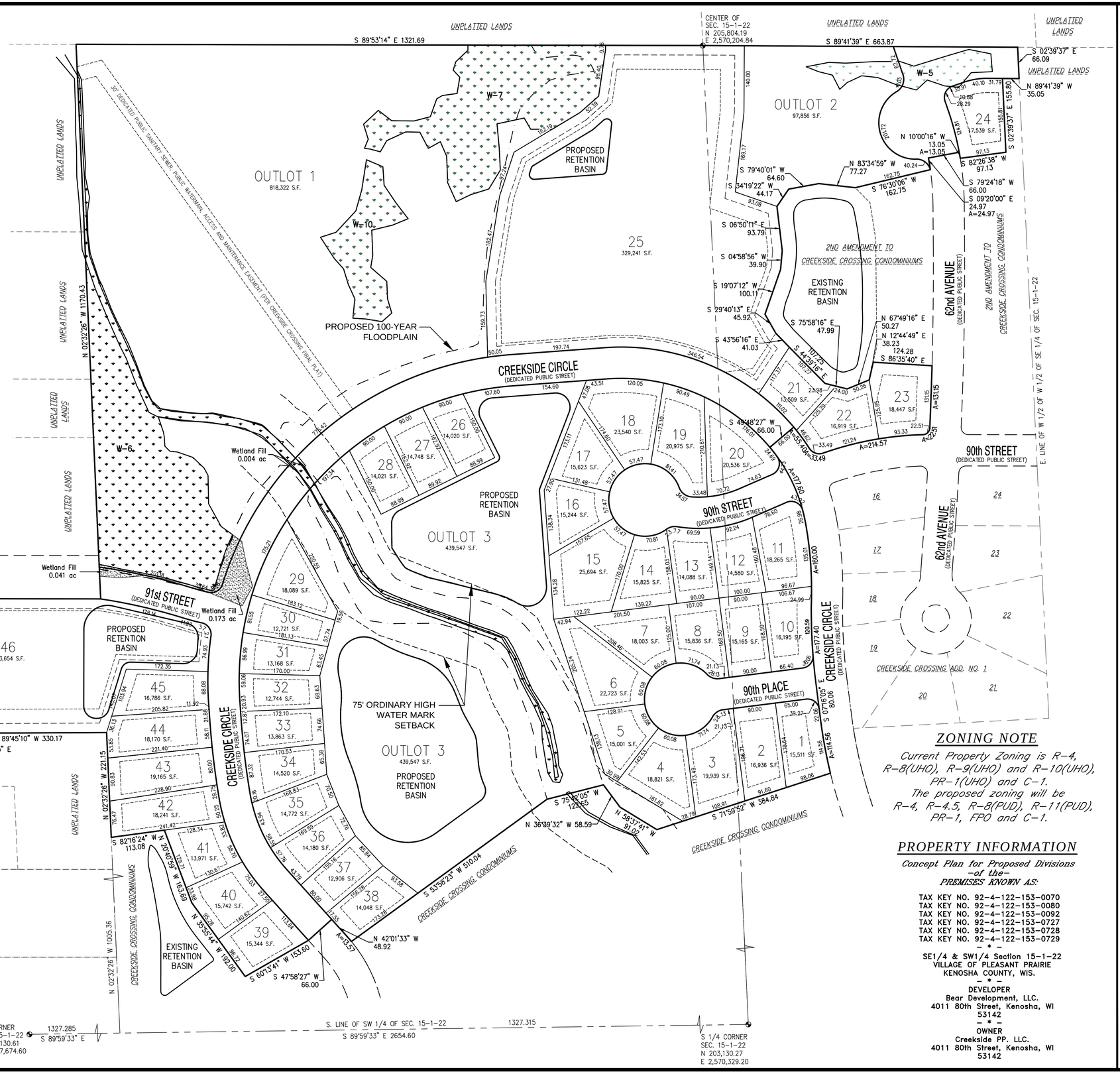
RESIDENTIAL LOT DATA

LOT NO.	AREA	FRONTAGE
1	15511	240.89
2	16936	90.00
3	19939	121.00
4	18821	60.08
5	15001	60.08
6	22723	60.08
7	18003	60.08
8	15836	121.00
9	15165	90.00
10	16195	250.04
11	18265	283.61
12	14850	92.24
13	14088	93.36
14	15825	70.81
15	25694	57.47
16	15244	57.47
17	15623	57.47
18	23540	57.47
19	20975	149.46
20	20536	390.78
21	13509	111.02
22	16919	201.36
23	18447	246.99
24	17539	271.78
25	329241	594.33
26	14020	90.00
27	14748	90.00
28	14021	90.00
29	18089	175.21
30	12721	81.55
31	13168	86.99
32	12744	80.00
33	13864	86.94
34	14522	107.48
35	14772	102.53
36	14180	101.55
37	12906	80.00
38	14048	80.04
39	15344	113.84
40	15574	102.53
41	13971	92.52
42	18240	80.00
43	19164	80.00
44	18170	80.00
45	16786	80.00
46	183652	1093.27

TOTAL LOT AREA: 1,238,858 SF

OUTLOT NO.	AREA	FRONTAGE
OUTLOT 1	818322	1050.52
OUTLOT 2	97856	345.71
OUTLOT 3	439547	459.54

TOTAL DEVELOPED AREA: 2,594,583 SF



WETLAND NOTE

The wetlands were delineated by Heather Patti of R.A. Smith National, Inc. between October 13, 2014 and October 24, 2014.

W-5	W-6	W-7	W-10
0.377 AC.	2.884 AC.	0.954 AC.	0.164 AC.

LEGEND

- *Proposed 100yr Floodplain Boundary*
- *Delineated Wetlands*
- *Proposed Wetland Fill*

ZONING NOTE

Current Property Zoning is R-4, R-8(UHO), R-9(UHO) and R-10(UHO), PR-1(UHO) and C-1.
The proposed zoning will be R-4, R-4.5, R-8(PUD), R-11(PUD), PR-1, FPO and C-1.

PROPERTY INFORMATION

Concept Plan for Proposed Divisions
-of the-
PREMISES KNOWN AS:

TAX KEY NO. 92-4-122-153-0070
TAX KEY NO. 92-4-122-153-0080
TAX KEY NO. 92-4-122-153-0092
TAX KEY NO. 92-4-122-153-0727
TAX KEY NO. 92-4-122-153-0728
TAX KEY NO. 92-4-122-153-0729

- * -

SE1/4 & SW1/4 Section 15-1-22
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

- * -

DEVELOPER
Bear Development, LLC.
4011 80th Street, Kenosha, WI 53142

- * -

OWNER
Creekside PP. LLC.
4011 80th Street, Kenosha, WI 53142

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

THE VISTA AT CREEKSIDE
CONCEPTUAL PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	REVISED PER VILLAGE COMMENTS	SCB	12-4-18
2	REVISED LOT DATA	SCB	1-14-19

PROJ. MGR:	MDE
DRAFTED:	JJC/SCB
DATE:	11-16-2018
CHECKED:	MDE
DATE:	11-16-2018

2014.0030.07

SHEET 1 OF 1

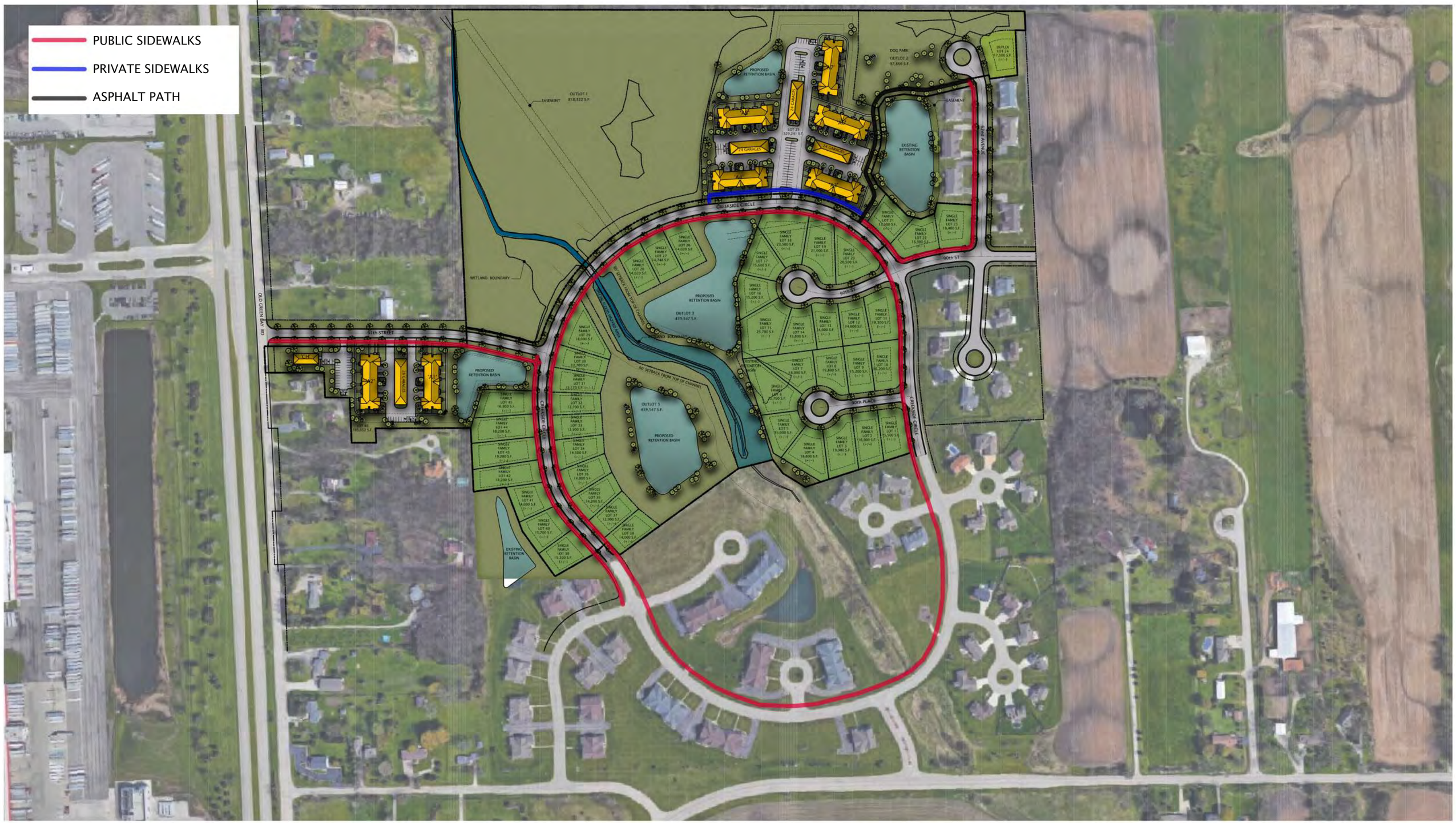
Monday, January 14, 2019 8:47:23 AM

THE VISTA AT CREEKSIDE

CONCEPTUAL MASTERPLAN

JLA ARCHITECTS

DECEMBER 04, 2018
1"=300' @ 11x17



JLA ARCHITECTS

THE VISTA AT CREEKSIDE

CONCEPTUAL MASTERPLAN — PEDESTRIAN PATH NETWORK

DECEMBER 04, 2018
1"=300' @ 11x17

6 North / Front Elevation
1/8" = 1'-0"

16 Side East Elevation
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARCHITECTURAL ASPHALT SHINGLES	OWENS CORNING – OR EQUAL			DRIFTWOOD	
2	6" COMPOSITE TRIM BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
3	6" COMPOSITE FRIEZE BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
4	COMPOSITE DOOR & WINDOW TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
5	HORIZONTAL LAP SIDING – 1	JAMES HARDIE (OR LP EQUIVALENT)			COBBLESTONE	
6	HORIZONTAL LAP SIDING – 2	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
7	MASONRY VENEER – BRICK	GLEN GERY		UTILITY SIZE	SMOKEY QUARTZ	
8	PRECAST CONCRETE SILL	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
9	PRECAST CONCRETE LINTEL	PRAIRIE STONE (OR SIMILAR)			GRIS	
10	COMPOSITE DECK BOARDS	AMERIHART			WINCHESTER GRAY	
11	MASONRY VENEER – MANUFACTURED STONE	COUNTY MATERIALS	REFLECTION STONE		STILLNESS	
12	PREFINISHED ALUMINUM GARAGE DOOR	WAYNE DALTON – OR EQUAL			TO MATCH MONTERREY TAUPE	
13	FIBERGLASS ENTRY DOOR	JELD-WEN	AURORA		TO MATCH MONTERREY TAUPE	
14	WOOD WRAPPED COLUMN			1x6	TO MATCH TRIM	
15	WALL MOUNTED UNIT NUMBERS	TBD		MIN. 3.5" HEIGHT	TBD	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	VINYL	SEE PLAN	WHITE	
17	PRECAST CONCRETE BAND– PROFILE #1	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
18	PREFINISHED METAL RAILING	TBD	ALUMINUM	SEE PLANS	BRONZE or similar	
19	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS			WHITE	
20	CORNER TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCITC WHITE	
21	VERTICAL SIDING	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
22	SHAKE SIDING	JAMES HARDIE (OR LP EQUIVALENT)			IRON GRAY	
23	WALL MOUNTED BUILDING ADDRESS NUMBERS	TBD		AS REQUIRED BY MUNICIPALITY	TBD	

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

DESIGN DEVELOPMENT PROGRESS SET

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 19, 2018

REVISION SCHEDULE

Mark	Description	Date
	SHEET REVISED	JANUARY 15, 2019

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

1/15/2019 2:14:50 PM

6 South / Rear Elevation
1/8" = 1'-0"

16 Side 2 West Elevation
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARCHITECTURAL ASPHALT SHINGLES	OWENS CORNING – OR EQUAL			DRIFTWOOD	
2	6" COMPOSITE TRIM BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
3	6 " COMPOSITE FRIEZE BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
4	COMPOSITE DOOR & WINDOW TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
5	HORIZONTAL LAP SIDING – 1	JAMES HARDIE (OR LP EQUIVALENT)			COBBLESTONE	
6	HORIZONTAL LAP SIDING – 2	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
7	MASONRY VENEER – BRICK	GLEN GEBY		UTILITY SIZE	SMOKEY QUARTZ	
8	PRECAST CONCRETE SILL	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
9	PRECAST CONCRETE LINTEL	PRAIRIE STONE (OR SIMILAR)			GRIS	
10	COMPOSITE DECK BOARDS	AMERIHART			WINCHESTER GRAY	
11	MASONRY VENEER – MANUFACTURED STONE	COUNTY MATERIALS	REFLECTION STONE		STILLNESS	
12	PREFINISHED ALUMINUM GARAGE DOOR	WAYNE DALTON – OR EQUAL			TO MATCH MONTERREY TAUPE	
13	FIBERGLASS ENTRY DOOR	JELD-WEN	AURORA		TO MATCH MONTERREY TAUPE	
14	WOOD WRAPPED COLUMN			1x6	TO MATCH TRIM	
15	WALL MOUNTED UNIT NUMBERS	TBD		MIN. 3.5" HEIGHT	TBD	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	VINYL	SEE PLAN	WHITE	
17	PRECAST CONCRETE BAND– PROFILE #1	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
18	PREFINISHED METAL RAILING	TBD	ALUMINUM	SEE PLANS	BRONZE or similar	
19	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS			WHITE	
20	CORNER TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCITC WHITE	
21	VERTICAL SIDING	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
22	SHAKE SIDING	JAMES HARDIE (OR LP EQUIVALENT)			IRON GRAY	
23	WALL MOUNTED BUILDING ADDRESS NUMBERS	TBD		AS REQUIRED BY MUNICIPALITY	TBD	

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

DESIGN DEVELOPMENT PROGRESS SET

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 19, 2018

REVISION SCHEDULE

Mark	Description	Date
	SHEET REVISED	JANUARY 15, 2019

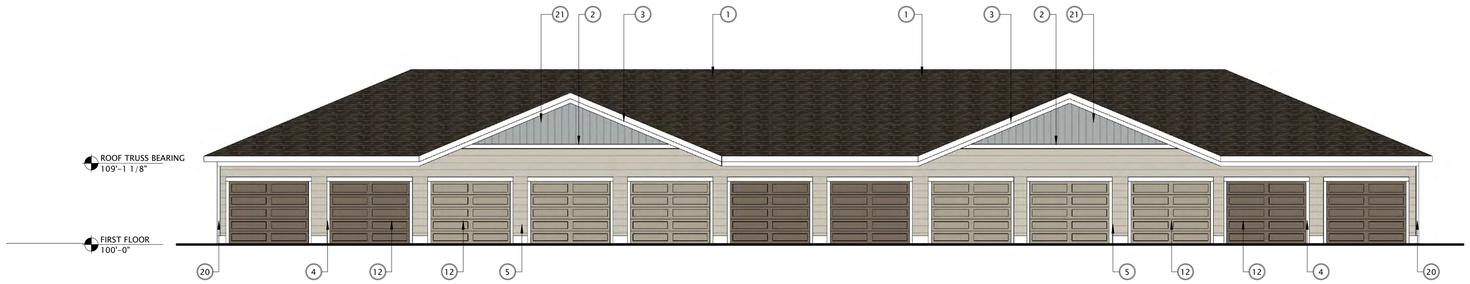
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

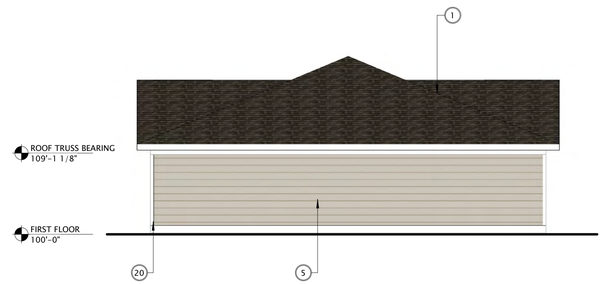
A201

1/15/2019 2:14:50 PM

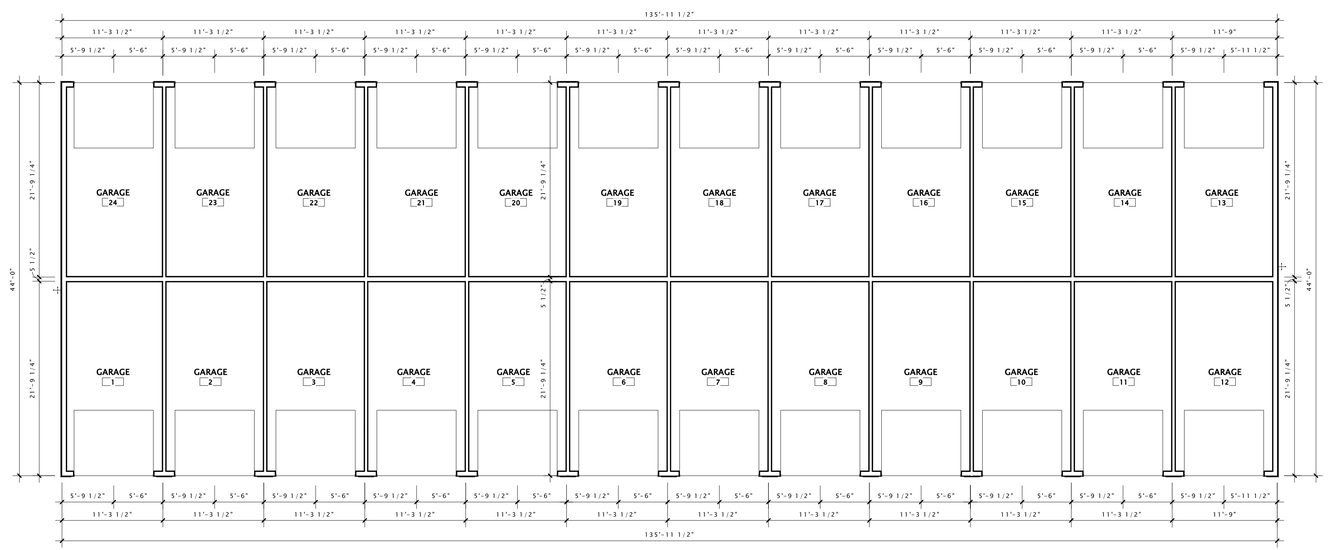


3 Front Elevation - Garage
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	ARCHITECTURAL ASPHALT SHINGLES	OWENS CORNING - OR EQUAL			DRIFTWOOD	
2	6" COMPOSITE TRIM BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
3	6 " COMPOSITE FRIEZE BOARD	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
4	COMPOSITE DOOR & WINDOW TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCTIC WHITE	
5	HORIZONTAL LAP SIDING - 1	JAMES HARDIE (OR LP EQUIVALENT)			COBBLESTONE	
6	HORIZONTAL LAP SIDING - 2	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
7	MASONRY VENEER - BRICK	GLEN GERY		UTILITY SIZE	SMOKEY QUARTZ	
8	PRECAST CONCRETE SILL	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
9	PRECAST CONCRETE LINTEL	PRAIRIE STONE (OR SIMILAR)			GRIS	
10	COMPOSITE DECK BOARDS	AMERIHART			WINCHESTER GRAY	
11	MASONRY VENEER - MANUFACTURED STONE	COUNTY MATERIALS	REFLECTION STONE		STILLNESS	
12	PREFINISHED ALUMINUM GARAGE DOOR	WAYNE DALTON - OR EQUAL			TO MATCH MONTERREY TAUPE	
13	FIBERGLASS ENTRY DOOR	JELD-WEN	AURORA		TO MATCH MONTERREY TAUPE	
14	WOOD WRAPPED COLUMN			1x6	TO MATCH TRIM	
15	WALL MOUNTED UNIT NUMBERS	TBD		MIN. 3.5" HEIGHT	TBD	
16	VINYL WINDOWS	PLYGEM WINDOWS AND DOORS	VINYL	SEE PLAN	WHITE	
17	PRECAST CONCRETE BAND- PROFILE #1	PRAIRIE STONE (OR SIMILAR)		SEE PRECAST PROFILES	GRIS	
18	PREFINISHED METAL RAILING	TBD	ALUMINUM	SEE PLANS	BRONZE or similar	
19	VINYL SLIDING PATIO DOOR	PLYGEM WINDOWS AND DOORS			WHITE	
20	CORNER TRIM	JAMES HARDIE (OR LP EQUIVALENT)			ARCITC WHITE	
21	VERTICAL SIDING	JAMES HARDIE (OR LP EQUIVALENT)			GRAY SLATE	
22	SHAKE SIDING	JAMES HARDIE (OR LP EQUIVALENT)			IRON GRAY	
23	WALL MOUNTED BUILDING ADDRESS NUMBERS	TBD		AS REQUIRED BY MUNICIPALITY	TBD	



9 Side Elevation - Garage
1/8" = 1'-0"



17 FIRST FLOOR PLAN - GARAGE
1/8" = 1'-0"

PLAN NORTH

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

DESIGN DEVELOPMENT PROGRESS SET

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 19, 2018

REVISION SCHEDULE

Mark	Description	Date
	SHEET ADDED	JANUARY 15, 2019

SHEET TITLE

GARAGE PLANS & ELEVATIONS

SHEET NUMBER

A210

1/15/2019 2:14:51 PM

8 FIRST FLOOR PLAN
1/8" = 1'-0"

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

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DATE OF ISSUANCE DECEMBER 19, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A103

12/19/2018 12:47:18 PM

8 SECOND FLOOR PLAN
1/8" = 1'-0"

JLA ARCHITECTS

MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

DESIGN DEVELOPMENT PROGRESS SET

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 19, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A104

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CREEKSIDE TERRACE – BUILDING DATA

	UNIT #	PLAN TIPE	AREA	BRS	BA	ATTACHED GARAGE
FIRST FLOOR	100	B1	775 S.F.	1	1	1
	106	B2	713 S.F.	1	1	N/A
	112	B1M	775 S.F.	1	1	1
	114	F1M	1,325 S.F.	3	2	1
	116	D2M	970 S.F.	2	2	1
	118	B2	713 S.F.	1	1	N/A
	120	D2	970 S.F.	2	2	1
	122	F1	1,325 S.F.	3	2	1
FIRST FLOOR SUB-TOTALS	8 UNITS		7,566 S.F.	14	12	6
SECOND FLOOR	200	B3	785 S.F.	1	1	N/A
	202	B7	938 S.F.	1	1	N/A
	204	B6	785 S.F.	1	1	1
	206	B5.1	840 S.F.	1	1	N/A
	208	D1	980 S.F.	2	1	1
	210	B4	745 S.F.	1	1	N/A
	212	B3M	750 S.F.	1	1	N/A
	214	D4M	1,104 S.F.	2	2	N/A
	216	D3M	1,030 S.F.	2	2	N/A
	218	B5	785 S.F.	1	1	N/A
	220	D3	1,030 S.F.	2	2	N/A
	222	D4	1,104 S.F.	2	2	N/A
SECOND FLOOR SUB-TOTALS	12 UNITS		10,876 S.F.	17	16	2
TOTALS	20 UNITS		18,442 S.F.	31	28	8
		AVERAGE	922 S.F.			

7 BUILDING DATA
3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0918

BEAR DEVELOPMENT

THE VISTA AT CREEKSIDE

DESIGN DEVELOPMENT PROGRESS SET

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING DATA

SHEET NUMBER

A105

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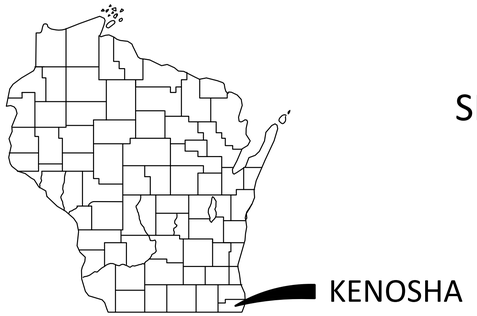


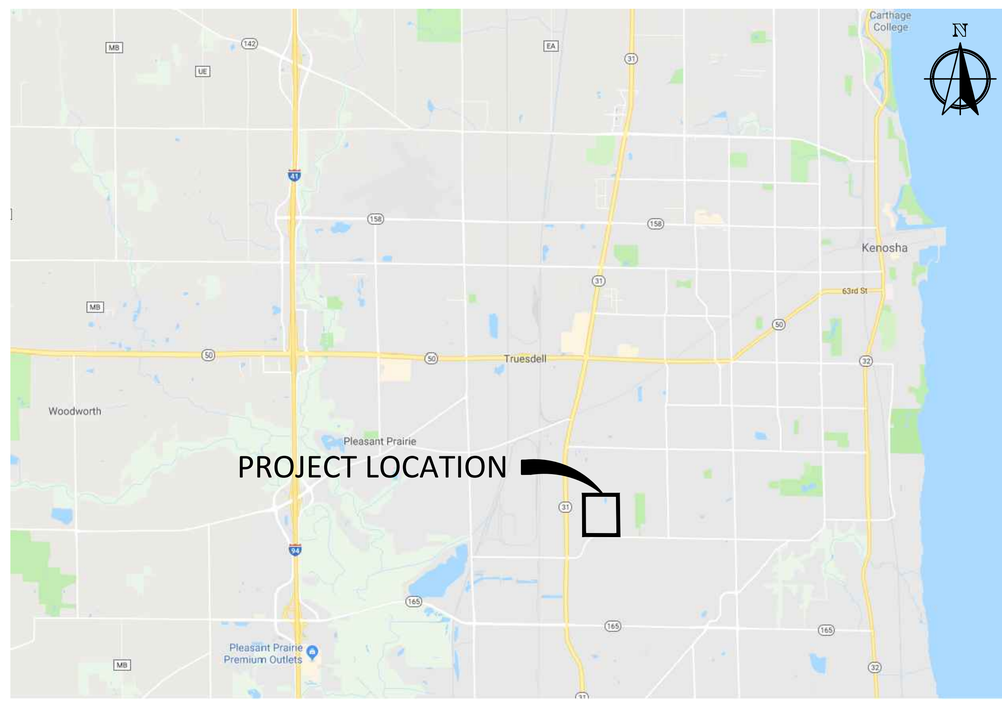
CONSTRUCTION PLANS
for
THE VISTA AT CREEKSIDE
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
for
CREEKSIDE PP, LLC
Pleasant Prairie, Wisconsin

SHEET INDEX

Plan Sheet	Sheet No.
TITLE SHEET	1 OF 34
EXISTING CONDITIONS SURVEY	2 OF 34
SITE DEMOLITION PLAN	3 OF 34
CONCEPTUAL SITE PLAN (NORTH)	4 OF 34
CONCEPTUAL SITE PLAN (SOUTH)	5 OF 34
MULTI-FAMILY NORTH DIMENSIONED SITE PLAN	6 OF 34
MULTI-FAMILY WEST DIMENSIONED SITE PLAN	7 OF 34
MASTER UTILITY PLAN	8 OF 34
MULTI-FAMILY NORTH MASTER UTILITY PLAN	9 OF 34
MULTI-FAMILY WEST MASTER UTILITY PLAN	10 OF 34
SITE GRADING, DRAINAGE & EROSION CONTROL PLAN	11 OF 34
SANITARY SEWER & WATERMAIN	12 thru 19 OF 34
INTERSECTION DETAILS	20 thru 21 OF 34
ROADWAY & STORM SEWER	22 thru 28 OF 34
TYPICAL SECTIONS & CONSTRUCTION DETAILS	29 thru 34 OF 34

LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING	SB 1	STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X X	
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET IRON PIPE		FORCE MAIN	\	



OWNER

CREEKSIDE PP, LLC
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4011 80TH STREET
KENOSHA, WI 53142
OFFICE: 262-842-0452
EMAIL: smills@beardevelopment.com

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EMAIL: jwerbie-harris@plprairiewi.com

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- ENGINEERING DEPARTMENT
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KURT DAVIDSEN
- ASSISTANT VILLAGE ENGINEER
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EMAIL: kdavidsen@plprairiewi.com

- BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- BUILDING INSPECTION SUPERINTENDENT
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DIRECT: (262) 925-6722
EMAIL: sperez@plprairiewi.com

PLEASANT PRAIRIE FIRE DEPARTMENT
CRAIG ROEPKE
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PLEASANT PRAIRIE PUBLIC WORKS
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- DIRECTOR
ROGER PRANGE MUNICIPAL BUILDING
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EMAIL: jsteinbrink@plprairiewi.com

STEVE WLAHOVICH
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WI DEPARTMENT OF NATURAL RESOURCES
PETER WOOD
- WATER RESOURCES ENGINEER
OFFICE: 262-884-2360
EMAIL: peter.wood@wisconsin.gov

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S ARCHITECT / REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE & RESCUE INSPECTOR, IT/DSIS INSPECTOR AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGE'S OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED, SCHEDULED, AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

PUBLIC UTILITY CONTACTS

WISCONSIN D.O.T.
SOUTHEAST REGION
OFFICE: (414) 266-1167

KEVIN KOEHNKE, P.E.
PERMITS COORDINATOR
141 NW BARSTOW ST
WAUKESHA, WI 53187
OFFICE: (262) 548-5891

AT&T
MIKE TOYEK
OFFICE: 262-636-0549
EMAIL: mt1734@att.com

TDS TELECOM
SOUTHEAST WISCONSIN
OFFICE: 877-483-7142

SPECTRUM
ROBERT TUNUTA
UTILITY COORDINATOR
OFFICE: 414-277-4205
CELL: 414-758-5688
EMAIL: tunuta@charter.net

WE-ENERGIES
ALLIE MILLER
KENOSHA SOUTH
OFFICE: 262-552-3227
EMAIL: allie.miller@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

THE VISTA AT CREEKSIDE
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

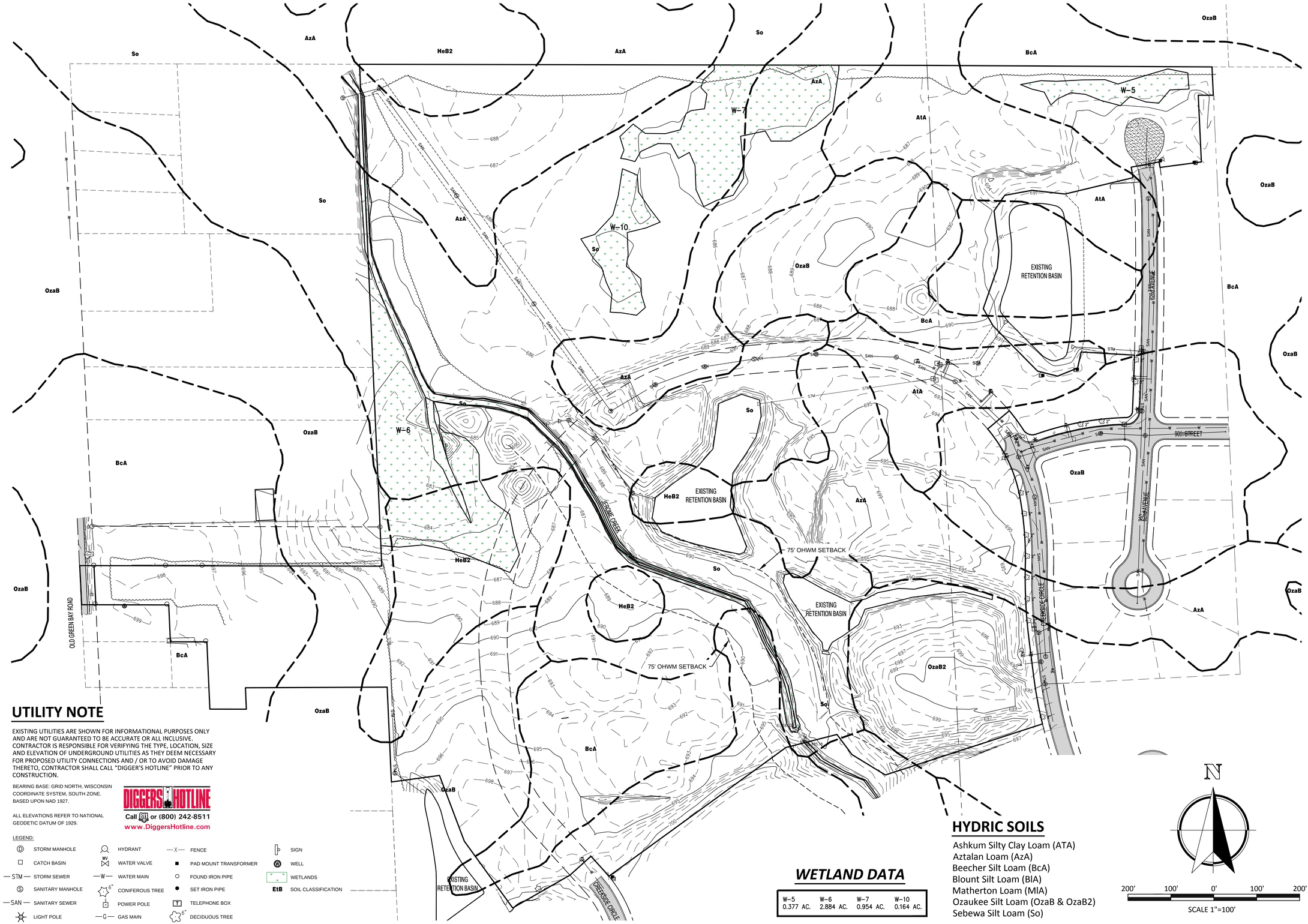
PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 1 OF 34

ISSUE FOR REVIEW - 11-16-2018

Friday, November 16, 2018 3:33:54 PM



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BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND:

STORM MANHOLE	HYDRANT	FENCE	SIGN
CATCH BASIN	WATER VALVE	PAD MOUNT TRANSFORMER	WELL
STORM SEWER	WATER MAIN	FOUND IRON PIPE	WETLANDS
SANITARY MANHOLE	CONIFEROUS TREE	SET IRON PIPE	SOIL CLASSIFICATION
SANITARY SEWER	POWER POLE	TELEPHONE BOX	
LIGHT POLE	GAS MAIN	DECIDUOUS TREE	

WETLAND DATA

W-5	W-6	W-7	W-10
0.377 AC.	2.884 AC.	0.954 AC.	0.164 AC.

HYDRIC SOILS

Ashkum Silty Clay Loam (ATA)
Aztalan Loam (AzA)
Beecher Silt Loam (BcA)
Blount Silt Loam (BlA)
Matherton Loam (MlA)
Ozaukee Silt Loam (OzaB & OzaB2)
Sebewa Silt Loam (So)

N

200' 100' 0' 100' 200'
SCALE 1"=100'

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

THE VISTA AT CREEKSIDE

EXISTING CONDITIONS SURVEY
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
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DATE:	11-16-2018

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SHEET 2 OF 34

ISSUE FOR REVIEW - 11-16-2018

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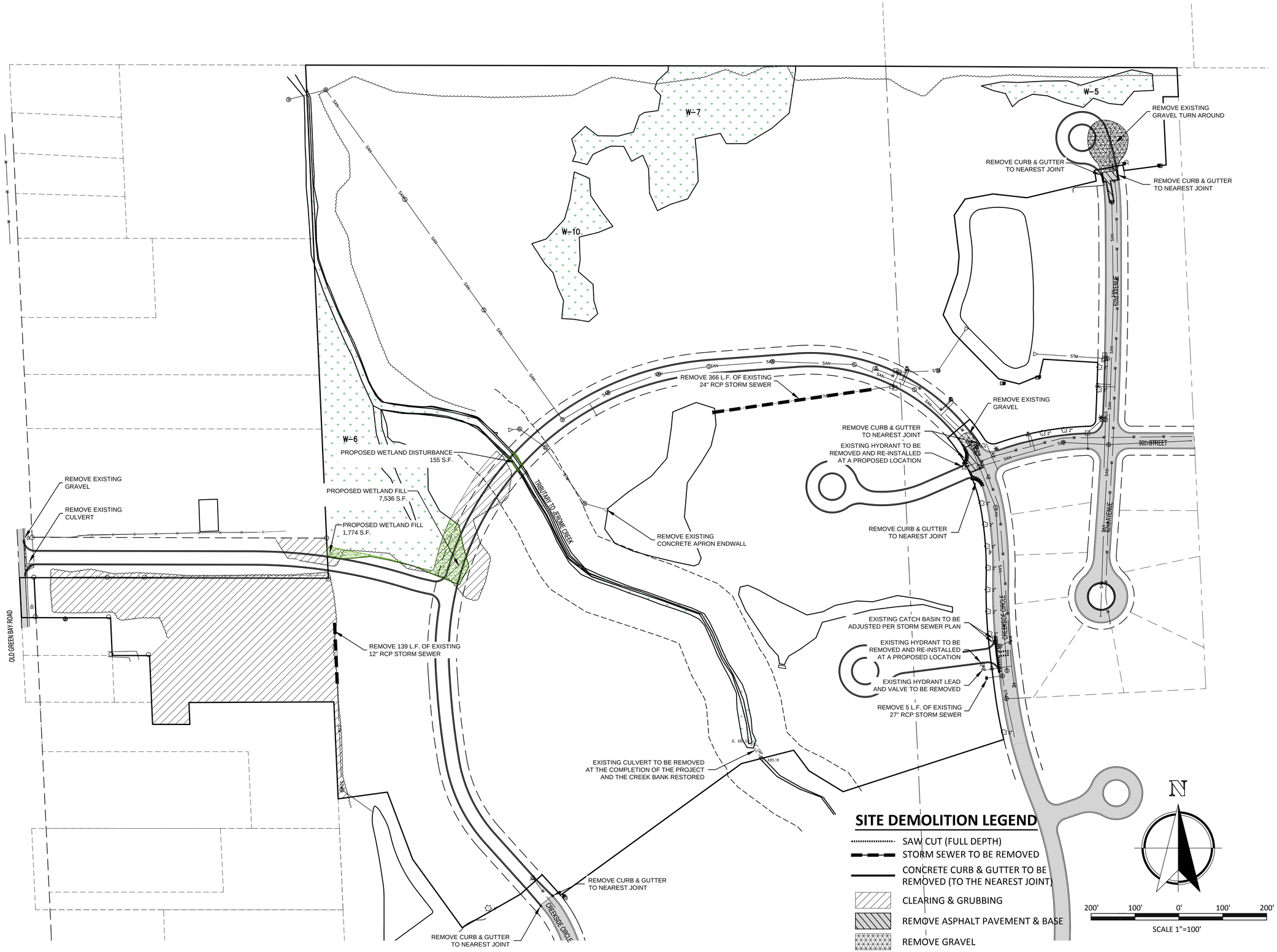

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THE VISTA AT CREEKSIDE

SITE DEMOLITION PLAN

FOR

CREEKSIDE PP, LLC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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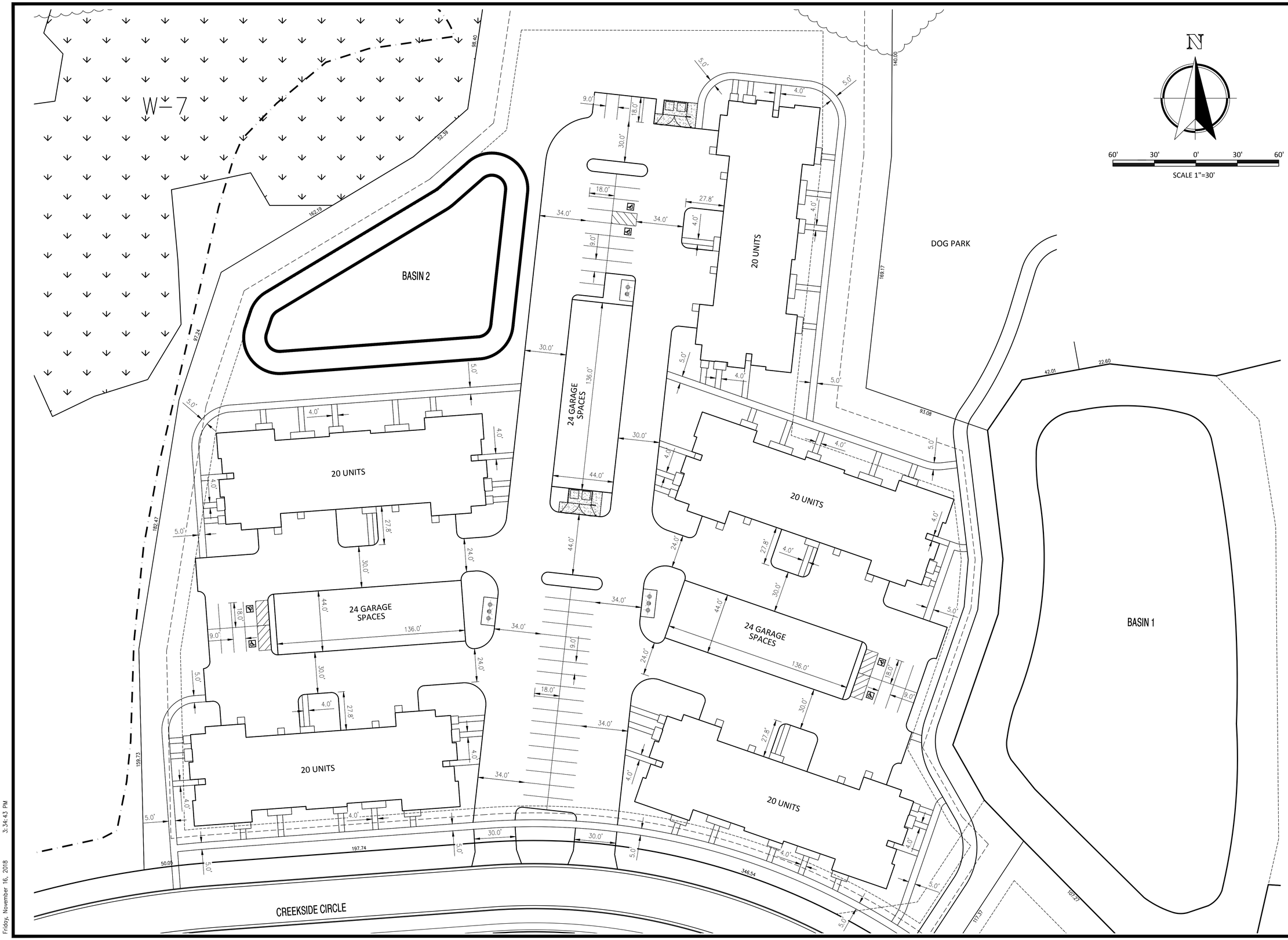
SHEET 3 OF 34

ISSUE FOR REVIEW - 11-16-2018



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THE VISTA AT CREEKSIDE

MULTI-FAMILY NORTH
DIMENSIONED SITE PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

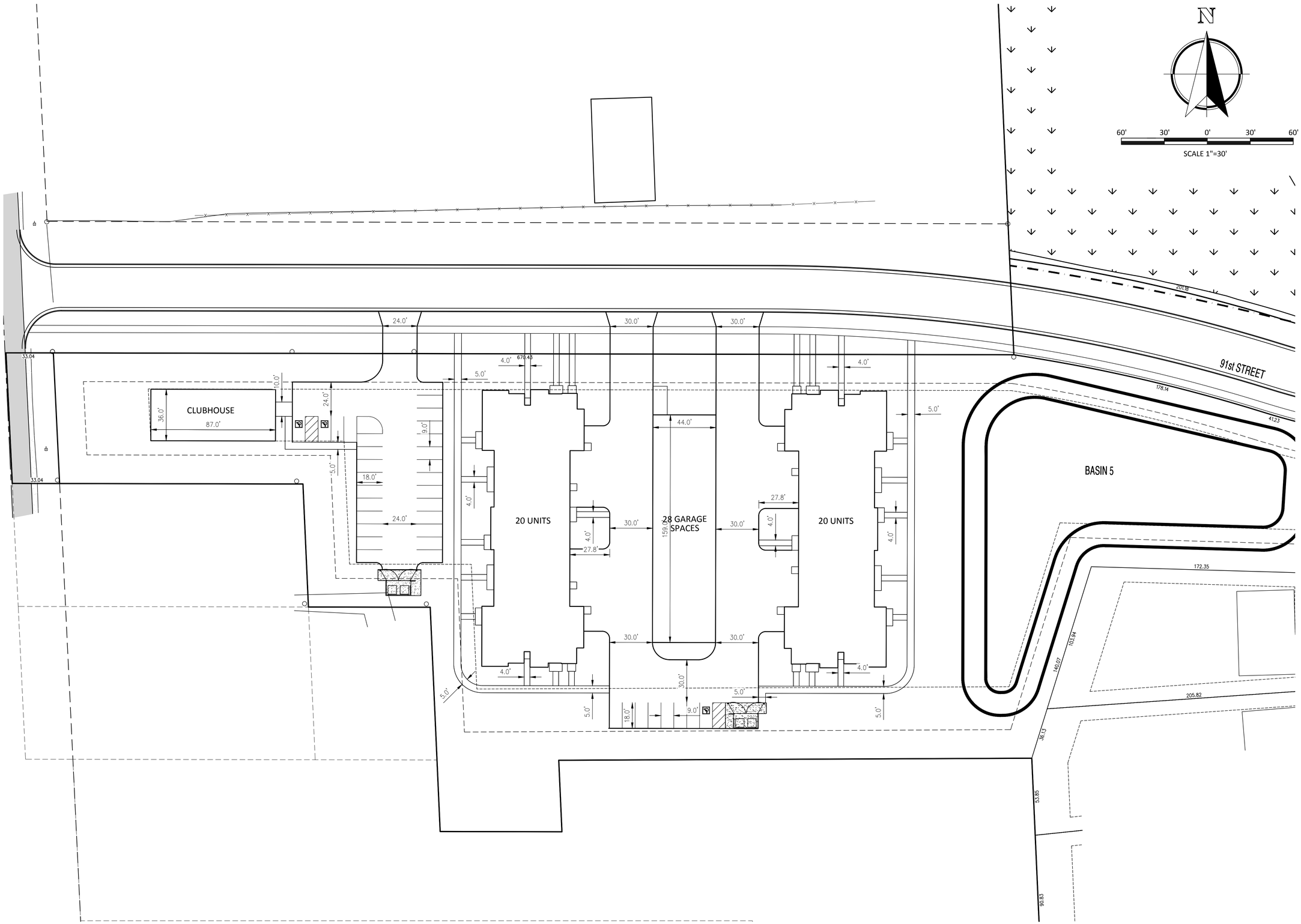
NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 6 OF 34

ISSUE FOR REVIEW - 11-16-2018



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THE VISTA AT CREEKSIDE

MULTI-FAMILY WEST
DIMENSIONED SITE PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
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SHEET 7 OF 34

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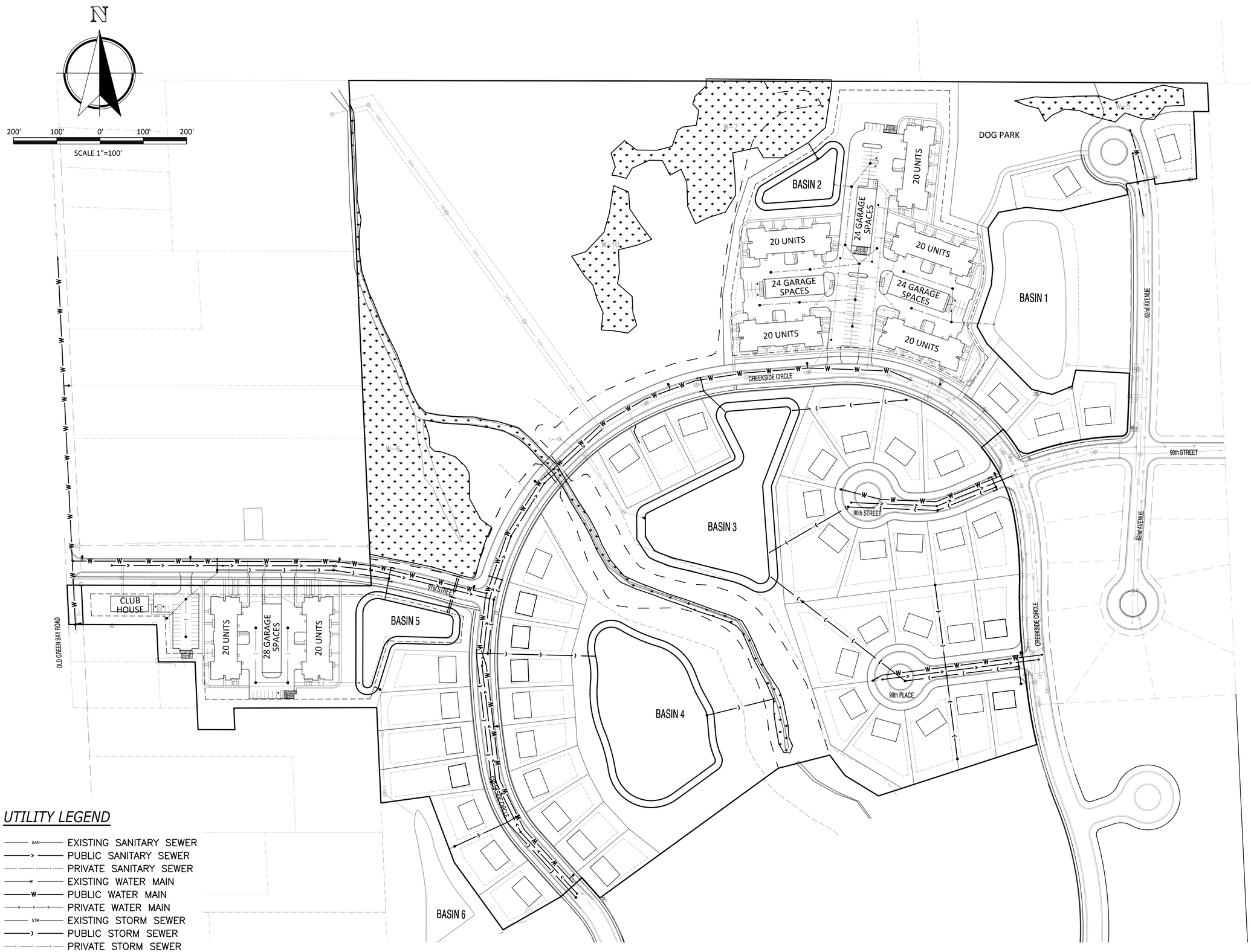

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THE VISTA AT CREEKSIDE

MASTER UTILITY PLAN

FOR

CREEKSIDE PP, LLC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
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DATE:	11-16-2018

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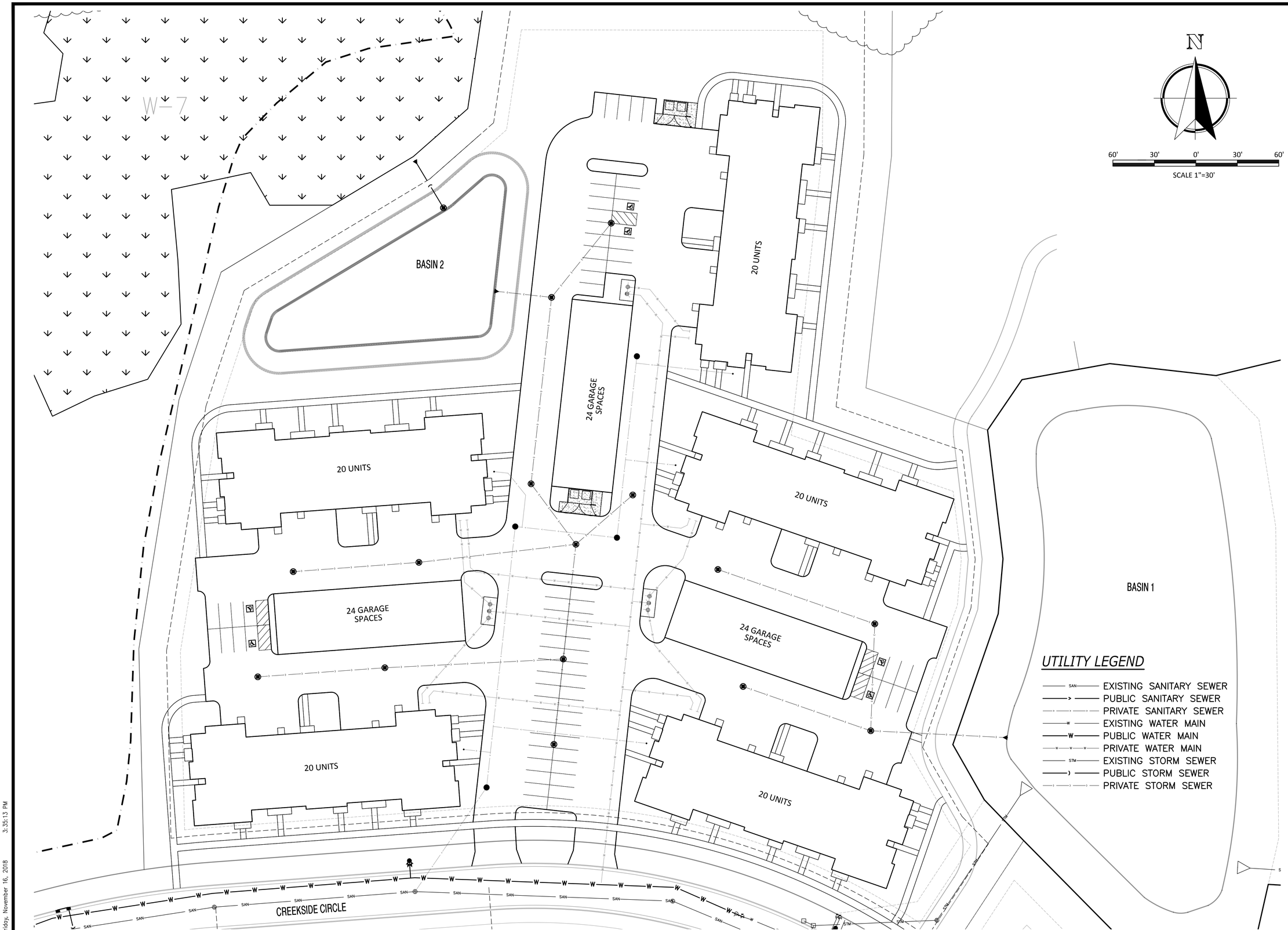
SHEET 8 OF 34

ISSUE FOR REVIEW - 11-16-2018



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THE VISTA AT CREEKSIDE

MULTI-FAMILY NORTH
MASTER UTILILTY PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

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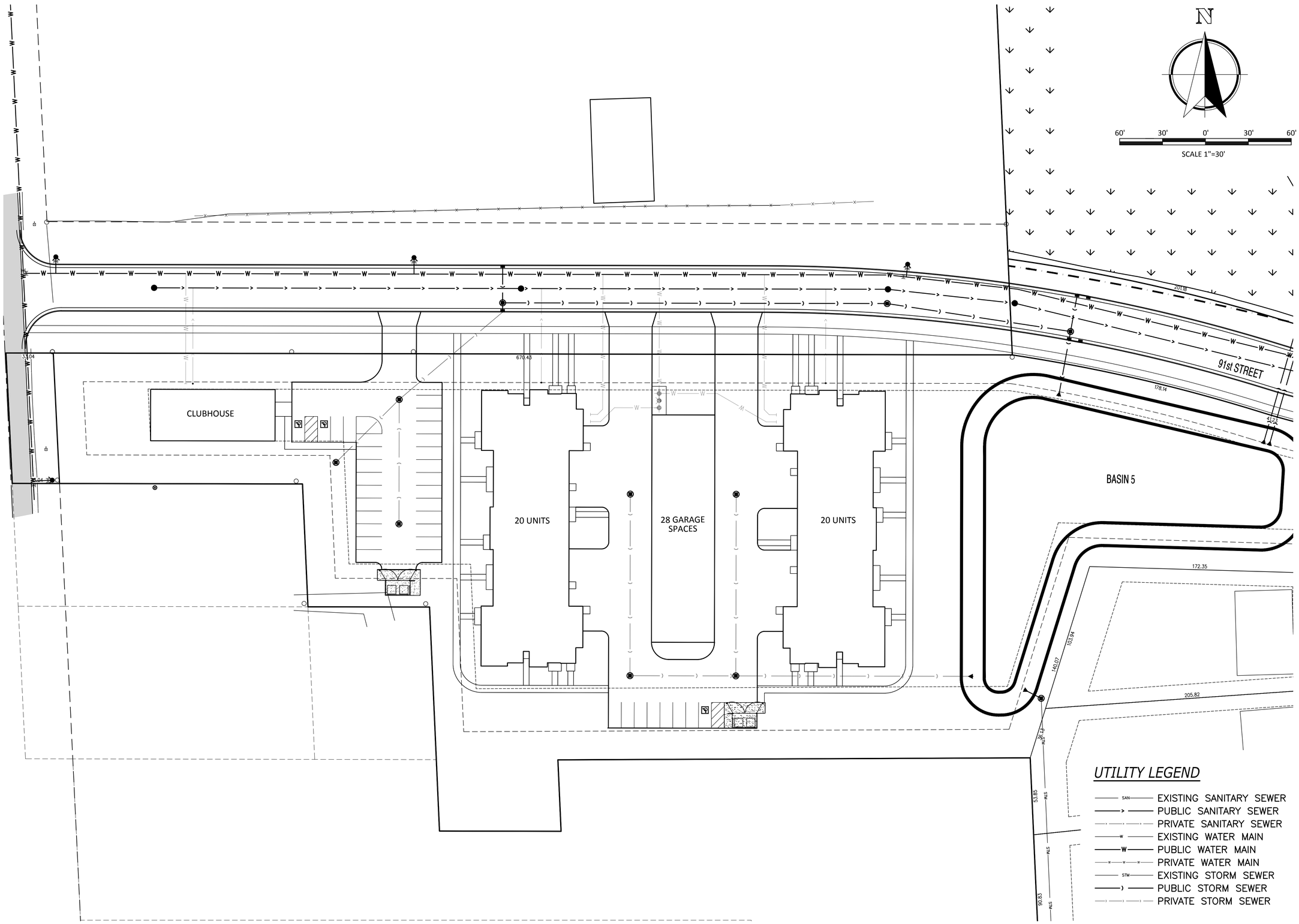
SHEET 9 OF 34

ISSUE FOR REVIEW - 11-16-2018



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Tele: (262)634-5588 Website: www.nmbsc.net

THE VISTA AT CREEKSIDE

MULTI-FAMILY CENTER
MASTER UTILITY PLAN
FOR
CREEKSIDE PP, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: JEG
DATE: 11-16-2018
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DATE: 11-16-2018

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SHEET 10 OF 34

ISSUE FOR REVIEW - 11-16-2018

Friday, November 16, 2018 3:35:23 PM

REFERENCES

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2019 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

EROSION CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22:

1. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
   (A) AT LEAST WEEKLY.
   (B) WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.

2. THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
   (A) THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
   (B) A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, THE VILLAGE OF PLEASANT PRAIRIE OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE OWNER, ENGINEER OR MUNICIPALITY TO MEET FIELD CONDITIONS.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED IF NECESSARY EVERY 14 DAYS AND AFTER EACH RAINFALL.

A MINIMUM 18' WIDE X 50' LONG TRACKING PAD (3-6 INCH STONE) SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE (AS SHOWN) TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADS. INSTALLATION AND MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

SITE GRADING & SUB-GRADE PREPARATION

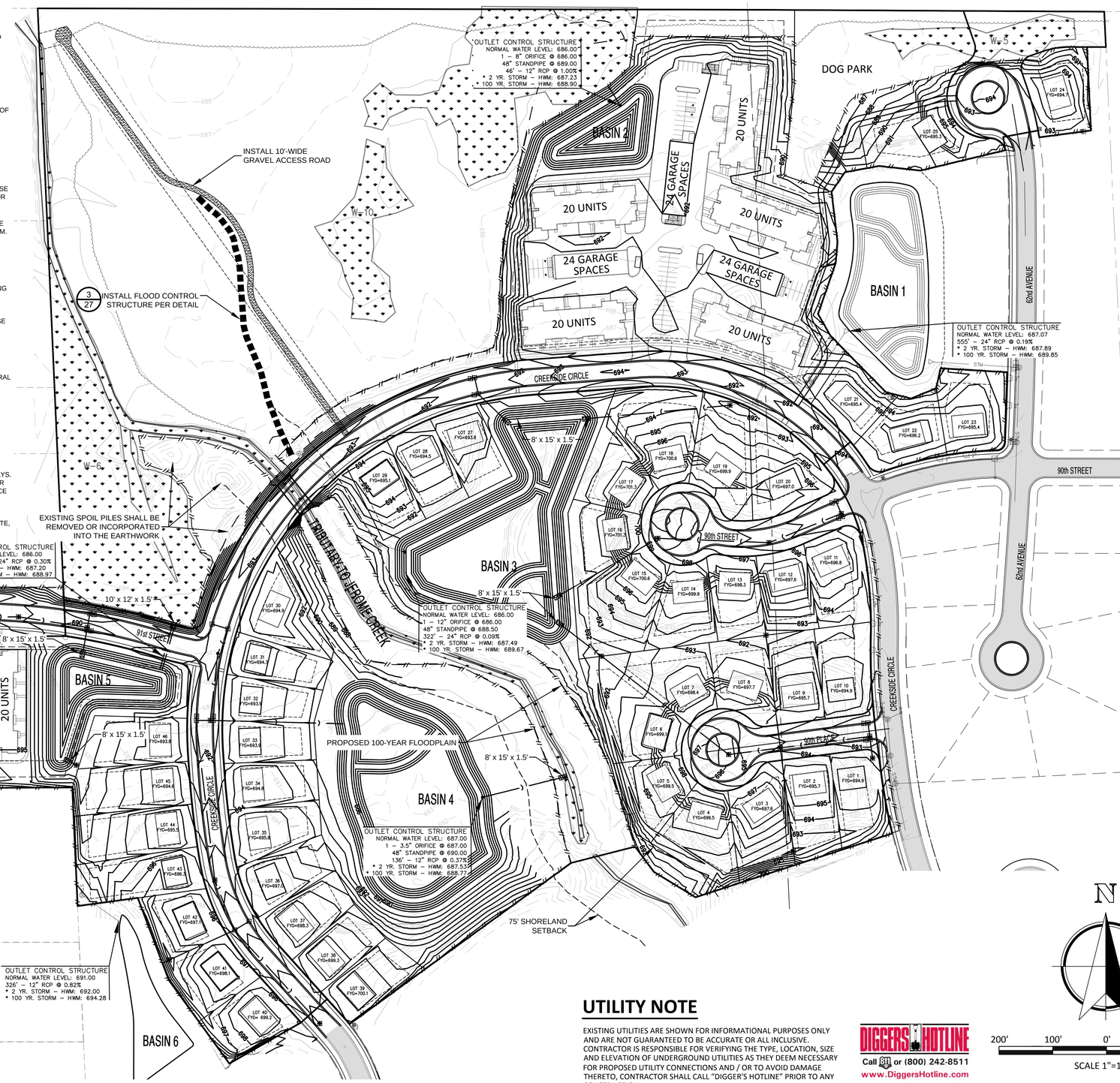
ALL EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PADS, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND STOCKPILED AT A LOCATION DETERMINED BY THE GENERAL CONTRACTOR AND OWNER.

EXCAVATE, GRADE & SHAPE SUBGRADE TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS. PREPARE AND COMPACT SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES TO RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER OR HIS REPRESENTATIVES TO ENSURE THEY ARE PRESENT.

TEMPORARY SEEDING IS REQUIRED FOR ALL STOCKPILES AND OTHER EXPOSED LAND AREAS IF NOT UTILIZED WITHIN 30 DAYS. AT THE COMPLETION OF THE PAVEMENT WORK, RE-SPREAD SALVAGED TOPSOIL TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LANDSCAPE AND LAWN AREAS. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTIONS 627, 629 AND 630 OF THE "STATE SPECIFICATIONS" OR RESTORED PER SPECIFIC DETAILS IN THE SITE LANDSCAPE PLAN.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.



SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 1/29 — SILT FENCE
- 2/29 — STORM INLET PROTECTION
- 5/29 — EROSION BALES
- 6/29 — GRAVEL TRACKING PAD
- MEDIUM RIP RAP W/ GEOTEXTILE FABRIC TYPE "R"

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

N

200' 100' 0' 100' 200'
SCALE 1"=100'

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Tele: (262)634-5588 Website: www.nmbsc.net

THE VISTA AT CREEKSIDE

SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

FOR

CREEKSIDE PP, LLC

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JEG
DATE:	11-16-2018
CHECKED:	JJC
DATE:	11-16-2018

2014.0030.07

SHEET 11 OF 34

ISSUE FOR REVIEW - 11-16-2018

Friday, November 16, 2018 3:35:36 PM

E. **PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT** for the request of Matt Fineour, Village Engineer, on behalf of the Village of Pleasant Prairie for the proposed culvert replacement crossing of a tributary to the Des Plaines River which is located on the access road to the Pleasant Prairie Residential Recycling Center located at 8000 128th Street.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to support the proposed Floodplain Boundary Adjustment as presented in the January 28, 2019 Village staff report.

VILLAGE STAFF REPORT OF JANUARY 28, 2019

PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT for the request of Matt Fineour, Village Engineer, on behalf of the Village of Pleasant Prairie for the proposed culvert replacement crossing of a tributary to the Des Plaines River which is located on the access road to the Pleasant Prairie Residential Recycling Center located at 8000 128th Street.

The Village is proposing to replace culvert under the existing driveway access to the Residential Recycling Center at 8000 128th Street and add an additional pavement layer to the roadway. These culverts allow for floodplain waters to flow under the access driveway. For information, this access driveway is proposed to be dedicated as a public street (Greenway Court) as a condition of Prairie Produce Farm development.

The culvert replacement and additional pavement layer will not amend the location of the 100-year floodplain boundary but the hydraulic analysis shows that the modification would increase the 1% annual chance event water surface elevations by 0.20 feet on the downstream side of the culvert (west side of the roadway) about 10 feet west of the culvert on the Village's property within the existing 100-year floodplain as further outlined in the ***attached*** *Hydraulic Analysis dated November 28, 2018. As a result of this water survey elevation increase a floodplain boundary adjustment is required.*

The Floodplain Adjustment is consistent with the purposes of Section 420-131 of the Village Zoning Ordinance and is not in conflict with the applicable rules of the Wisconsin Department of Natural Resources (WI DNR) or the Federal Emergency Management Agency (FEMA). Permits will be obtained from the WI DNR and FEMA prior to the proposed work commencing and when the work is required a Letter of Map Revision (LOMR) shall be obtained. After the LOMR is obtained, public hearings to correct the Zoning Map and Zoning Text will be held.

Village staff recommends approval of the Floodplain Boundary Adjustment subject to the above comments and the following conditions:

1. An Erosion Control Permit Application along with plans and specifications (paper and electronic copy) will be issued prior to work commencing. Copies of the floodplain boundary approvals from WI DNR and FEMA shall be included with the Erosion Control Permit application.
2. Upon completion of the Floodplain Boundary Adjustment, an as-built survey and final floodplain calculations shall be submitted to verify the compliance with design plans. Upon review of the documents by the Village and WI DNR, the petitioner shall submit and receive a final FEMA LOMR.
3. After the FEMA LOMR is issued, applications to amend the Village Zoning Map and Text to reflect the revised floodplain shall be submitted.

DEV1812-008

Dev 1812-008

FLOODPLAIN BOUNDARY ADJUSTMENT APPLICATION

Proposed Project: Greenway Court Culvert Replacement

Check all that apply:

- ☐ Amend the Flood Fringe Area
- ☐ Amend the Floodway

Property Location: Greenway Court

Tax Parcel Number(s): Road right-of-way

Legal Description: Greenway Court right-of-way at Tributary Crossing; Section 33, Town 1N, Range 22 East

Abutting navigable waterway: Unamed Tributary No.1 to Des Plaines River

Reason and Purpose of Project: Replace old culvert

PROJECT SPECIFICATIONS

Total Volume to be removed from the Floodplain: N/A cu. ft.

Total Volume to be created (added) to the Floodplain: N/A cu. ft.

Type of fill to be used: N/A

Project Time Frame (Start Date): May 15, 2019 (Completion Date): July 15, 2019

At a minimum the following shall be included with the application:

- ☐ Detailed Engineering Plans for the proposed work, as designed and certified by a Wisconsin Licensed Professional Engineer drawn to scale not less than 1" = 20'. Three (3) full size plans and a pdf copy shall be submitted. The plans shall include at a minimum:
  - detailed grading and drainage plan
  - site boundaries with dimensions and legal description
  - existing and proposed structures
  - existing and proposed easements, streets and other public ways and utilities
  - the location of structures and use of abutting properties including their location
  - off street parking, loading areas, and driveways
  - existing highway access restrictions
  - the location of any wetland boundaries
  - the Ordinary High Water Mark (OHWM), as determined by the WI DNR, with a note on the plan that states: OHWM as determined by the WI DNR on _____ __, 20__
  - the location of any 100-year floodplain (floodway and floodfringe)
  - the location of the 100-year floodplain to be removed
  - the location of the 100-year floodplain to be created
  - existing and proposed street, side, rear and shoreland setbacks
  - any natural features such as woods, terrain, etc., which would tend to restrict the development of the parcel
  - the location and size of any septic field, holding tank and/or well;
  - other pertinent information as required by the Village
- ☐ Application Fee and Pre-Development Agreement.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

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: Village of Pleasant Prairie

Signature:

Address: 9915 39th Ave

Pleasant Prairie WI 53158

(City) (State) (Zip)

Phone: 262-925-6721

Fax:

Email: villageadmin@plprairie.com

Date December 4, 2018

APPLICANT/AGENT:

Print Name: Matt Fineour, P.E.

Signature:

Address: 9915 39th Avenue

Pleasant Prairie WI 53158

(City) (State) (Zip)

Phone: 262-925-6778

Fax: 262-925-6769

Email: mfineour@pleasantprairiewi.gov

Date: December 4, 2018

LICENSED WISCONSIN PROFESSIONAL ENGINEER:

Firm Name: Village of Pleasant Prairie

Print Name: Matt Fineour, P.E.

Signature:

Address: 9915 39th Avenue

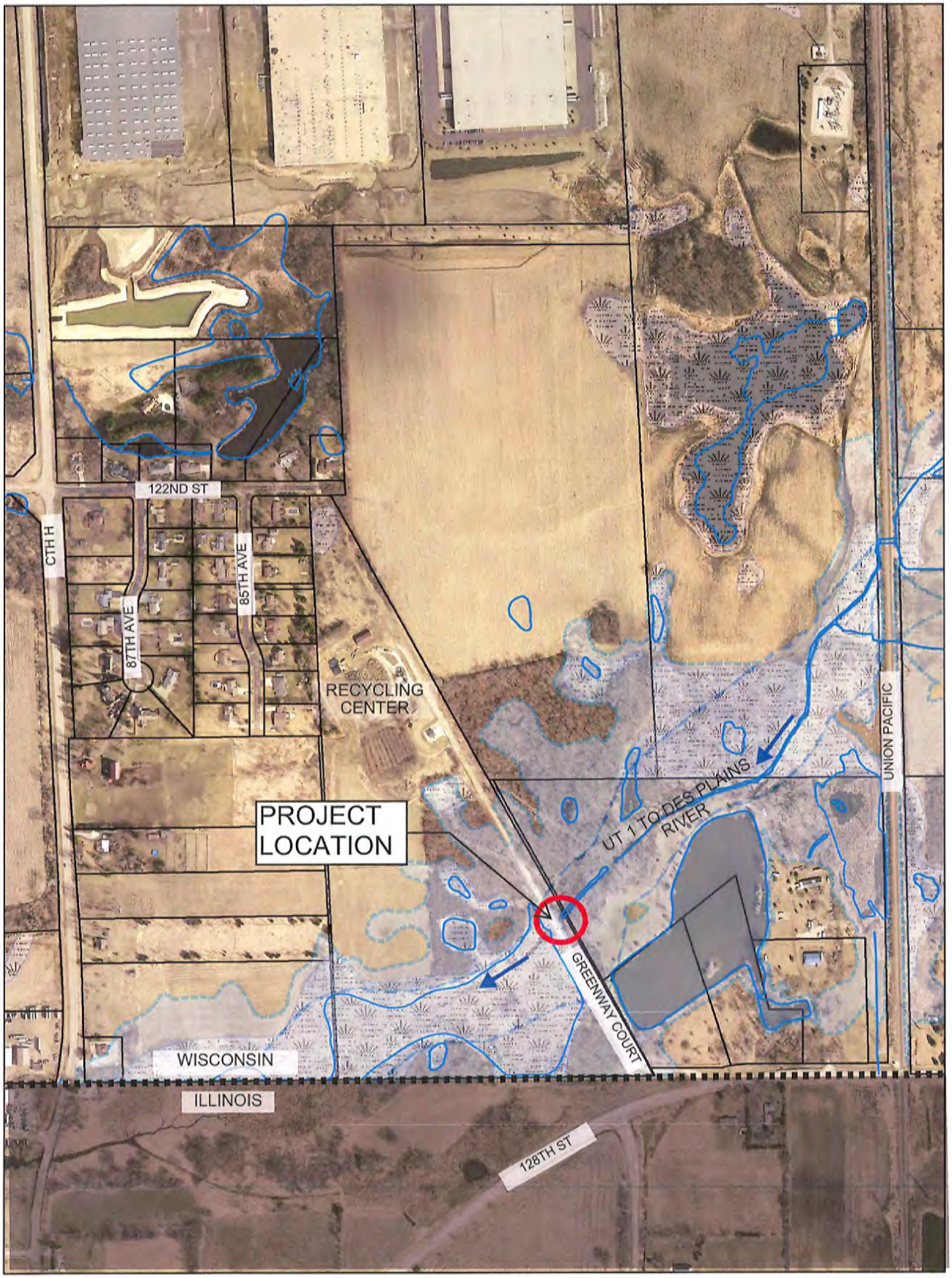
Pleasant Prairie WI 53158

(City) (State) (Zip)

Phone: 262-925-6778

Fax: 262-925-6769

Email: mfineour@pleasantprairiewi.gov



GREENWAY CT CULVERT REPLACEMENT LOCATION MAP

0 600 1,200 Feet

1 inch = 600 feet

raSmith

CREATIVITY BEYOND ENGINEERING

Hydraulic Analysis of Des Plaines River Unnamed Tributary 1 for

GREENWAY COURT CULVERT REPLACEMENT

Village of Pleasant Prairie, Wisconsin

raSmith Project No. 1180076

November 28, 2018

Hydraulic Analysis of Des Plaines River Unnamed Tributary 1 for Greenway Court Culvert Replacement

Village of Pleasant Prairie, Wisconsin

Prepared by

Gary E. Raasch, P.E., CFM
raSmith
16745 W. Bluemound Road, Suite 200
Brookfield, Wisconsin 53005-5938

Prepared for

Village of Pleasant Prairie

November 28, 2018

TABLE OF CONTENTS

Introduction 1

Hydraulic Analysis 1

Summary 3

Exhibits:

Exhibit A Project Location and Floodplain

Exhibit B FIRMette Panel 55059C0307D, Effective Date June 19, 2012

Exhibit C Cross Section Location Map

INTRODUCTION

raSmith has been retained by the Village of Pleasant Prairie to prepare required data for a Conditional Letter of Map Revision (CLOMR) application to the Federal Emergency Management Agency (FEMA) for the proposed culvert replacement on Greenway Court in the Village of Pleasant Prairie, Kenosha County, Wisconsin. The project location is shown on Exhibit A. Greenway Court extends north from 128th Street, east of 88th Avenue, and crosses the Des Plaines River Unnamed Tributary 1. The project is in Section 33, Town 1 North, Range 22 East.

Des Plaines River Unnamed Tributary 1 has a regulatory floodplain as identified on Kenosha County Flood Insurance Rate Map (FIRM) panel 55059C0307D with the effective date of June 19, 2012. The FIRMette map is provided in Exhibit B. The current Kenosha County Flood Insurance Study (FIS) has a revised date of March 7, 2017, but the revision did not affect the project area.

Survey for the culvert replacement was prepared by raSmith in 2018 in North American Vertical Datum of 1988 (NAVD88).

This report summarizes the hydraulic analysis prepared to evaluate the culvert replacement on the Des Plaines River Unnamed Tributary 1.

HYDRAULIC ANALYSIS

DUPLICATE EFFECTIVE MODEL

The Des Plaines River Unnamed Tributary 1 hydraulic model used for the 2012 FIS was obtained from the Wisconsin Department of Natural Resources (WDNR) website. The model was in HEC-2 format and listed a revised date of 4-13-98. The model included the 100-year or 1% annual chance results, but did not include the 500-year profile. The HEC-2 model results are in National Geodetic Vertical Datum of 1929 (NGVD29) and the FIS results are in NAVD88. The vertical datum conversion for Kenosha County provided in the FIS is NGVD29 – 0.3 = NAVD88. The WDNR HEC-2 results in the project vicinity are compared to the FIS converted results in Table 1. The HEC-2 results coincide with the FIS results. The HEC-2 model is the Duplicate Effective Model (DEM).

CORRECTED EFFECTIVE MODEL

The DEM was converted to HEC-RAS version 5.0.5. The model geometry was globally converted to NAVD88 by subtracting 0.3 foot from the HEC-2 geometry. The model had three structures that would not run because of zero distances at the bridges. The upstream and downstream distances were revised to 0.1 foot at structures 0.688, 1.024, and 1.066.

The FIS GIS map data for the stream included the lettered cross sections A (RS 0.000), B (RS 0.222), C (0.236), and D (0.650). The HEC-2 model included cross section 0.130 between cross sections B and C, and additional cross sections between C and D. The estimated locations of the additional cross sections are shown on Exhibit C.

The GIS showed a distance of approximately 160 feet between cross sections 0.222 and 0.236, which are downstream and upstream of Greenway Court, respectively. The HEC-2 model had a distance of 73 feet between the two cross sections. New cross sections 0.220 and 0.238 were developed from the County LiDAR mapping and raSmith survey approximately 20 feet upstream and 30 feet downstream of the existing road. The distance between the cross sections was updated to 96 feet. Original cross sections 0.222 and 0.236 were deleted. Reach lengths were adjusted from the new cross sections to upstream and downstream cross sections to maintain the same total channel length as the original model. The model incorporated the surveyed culvert elevations and road profile from the DEM. The n values for the new cross sections were taken from the original cross sections.

The existing Greenway Court culverts were identified in the HEC-2 as a 24-inch corrugated metal pipe (CMP), a 57-inch by 38-inch corrugated metal pipe arch (CMPA), and a 24-inch cast iron culvert. The HEC-2 model evaluated the culvert openings by shaping the bottom of the culverts with the ground points and the top of the culverts with the low chord elevations. For the HEC-RAS model, the culverts at Greenway Court were evaluated with the culvert data editor.

The original model calculated the crossing using the Energy Method bridge modeling approach. The crossing during the 100-year event is a combination of flow through the culverts and flow over the road. The modeling approach was revised to pressure and/or weir.

New cross sections were also cut at the next upstream private road (RS 0.296) to better model the floodplain. Cross sections 0.301 and 0.291 were cut from the LiDAR mapping and replaced 0.3 and 0.292, respectively. The channel distances were adjusted so the total channel distance in the model did not change. The culvert was identified in the HEC-2 as a 48-inch RCP and the culvert was evaluated with the culvert data editor.

The resulting model is the Corrected Effective Model (CEM). The results are compared to the DEM in Table 1.

EXISTING CONDITION MODEL

The recent survey identified from south to north as a 24-inch CMP on the upstream side and a 21" reinforced concrete pipe (RCP) on the downstream side, a 48-inch CMP, and a 24-inch CMP. The 48-inch CMP is equivalent to the CMPA and is used in the existing condition analysis. The 21-inch section is the most restrictive and is used for the entire length of the south culvert.

The culvert inverts and road profile in 2018 survey did not match the elevations in the DEM. The crossing had been private until the Village of Pleasant Prairie recently made it public and changes to the road are not documented. The CEM model was updated with the 2018 survey data at Greenway Court to get the Existing Condition Model. The results are provided in Table 1.

POST-PROJECT MODEL

The Existing Condition Model was used as the base for the Post-Project Model. The 48" culvert (#2) at Greenway Court (RS 0.229) was replaced with two 4' high by 10' wide concrete box culverts and the three existing culverts were removed. In addition, the road profile was raised to a minimum elevation of 676.30 feet to represent an asphalt pavement overlay.

The Post-Project results are compared to the CEM results in Table 1. The comparison shows that the proposed culvert replacement would increase the 1% annual chance event water surface elevations by 0.20 feet on the downstream side of Greenway Court, as a result of narrowing the hydraulic floodway. This property is owned by the Village of Pleasant Prairie.

SUMMARY

The Village of Pleasant Prairie intends to replace a culvert at the Greenway Court crossing of Des Plaines River Unnamed Tributary 1, and add an additional pavement layer to the road. The hydraulic analysis showed that the proposed culvert and road modifications would increase the 1% annual chance event water surface elevations by 0.20 feet on the downstream side of Greenway Court.

The HEC-2 and HEC-RAS input and output are provided in digital format.

TABLE 1 UNNAMED TRIBUTARY 1 HYDRAULIC MODEL COMPARISON

	2012 FIS Floodway Data Table					WDNR HEC-2 (DEM)				Corrected Effective (CEM) HEC-RAS			Existing Condition HEC-RAS			Post-Project Twin 4 x 10 Box HEC-RAS		
Cross Section	Distance[1]	Width	1% Annual Chance Flood Elevation			River Station	1% Annual Chance Flood Elevation		Width	River Station	1% Annual Chance Flood Elevation	Width	River Station	1% Annual Chance Flood Elevation	Width	River Station	1% Annual Chance Flood Elevation	Width
			Regulatory	Without Backwater [3]														
		(feet)	(Feet, NAVD88)	(Feet, NAVD88)	(Feet, NGVD29)[2]		(Feet, NGVD29)	(Feet, NAVD88)	(feet)		(Feet, NAVD88)	(feet)		(Feet, NAVD88)	(feet)		(Feet, NAVD88)	(feet)
A	0	300/455[4]	675.4	671.3	671.6	0.000	671.58	671.28	455	0.000	671.31	456	0.000	671.31	456	0.000	671.31	456
	690					0.130	672.33	672.03	314	0.130	672.06	315	0.130	672.06	315	0.130	672.06	315
B	1,180	413	675.4	673.7	674.0	0.222	674.02	673.72	413	0.220	673.48	413	0.220	673.48	413	0.220	673.69	54
Greenway Court																		
C	1,253	600	676.1	676.1	676.4	0.236	676.37	676.07	600	0.238	675.34	470	0.238	676.66	470	0.238	676.12	58
	1,553					0.292	676.98	676.68	323	0.291	675.27	123	0.291	676.65	296	0.291	676.56	294
Private Drive																		
	1,593					0.300	677.04	676.74	328	0.301	676.72	302	0.301	676.75	302	0.301	676.72	302
	1,843					0.346	677.05	676.75	420	0.346	676.92	420	0.346	676.95	420	0.346	676.92	420
	2,257					0.425	677.07	676.77	480	0.425	676.99	480	0.425	677.01	480	0.425	676.99	480
	3,033					0.572	677.46	677.16	407	0.572	677.31	417	0.572	677.32	418	0.572	677.31	417
D	3,445	656	677.6	677.6	677.9	0.650	677.90	677.60	656	0.650	677.68	663	0.650	677.68	664	0.650	677.68	663
	3,461					0.653	677.88	677.58	190	0.653	677.66	190	0.653	677.67	190	0.653	677.66	190
	3,609					0.681	678.17	677.87	24	0.681	677.89	24	0.681	677.89	24	0.681	677.89	24
Railroad Crossing																		
	3,684					0.695	683.44	683.14	24	0.695	683.16	24	0.695	683.17	24	0.695	683.16	24
	4,094					0.772	683.71	683.41	452	0.772	683.41	453	0.772	683.41	453	0.772	683.41	453
	4,902					0.925	683.74	683.44	476	0.925	683.42	476	0.925	683.43	476	0.925	683.42	476
E	5,094	380	683.5	683.5	683.8	0.962	683.77	683.47	380	0.962	683.43	381	0.962	683.43	381	0.962	683.43	381
	5,215					0.985	683.85	683.55	257	0.985	683.44	257	0.985	683.44	257	0.985	683.44	257
	5,400					1.020	685.12	684.82	23	1.020	684.91	24	1.020	684.91	24	1.020	684.91	24
Private Drive																		
G	5,441	77	687.5	687.5	687.8	1.028	687.77	687.47	77	1.028	687.47	77	1.028	687.47	77	1.028	687.47	77

[1] Feet above Wisconsin State line

[2] Kenosha County conversion from NGVD 29 to NAVD 88 is -0.3 feet

[3] Without backwater effects from Des Plaines River

[4] Width within Kenosha County / Total Width

Exhibit A

Site Location and Floodplain Map

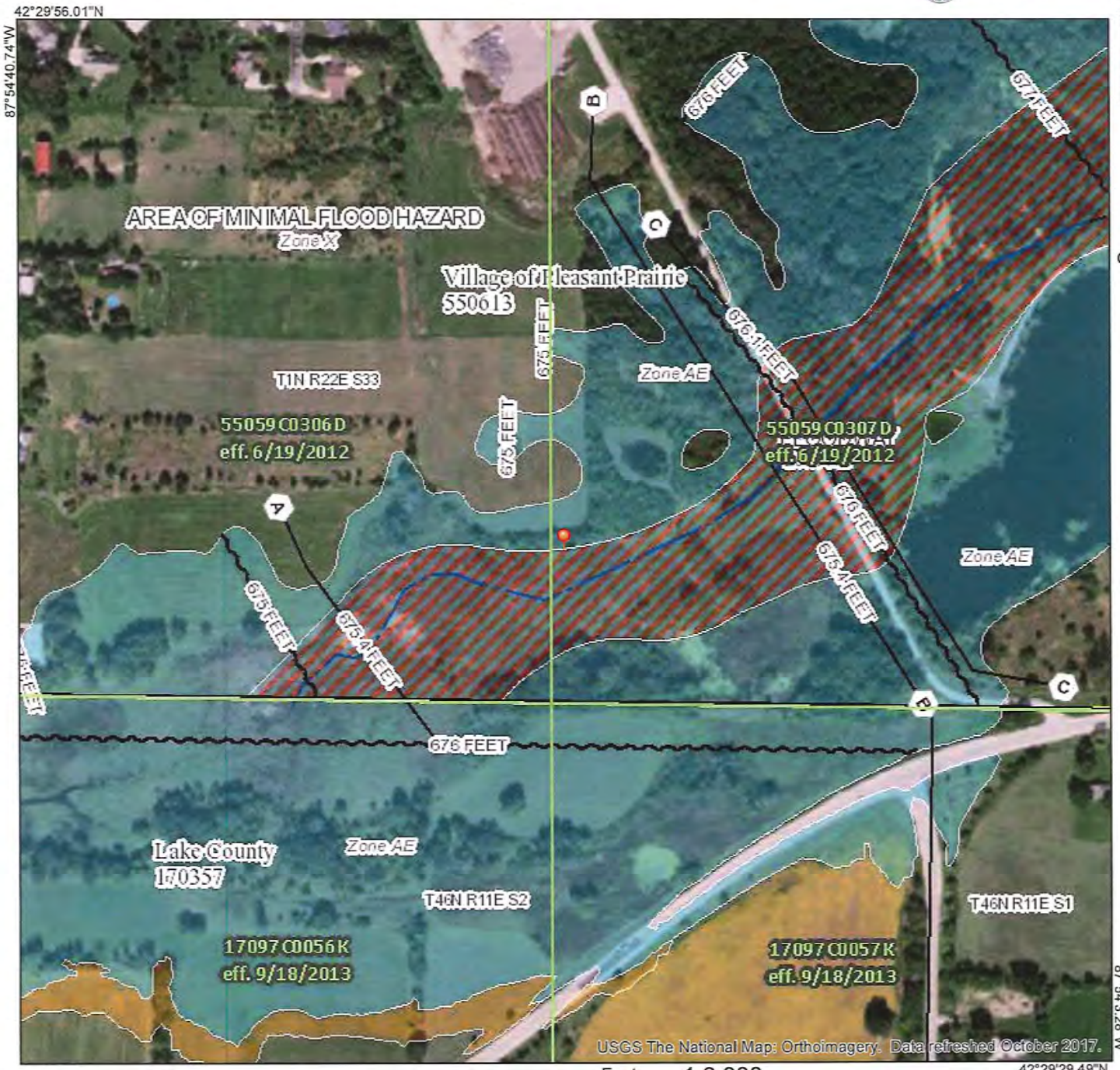
113TH ST
80TH AVE
116TH ST
116TH ST
GREEN BAY RD
OLD GREEN BAY RD
SPRINGBROOK RD
88TH AVE
UNION PACIFIC
122ND ST
87TH AVE
85TH AVE
GREEN BAY RD
Project Area
WISCONSIN
ILLINOIS
128TH ST
RUSSELL RD
W Old Russell Rd
Greenway Court
Site Location
raSmith
1 inch = 1,000 feet
H:\1180076\GIS\Site Location.mxd

Exhibit B

FIRMette Panel
55059C0307D
Effective Date June 19, 2012

National Flood Hazard Layer FIRMette

FEMA



Feet 1:6,000

0 250 500 1,000 1,500 2,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

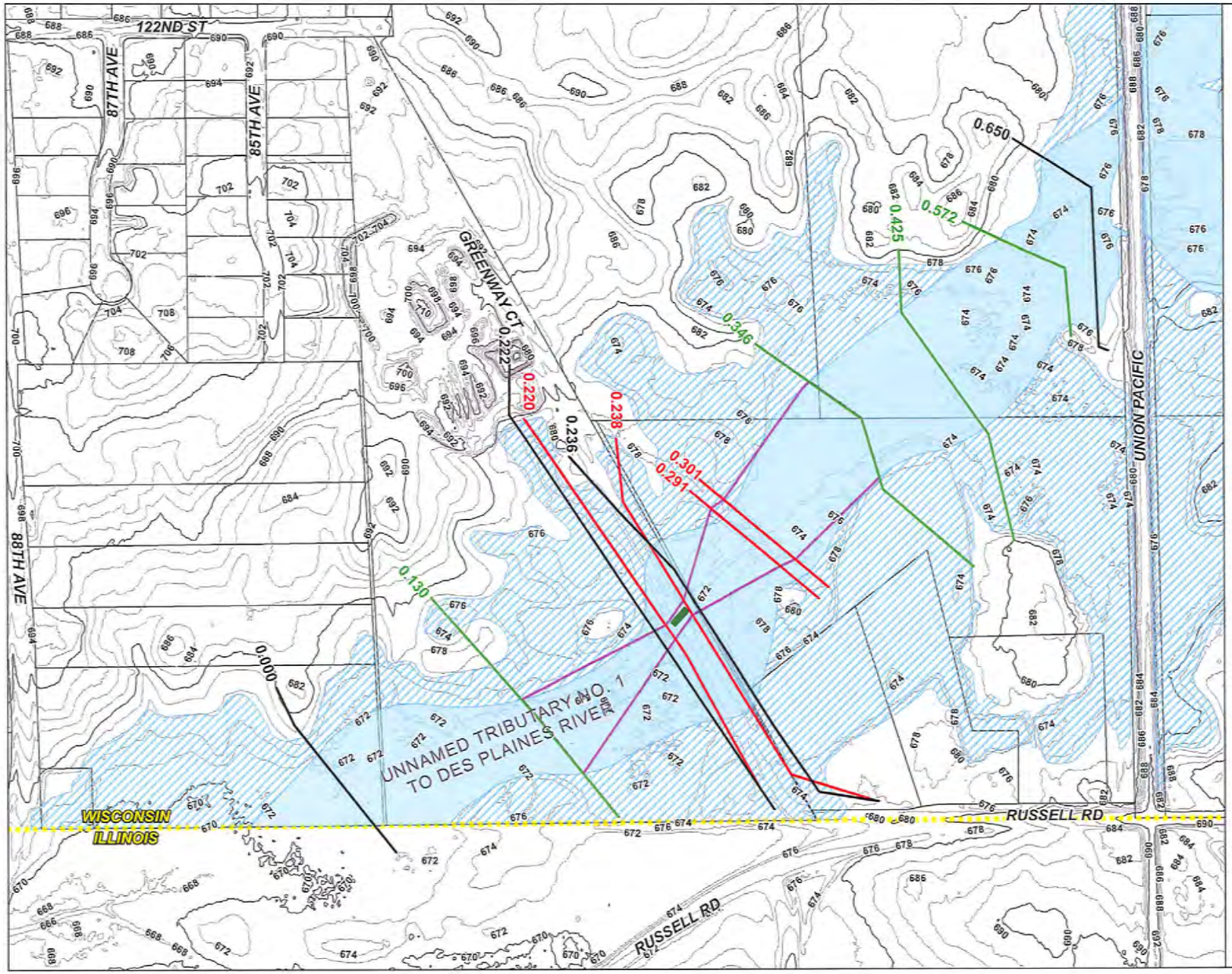
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/2/2018 at 3:17:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit C

Cross Section Location Map



raSmith

11/15/2018

0 300 600 Feet

1 inch = 300 feet

This map was prepared by me or under my direct supervision.

Gary E. Raasch
Registered Professional Engineer
State of Wisconsin No. 18894-6
Expires July 31, 2020

Legend

- FIS Cross Section
- Recut Cross Section
- Approximated Cross Section Location
- Post-Project Culvert
- FIS 1% Annual Chance Floodfringe
- FIS 1% Annual Chance Floodway
- Post-Project Floodway
- State Border
- Index Contour
- Intermediate Contour
- Parcel

Notes:

Cross Sections 0.222 (B) & 0.236 (C) were replaced with 0.220 & 0.238 in CEM, Exising, & Post Models

Contours were generated with 2010 Kenosha County LiDAR. (Vertical Datum: NAVD88)

Certified Topographic Map
Greenway Court Culvert
Pleasant Prairie, WI

H:\118007\GIS\Certified Topo Map.mxd

CONSTRUCTION PLANS
FOR
GREENWAY COURT CULVERT REPLACEMENT
VILLAGE OF PLEASANT PRAIRIE, WI

LEGEND
(PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- COLORED AND STAMPED CONCRETE
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- VAN — PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL – (DESIGNED BY OTHERS)
- 859.5 — PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN VERTICAL)
- 862 — PROPOSED 1-FOOT GRADE CONTOUR
- 870 — PROPOSED 5-FOOT GRADE CONTOUR
- 872.79 — PROPOSED SPOT GRADE
- (872.79) — PROPOSED TOP OF CURB
- 873.24 TW — PROPOSED FINISHED SURFACE GRADE ADJACENT TO TOP OF WALL
- 873.00 BW — PROPOSED FINISHED SURFACE GRADE ADJACENT TO BASE OF WALL
- PROPOSED EROSION CONTROL BALE TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET/ CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ⊕ OR ⅝ SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- ○ 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/WALL/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

VICINITY MAP

N

PLAN INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CULVERT PLAN & PROFILES
3	RESTORATION PLAN
4	STREAMFLOW MANAGEMENT & EROSION CONTROL PLAN

PLEASANT PRAIRIE

OWNER:
VILLAGE OF PLEASANT PRAIRIE
9915 39TH AVENUE
PLEASANT PRAIRIE, WI 53158
PH.: 262-694-9304

PLAN DATE: 11/28/18

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:
—	—	—	—

raSmith
CREATIVITY APPLIED ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI | Oconomowoc, WI | Mount Pleasant, WI
Naperville, IL | Hillsburgh, ON | Irvine, CA

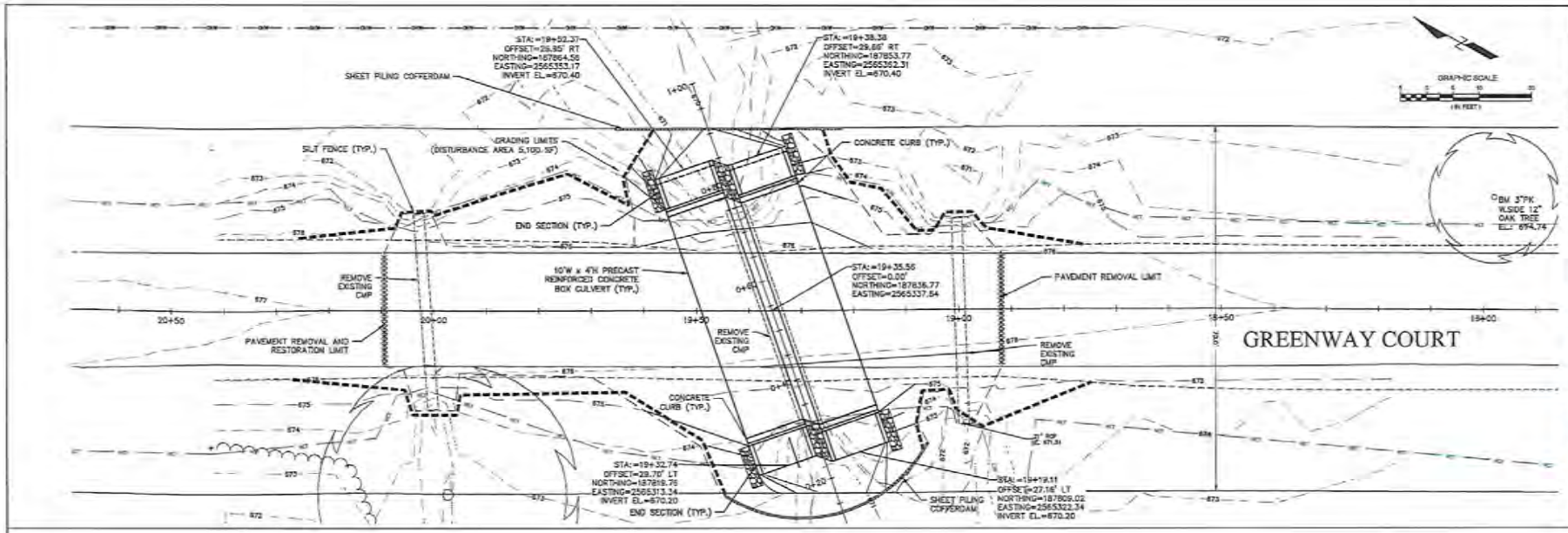
GREENWAY CT. CULVERT REPLACEMENT
VILLAGE OF PLEASANT PRAIRIE

TITLE SHEET

© COPYRIGHT 2018
R.A. Smith, Inc.

DATE: 11/28/18
SCALE: —
JOB NO. 1180078
PROJECT MANAGER: G. E. BAKASOS, PE
DESIGNED BY: GEB
CHECKED BY: KAB

SHEET NUMBER
1



LEGEND

- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- 672 CONTOUR LABELS
- WETLAND BOUNDARY DELINEATED BY R.A. SMITH INC. ON MAY 18, 2016.
- BANK SPOT ELEVATION (OHWM) DELINEATED BY R.A. SMITH INC. ON MAY 18, 2016.

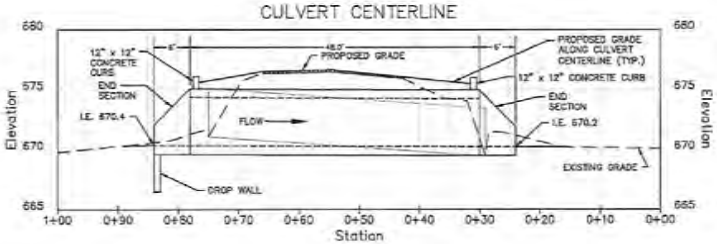
CONSTRUCTION SEQUENCE:

1. INSTALL SHEET PILING AT UPSTREAM RIGHT-OF-WAY AND DOWNSTREAM TO ISOLATE WORK AREA. INSTALL PUMPING SYSTEM TO BYPASS STREAMFLOW.
2. REMOVE ASPHALT FROM WORK AREA AND EXCAVATE THREE EXISTING CULVERTS.
3. EXCAVATE AND INSTALL TWO NEW BOX CULVERTS.
4. GRADE STREAM CHANNEL TOWARD NEW CULVERTS.
5. GRADE ROADWAY EMBANKMENTS, INSTALL RIPRAP, AND RESTORE WITH TOPSOIL, SEED, AND EROSION MAT.
6. REMOVE SHEET PILING AND STREAM DIVERSION PUMPING SYSTEM.
7. REPLACE AND GRADE BASE AGGREGATE IN EXCAVATED AREAS.
8. PAVE ROADWAY AND DRESS SHOULDERS.
9. REMOVE SILT FENCE.

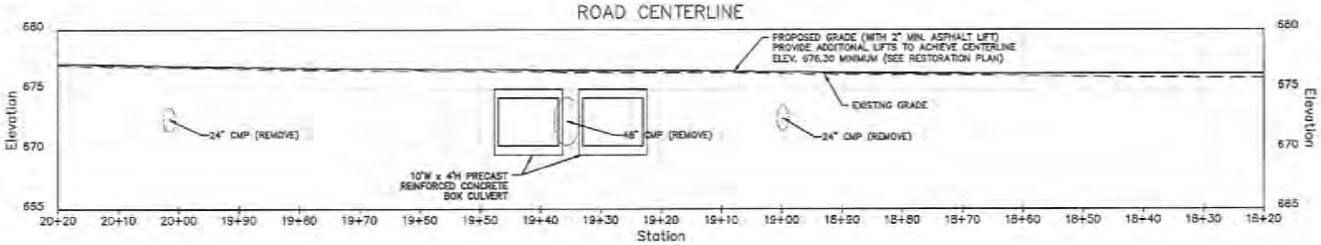
NOTES:

1. ALL CONSTRUCTION SHALL FOLLOW VILLAGE OF PLEASANT PRAIRIE STANDARD CONSTRUCTION SPECIFICATIONS AND WDNR PERMIT CONDITIONS.
2. SEQUENCE CONSTRUCTION WORK TO MAINTAIN ACCESS TO LIFT STATION AND RECYCLING CENTER AT ALL TIMES. ONE 12-FOOT WIDE LANE SHALL BE OPEN FOR LOCAL TRAFFIC.
3. REMOVE AND PROPERLY DISPOSE OF OR RECYCLE ASPHALT PAVEMENT.
4. REMOVE AND PROPERLY DISPOSE OF CORRUGATED METAL PIPES.
5. SAW CUT PAVEMENT AT RESTORATION LIMITS.
6. REMOVE ALL ASPHALT WITHIN WORK AREA.
7. ALL BACKFILL SHALL BE GRANULAR WITH MECHANICAL COMPACTION.
8. SEE RESTORATION PLAN FOR PROPOSED GRADING.

CULVERT CENTERLINE



ROAD CENTERLINE



SURVEY DATA

NAD27 WISCONSIN STATE PLANE, SOUTH ZONE
NAVD 88

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF PLEASANT PRAIRIE EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, DNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DATE	DESCRIPTION

raSmith
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Raleigh, IL | Pittsburgh, PA | Irvine, CA

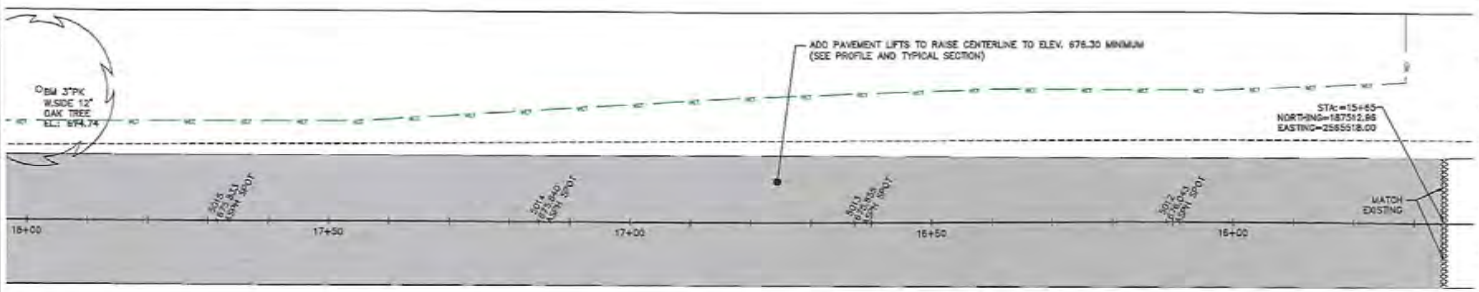
GREENWAY CT. CULVERT REPLACEMENT
VILLAGE OF PLEASANT PRAIRIE

CULVERT
PLAN & PROFILES

© COPYRIGHT 2018
R.A. Smith, Inc.

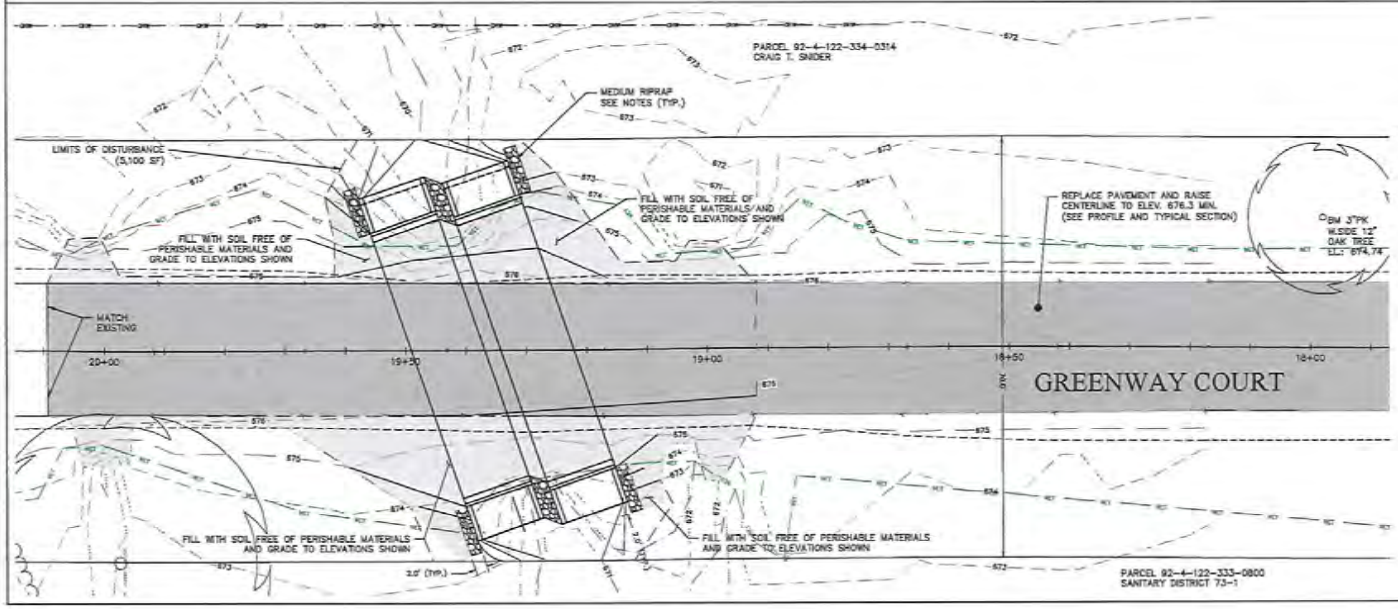
DATE: 11/28/18
SCALE: 1" = 10'
JOB NO. 1180076
PROJECT MANAGER: G. E. RAASCH, PE
DESIGNED BY: GER
CHECKED BY: KAB

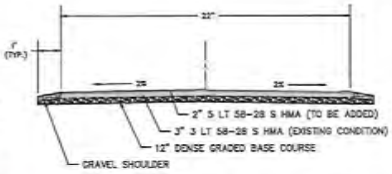
SHEET NUMBER
2



RESTORATION NOTES:

1. ROADWAY PAVEMENT SHALL BE RESTORED AS SHOWN IN TYPICAL SECTION.
2. DISTURBED AREAS SHALL BE GRADED TO CONTOURS SHOWN. MATERIAL EXCAVATED FROM OUTSIDE THE ROADWAY MAY BE USED AS ONSITE FILL. ADDITIONAL FILL SHALL BE IMPORTED AS NECESSARY. EXCESS MATERIAL SHALL BE DISPOSED OF PROPERLY.
3. RESTORE ALL DISTURBED AREAS WITH TOPSOIL (4" MINIMUM DEPTH), SEED, AND EROSION MAT, IN ACCORDANCE WITH THE VILLAGE SPECIFICATIONS.
4. DISTURBED AREAS SHALL BE SEEDED WITH TURF SEED MIX CONSISTING OF 50% KENTUCKY BLUEGRASS, 25% CREEPING RED FESCUE, 25% PERENNIAL RYE, AT RATE OF 6 POUNDS PER 1000 SQUARE FEET.
5. CLASS I URBAN TYPE B EROSION MAT SHALL BE INSTALLED IN ALL RESTORATION AREAS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. RESTORATION AFTER OCTOBER 1ST SHALL INCLUDE SOIL STABILIZER IN ACCORDANCE WITH WISDOT SPECIFICATIONS SECTION 628.
7. MEDIUM RIPRAP SHALL CONSIST OF WISDOT MEDIUM QUARRY STONE ON TYPE HR GEOTEXTILE FABRIC. TOTAL RIPRAP THICKNESS SHALL BE 18 INCHES.





ROADWAY PAVEMENT TYPICAL SECTION

NOT TO SCALE

SURVEY DATA

NAD27 WISCONSIN STATE PLANE, SOUTH ZONE
NAVD 88

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF PLEASANT PRAIRIE EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, DNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DATE	DESCRIPTION

raSmith
ENGINEERING BEYOND EXPECTATIONS
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

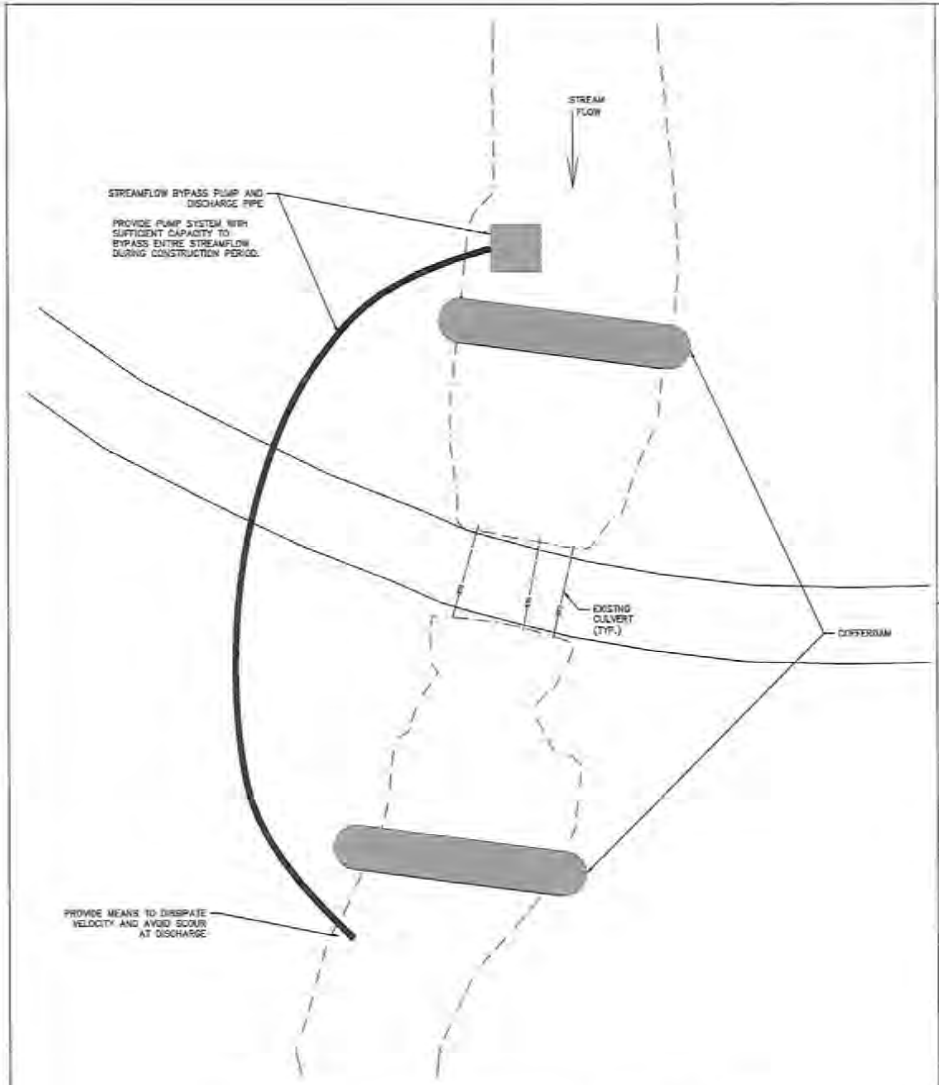
GREENWAY CT. CULVERT REPLACEMENT
VILLAGE OF PLEASANT PRAIRIE

RESTORATION PLAN

© COPYRIGHT 2018
R.A. Smith, Inc.

DATE: 11/28/18
SCALE: 1" = 10'
JOB NO. 1180076
PROJECT MANAGER: C. E. RAASCH, PE
DESIGNED BY: GER
CHECKED BY: KAB

SHEET NUMBER
3



TYPICAL STREAMFLOW MANAGEMENT DETAIL

N.T.S

INSTREAM CONSTRUCTION NOTES:

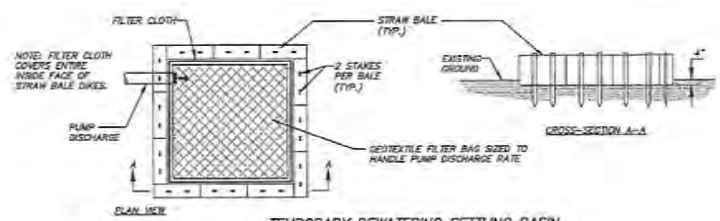
1. THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY VILLAGE & WDNR PRIOR TO CONSTRUCTION:
   A. COFFERDAM DESIGN AND STREAM DIVERSION PLAN THAT ADDRESSES COFFERDAM CONSTRUCTION METHODS, STABILITY OF THE COFFERDAM, PUMPING CAPACITY AND CONFIGURATION, AND PROCEDURES TO BE FOLLOWED IF A STORM EVENT CAUSES STREAM WATER LEVELS TO RISE.
   B. FINAL EROSION CONTROL PLAN INCLUDING CONSTRUCTION SEQUENCE AND DEWATERING PLAN.
2. SUGGESTED CONSTRUCTION SEQUENCE:
   A. INSTALL COFFERDAMS TO ISOLATE WORK AREA.
   B. PROVIDE AND OPERATE PUMP SYSTEM WITH SUFFICIENT CAPACITY TO BYPASS STREAM FLOW AROUND ENTIRE WORK AREA.
   C. REMOVE CULVERT AND EXCAVATE FOR NEW CULVERT.
   D. INSTALL CULVERT AND BACKFILL.
   E. PLACE RIPRAP, FINISH GRADING BANKS, AND RESTORE STREAM BANKS WITH TOPSOIL, SEED & EROSION CONTROL MAT. NO RESTORATION NEEDED BELOW NORMAL WATER LEVEL.
   F. REMOVE COFFERDAMS AND BYPASS PUMP SYSTEM.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF PLEASANT PRAIRIE EROSION CONTROL ORDINANCE AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EXCAVATION AND GRADING ACTIVITIES SHALL BE SEQUENCED TO MINIMIZE EXPOSURE FOR EROSION.
3. ALL WORK TO REMOVE AND INSTALL CULVERTS SHALL BE DONE OUTSIDE OF ACTIVE STREAM FLOW.
4. ANY DEWATERING SHALL BE DONE IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1061.
5. WORK ADJACENT TO STREAM SHALL BE DONE DURING DRY WEATHER WHEN STREAMFLOW IS MINIMAL. WORK SHALL BE COMPLETED AND RESTORED AS QUICKLY AS POSSIBLE AFTER STARTING.

EROSION CONTROL MAINTENANCE PLAN

1. ALL MAINTENANCE IS TO BE IN ACCORDANCE WITH APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD.
2. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. SEDIMENT WILL BE REMOVED FROM BEHIND THE STAKED WATTLE AND EROSION BALES (IF USED) WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE STAKED WATTLE AND EROSION BALES WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO PROJECT SPECIFICATIONS TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHED, BEFORE THE END OF EACH WORKING DAY.



TEMPORARY DEWATERING SETTLING BASIN

NOT TO SCALE

DATE	DESCRIPTION

R.A. Smith National

Beyond Surveying and Engineering

www.rasmithnational.com

GREENWAY CT. CULVERT REPLACEMENT
VILLAGE OF PLEASANT PRAIRIE

STREAMFLOW MANAGEMENT & EROSION CONTROL PLAN

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DATE: 11/28/16

SCALE: ----

JOB NO. 1160075

PROJECT MANAGER: G. E. PARSON, PE

DESIGNED BY: GER

CHECKED BY: KAB

SHEET NUMBER

4

F. **PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE** to Section 395-72 G related to basement level sewer service for residential developments.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Land Division Ordinance amendment as presented in the January 28, 2019 Village staff report.

VILLAGE STAFF REPORT OF JANUARY 28, 2019

CONSIDERATION OF AN AMENDMENT TO THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE to Section 395-72 G related to basement level sewer service for residential developments.

The Village staff is recommending that Section 395-72 G of the Village Land Division and Development Control Ordinance be amended to clarify that all public and private sanitary sewer mains shall be designed and constructed to provide gravity basement service. Further, new residential homes/units shall be connected with gravity basement sewer service, unless approved by the Village Engineer based on a practically difficulty or unnecessary hardship.

This clarification would allow for existing lots that have municipal sanitary sewer within the adjacent street to have hung plumbing/injector pit if the existing sanitary sewer cannot provide for gravity basement sewer service.

Village staff recommends approval of the Ordinance amendment as presented.

CODE1812-001

ORD. #18-___

ORDINANCE TO AMEND
THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE
(CHAPTER 395)
RELATED TO GRAVITY BASEMENT SANITARY SEWER SERVICE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT SECTION 395-72 G BE AMENDED AS FOLLOWS:

G. Basement level service. All new public or private sanitary sewer~~s~~ mains shall be designed and constructed to provide for gravity services to all basements. All new residential homes/units shall be connected with gravity basement sewer service, unless otherwise approved by the Village Engineer due to practicable difficulty or unnecessary hardship.

Adopted this _____ day of _____ 2019.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
John P. Steinbrink
Village President

_____
Jane C. Snell
Village Clerk

Posted: _____

__-ld amend 395-72 g