

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
OCTOBER 27, 2014**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the September 8 and 22, 2014 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business.
  - A. Consider the request of John Lass, agent on behalf of the property owners, Centerpoint Wispark Land Co II LLC, for the properties located at the southeast corner of 116<sup>th</sup> Street and 88<sup>th</sup> Avenue for approval of a **Certified Survey Map** to correct CSM 2762 and to dedicate additional right-of-way along 116<sup>th</sup> Street.
  - B. Consider the request of Michael and Randell Cenni owners of the property located at 11101 8<sup>th</sup> Avenue for approval of a **Lot Line Adjustment** between their property and the property to the north located at 11051 8<sup>th</sup> Avenue owned by the Cenni Revocable Trust (Lance and Susan Cenni Trustees).
  - C. Consider **Plan Commission Resolution #14-15** to initiate amendments to the Village Comprehensive Plan and to the Zoning Map for the vacant property generally located on 3<sup>rd</sup> Avenue at the 11300 block known as Lot 20 of Block 16 in Carol Beach Estates Subdivision Unit #2 and further identified as Tax Parcel Number 93-4-123-304-0085 as a result of a wetland staking being completed.
7. Adjourn.

It is possible that members and possibly 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 39<sup>th</sup> Avenue, Pleasant Prairie, WI (262) 694-1400.**

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
September 8, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on September 8, 2014. Those in attendance were Thomas Terwall; Donald Hackbarth; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Michael Serpe was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

**1. CALL TO ORDER.**

**2. ROLL CALL.**

Tom Terwall:

Before we move onto the next item I want to formally introduce Deb Skarda. She's the new alternate on the Plan Commission. She replaced Andrea Rode who has moved out of town. So welcome, Deb.

Deb Skarda:

Thank you very much.

Tom Terwall:

Nice to have you aboard.

**3. CONSIDER THE MINUTES OF THE AUGUST 25, 2014 PLAN COMMISSION MEETING.**

Wayne Koessler:

Move approval as printed, Chairman.

Don Hackbarth:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY DON HACKBARTH TO APPROVE THE MINUTES OF THE AUGUST 25, 2014 PLAN COMMISSION**

**MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**4. CORRESPONDENCE.**

**5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here tonight for an item that appears as a matter for public hearing we would ask that you hold your comments until the public hearing is called so we can incorporate your comments as a part of the official record. However, if you're here for an item that's not a public hearing or for an item that's not on the agenda now would be your opportunity to speak. We'd ask that you step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizens' comments?

Wayne Koessl:

Mr. Chairman, I'd like to move that we take Items A through E as one item for discussion but have separate motions on each of the items.

Judy Juliana:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSLAND SECONDED BY JUDY JULIANA TO COMBINE ITEMS A THROUGH E FOR DISCUSSION AND PRESENTATION BUT HAVE SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**6. NEW BUSINESS**

- A. Consider approval of an Assignment of Development Agreement related to a portion of the required public and private improvements specified in the Development Agreement for Arbor Ridge and for additional public improvements to serve The Addison of Pleasant Prairie.**
- B. Consider approval of a Correction Instrument related to an error in the legal description and drawing for CSM 2064 for the property located at the southwest corner of Prairie Ridge Blvd. and 96th Avenue.**
- C. Consider approval of a Certified Survey Map for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development.**
- D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING A DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND DSIS ACCESS EASEMENT for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development.**
- E. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENTS for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development. Specifically the request is to rezone the property from R-11 (UHO), Multifamily Residential District with an Urban Landholding Overlay District to the R-11 (PUD), Multifamily Residential District with a Planned Unit Development Overlay District and approve of a Zoning Text Amendment including Final Development Plans for the specific regulations for the development of the Addison of Pleasant Prairie.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Items A through E all relate to the same topic, so we are going to be making one presentation with separate action being taken by the Plan Commission.

Item A is consider approval of an Assignment of Development Agreement related to a portion of the required public and private improvements specified in the Development Agreement for Arbor Ridge and for additional public improvements to serve The Addison of Pleasant Prairie. B, consider approval of a Correction Instrument related to an error in the legal description and drawing for CSM 2064 for the property located at the southwest corner of Prairie Ridge Boulevard and 96th Avenue.

C, consider approval of a Certified Survey Map for the request of Mark Eberle of Nielsen Madsen and Barber, agent for The Addison of Pleasant Prairie, the proposed Senior Lifestyle Community that will provide 96 senior living units on the property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development. D, public hearing and consideration of a conditional use permit including a digital security imaging system agreement and DSIS access easement, again, at the request of Mark Eberle, agent, for The Addison of Pleasant Prairie. And this is for that proposed Senior Lifestyle Community that will provide 96 senior living units, again, on the property generally located south of Prairie Ridge Boulevard and east of 97th Court within the Prairie Ridge development.

And, finally, E, a public hearing and consideration of a Zoning Map and Zoning Text Amendment for the request of Mark Eberle for the proposed Senior Lifestyle Community. Specifically, they are requesting to rezone the property from R-11 (UHO), Multifamily Residential District with an Urban Landholding Overlay District, to the R-11 (PUD), Multifamily Residential District with a Planned Unit Development Overlay District, and approve of a Zoning Text Amendment including final development plans for the specific regulations for the development of The Addison of Pleasant Prairie.

On December 9, 2013 the Village approved a Conceptual Plan for the proposed two-phase 162 senior housing unit development on property located south of Prairie Ridge Boulevard, between 97th Court and 96th Avenue within the Prairie Ridge development. The proposed nine acre Senior Lifestyle Community will provide 96 assisted living units in Phase 1 which is Lot 1 of the proposed CSM, and 66 senior living units in Phase 2 which is Lot 2 of the CSM. Phase 1 is anticipated to begin in the fall of 2014. No exact time frame has been set for Phase 2.

At this time the petitioner is requesting several approvals for Phase 1 which is known as The Addison of Pleasant Prairie. They're requesting an assignment of development agreement, a correction instrument or a CSM, a conditional use permit and digital security imaging system agreement and access easement, a zoning map and text amendment to go from R-11 (UHO) to R-11 (PUD), and zoning text amendment including the final development plans for the specific zoning regulations for The Addison of Pleasant Prairie.

As part of the original development agreement, again this gives a little bit of a historical perspective for this particular property, on May 17, 2004 the Board had approved a Conceptual Plans for the Arbor Ridge Condominium Development. And this included 15 two- unit buildings, 5 four-unit buildings; and 8 six-unit buildings for a total of 98 units, and Prairie Ridge Senior Campus including a total of 521 senior apartments. And these were all to be constructed by VK Arbor. And just looking at the screen, again, Prairie Ridge Boulevard is on the north, 94th Avenue is on the east, the south is Wilmot Road, and this is 97th Court.

The specific development that we're going to be talking about tonight is this area right here, this approximately nine acres. Again, Phase 1 at the north end is The Addison of Pleasant Prairie. There are some other unfinished areas out there one of which is located here which was to be senior housing. And then all of this area which I refer to as VK Arbor or the VK Arbor Ridge Condominiums. Again, while the conceptual plan was approved in 2004 for all of this type of development, that conceptual plan really has expired, but the original development agreement referred to everything that was shown. So when we talk about the original development agreement that VK had entered into it covers all of the public improvements, the private

improvements in all of these areas including the sewer, water, storm sewer, curb and gutter, stormwater basins, paving, street lighting, street trees, all of those different things.

So in the staff comments what we did was just to give you that perspective, again, we talked about the different phases that were originally shown by VK, the Phase 1, 2, 3 and Phases 4 through 7. The development agreement which was actually put together by the Village and VK back in 2004 pertain to all 7 phases, 1 through 7, and it still is in effect. The Senior Lifestyle engineer, Nielsen, Madsen and Barber has prepared an offsite improvements cost estimate for all the outstanding private improvements for the Arbor Ridge Condominium to determine if the current letter of credit amount that's on account here at the Village is still sufficient for the National Bank.

So just to clarify as we go further this area that's identified as the Arbor Ridge Condominiums that is going to be retained by the National Bank who will be eventually selling that property. And there's a current letter of credit on file which we need to make sure that it's substantial enough to cover the cost of the revised estimates that have been prepared by the developer's engineer and have been reviewed by the Village engineers.

Don Hackbarth:

What if it's not?

Jean Werbie-Harris:

Then an additional letter of credit amount or a supplemental letter of credit would need to be provided from the bank.

The remaining improvements in the Arbor Ridge Condominium area as shown on the attached cost estimate, again, that cost estimate is in your packets, are not included in the assignment of development agreement and will be the responsibility of the bank. So the assignment of development agreement that we're talking about this evening that will pertain to The Addison of Pleasant Prairie.

So Senior Lifestyle engineer has also prepared offsite improvements or cost estimates for the outstanding public and private improvements for The Addison of Pleasant Prairie. The assignment of development agreement is between the Village and the developer of The Addison, Senior Lifestyle Development Company, LLC. There's just a clarification. It's not holding company, it's development company. And the agreement specifies that the required public and private improvements and other responsibilities that they have to develop the property.

I generally talk about them in the staff comments. We have detailed cost estimates and detailed contract documents that reflect all of these responsibilities that The Addison will have, and I'm just going to cover them just generally right now, road improvements, sanitary, street trees, street lights, street signs and sidewalks.

1. 97th Court shall be fully improved from 94th Avenue to Prairie Ridge Boulevard, including sidewalks on both sides and parkway street trees. 97th Court shall be constructed to the Village's new standard composite pavement section which is 7 inches

concrete overlaid with 1.75-inches HMA asphalt. Plans, specifications, and contract/bidding documents for these improvements need to be finalized and reviewed by the Village engineers.

2. 96th Avenue, again 96th Avenue is this private area adjacent to the east side, 96th Avenue from 97th Court to 81st Street shall be final paved improved to support the development. Also, the existing portion of 96th Avenue from 81st Street to Prairie Ridge Boulevard shall be fully improved.
3. Parkway street trees shall be installed along the 97th Court, 96th Avenue, and any missing trees will need to be installed on 96th Avenue, 81st Street, and a street tree is also missing along Prairie Ridge Boulevard. Again, they were installed a while ago, they didn't fare well over the years, and they will need to be replaced. A detailed landscaping plan showing the street tree types minimum of two inch shall be prepared. Street tree types shall be listed in Village's current approved street tree list. Planting details shall also be provided.
4. Street lights , residential type-concrete base and pole with Sheridan fixture, shall be installed along 97th Court and 96th Avenue through a contract with We Energies. Lighting plans need to be submitted to us once we get that final estimate from We Energies.
5. Street signs shall be installed pursuant to Village requirements.
6. Concrete sidewalks, 5 feet in width, shall be installed in the right-of-way on both sides of the development 97th Court and 96th Avenue abutting the development.
7. The proposed sanitary sewer service for the Phase 1 building requires a sanitary sewer extension from 98th Circle. This is 98th Circle to the west, so there needs to be an extension to the east to service The Addison. The sanitary extension from existing manhole of 98th Circle to the manhole on 97th so that that extension can be provided.

The next item for consideration is the correction instrument. This correction instrument corrects the errors in the legal description and drawing of CSM 2064 that was recorded in 1998 for the property to the east at 7900 94th Avenue which is this property. When that senior housing development was put together there was an error with respect to the certified survey map. There's a 33 foot wide gap that needs to be attached to the 7900 94th Avenue property. What it appears happened is that initially they were going to possibly dedicate it as public road right-of-way, and a half of a dedication was going to take place. Well, that never happened, and it was not a public road, it was a private road, and so it was kind of left out of the legal description. so that's being corrected today so that we can close the area for the sale to The Addison. Once that document has been recorded, a recorded copy needs to be provided to the Village.

The next item is a certified survey map. The new CSM is proposed to subdivide The Addison property into two tax parcels basically, a Lot 1 and Lot 2. Lot 1 is the northern parcel which is where The Addison senior assisted living facility would be located. It's on 4.986 acres. It has frontage on Prairie Ridge Boulevard and 97th Court and 96th Avenue. Lot 1 is proposed to be developed, again, with the 96 senior assisted living units and memory care facility.

Lot 2, the lot to the south, is 4.21 acres with frontage on 97th Court. Again, that's a public road, 96th Avenue which is a private road. Lot 2 is to be developed with 66 senior living units or apartments and was conditional approved as part of our concept plan last December. But at this point they have no exact time frame for that development. The CSM shows all current easements on the property and a new 30 foot wide ingress-egress cross access and maintenance easement, again, between Lots 1 and 2 and a 20 foot wide dedicated water main, access and maintenance easement on Lot 1 to provide future water service for Lot 2.

And then our next segments are the conditional use permit including the digital imaging system agreement as well as the access easement. Again, since this is a conditional use we needed to go through the process of setting forth the facts of finding. And for the record as part of the public hearing for the conditional use the facts of finding are described below:

Findings:

1. The petitioner is requesting approval to develop the 4.9 acre property, Lot 1 of the proposed CSM, to construct a the first phase of the Senior Lifestyle project which includes the 96-unit Assisted Living Facility with 61 surface parking spaces at the southwest corner of Prairie Ridge Boulevard and 97th Court in the Prairie Ridge Development. The first phase is to be known as The Addison of Pleasant Prairie. Exhibits 3 and 4 have all these attachments for the record.
2. The 87,000 square foot building is proposed to have 96 living units located on three levels. On the first level each of the two living area wings includes 16 units with a common living and dining area with kitchen facilities and a screen porch. In addition, there is access to an outdoor garden and patio area. The two wings are connected to a one story area that will include a larger dining and living rooms with a multi-purpose room, craft room with an attached greenhouse, fitness room, salon and therapy room. This common area will also have two elevators to access the upper levels. The second and third floor will provide for a total of 32 living units and no common living spaces. A majority of the units are one bedroom. There are a number of efficiencies and one bedroom units with a small living area. As part of their monthly fee, residents will have access to meals and other services such as housekeeping, linen service, transportation and social and recreational activities. Supportive care and assisted living services from trained employees will also be available to residents who require assistance with activities of daily living including management of medications, bathing, dressing, toileting, ambulating and eating, and residents who have Alzheimer's disease or other forms of dementia.
3. The memory support units types range in size from 300 square feet to 530 square feet. There are eight different unit types are provided. The assisted living units types range in size from 477 to 816 square feet. A majority of them are one bedroom units with about 600 square feet).
4. The property is proposed to be rezoned from the R-11 (UHO) to the R-11 (PUD) The proposed Senior Lifestyle project is classified as a Community Living Arrangement which is allowed within the R-11 District with approval of a Conditional Use Permit by



the Plan Commission and provided the additional requirements are met. And here are some of these additional requirements.

- The net density shall not exceed 21 units per acre on a 8.953 net acre property with 162 units provides a net density of 18.5 units. So 21 is the maximum but they're proposing 18.5.
  - The facility shall be in conformance with all State statutory requirements.
  - The petitioner submitted as part of the application for the Conditional Use Permit, the type of community living arrangement proposed, the purpose for the community living arrangement, the type of individuals that will reside on the property and the plan for supervising and administering the needs of the residents.
  - A report and license from the Wisconsin Department of Health and Family Services relating to the suitability of the property for use as a community living arrangement shall be submitted. The loss of any license shall operate as an automatic revocation of the CUP. So permits shall not be transferable to another location or another holder without approval of another CUP.
  - The property and the structures shall be serviced by municipal sanitary sewer and municipal water which they are.
  - The lot shall be a minimum of three acres and it is. It's almost nine acres.
5. As a condition of this Conditional Use Permit and as required with a PUD, the site is equipped with fully functioning and operational security cameras outside of the building covering each entrance and exit, all public areas and the site. And, again, that's a DSIS, and that's in conformance with our Chapter 410 of our security ordinance. Also a DSIS agreement with it's associated access easement agreement is also being recorded on the property.
  6. Pursuant to the application, visitors must sign in with the receptionist of night staff. The exterior doors are locked after 9. Resident access is gained by a card key. Visitors may call the night staff from the intercom at the front door and access which will be controlled by the night staff.
  7. Fences and gates are located on site. There just needs to be some clarification with the Fire Department about how they will have access control for the gates. And that issue will need to get worked out with the Fire Department, and it's in their comments.
  8. Pursuant to the application, it is anticipated that there will be a total of 74 full-time equivalent employees covering three shifts, 28, 24 and 5 employees per shift, respectively. It is anticipated that the maximum employees on site at one time would be 50 employees.
  9. Pursuant to the Village Zoning Ordinance, the minimum number of parking spaces not including handicapped accessible parking spaces is one space per six patient beds, plus

one space per employee on the largest work shift, plus one space per staff member and visiting doctor. With respect to the number of spaces that they have provided it is more than adequate than what the ordinance requires.

10. The site provides for 61 parking spaces plus four handicapped accessible which meets the ordinance.
11. The property owner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on August 20, 2014 and notices were published in the *Kenosha News* on August 25th and September 1, 2014 regarding the public hearing for the conditional use. And the petitioner also received a copy of the staff report on September 5, 2014.
12. According to the ordinance the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and any information presented this evening, and once it's been reviewed that the project as planned does not violate the intent and purpose of any of the ordinances, and the site and operational plan applications shall be met and complied with and any and all other conditions as set forth by the Village, State, local or federal regulations shall be complied with for this project.

The next item on the agenda for them is the zoning map and text amendments. The current zoning of the property is R-11 UHO. They're proposing to go to R-11 PUD. With the PUD there are a few dimensional variations that have been requested for this project as part of the PUD, and they are:

1. Section 420-116 F (1) the maximum height within the district is 35 feet. The PUD will allow the building on Lot 1 to be a maximum of 45 feet. Due to the occupancy of the proposed project as a CBRF additional ceiling space is needed on the first floor to accommodate the required mechanical system. This taken in conjunction with the desire to create an attractive building complimenting the adjacent neighborhood necessitates a design to go up to the 44 foot. We have just identified 45, but the building is actually at just over 44 feet in height. By granting this height variation the petitioner contends that the community will benefit from a harmonious and integrated neighborhood design instead of a presently vacant site.
2. Section 420-48 L relates to parking lot circulation. It requires a 20 foot setback to all lot lines abutting the street and a 10 foot setback to common interior lot lines. Due to the shared access and circulation for the development between Lots 1 and 2 or Phases 1 and 2 a zero foot setback is proposed from the common interior lot line, and a 14 foot setback from the property line adjacent to 97th Court is proposed. And this is, again, just to allow that connectivity between the two sites and the shared access between the two. One other modification with the driveway is that 97th Court is proposed to be 37.04 feet wide rather than 35 feet wide.

These variations will allow for an internal shared access drive between the current Phase 1 and Phase 2. Locating the access drive tight to the shared lot line between phases will allow for

ingress, egress and internal traffic circulation for residents, visitors, delivery trucks, police, fire and rescue vehicles.

In addition the following is also included in the PUD: To allow for 96 units in the building with a combination of memory care units and assisted living units and to allow the rooms within the facility to range, and this is a wide range, instead of them all being the same size they will range in size from 300 to 816 square feet and will allow a future 66 units of senior living within the second building on Lot 2 of Phase 2 with a minimum of 50 underground parking spaces as approved in the conceptual plan.

The Zoning Map and the Comprehensive Plan are required to be consistent; therefore, the 2035 Comprehensive Land Use Plan Map will need to be amended to remove the Urban Reserve land use designation prior to the Village Board rezoning the property. The required public hearing for the Comprehensive Plan Map modification will be held at the September 22, 2014 Plan Commission meeting.

With that I would like to continue the public hearings. Again, we have several items. And once we have completed our discussion as part of the public hearing we'll need separate action by the Plan Commission on each item.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak?

Jean Werbie-Harris:

We have Nancy Cutter here from Senior Lifestyle. I'm sure she'd love to come up and say a few words.

Tom Terwall:

Nancy, give us your name and address.

Nancy Cutter:

Hi, I'm Nancy Cutter, Vice President of Development, Senior Lifestyle Corporation, and I live in Wilmette, Illinois. We're very excited about this project. I don't know if you know anything about the company, but we were founded 29 years ago by Bill Kaplan, he's our Chairman. We're a family owned company, we're a privately owned company, and we take great pride in serving our residents. We have 150 properties in 29 states, 17,000 units, and we have 10 here in Wisconsin, so we're looking forward to adding one more to our family of community.

And I think Jean explained very well all the services that we provide, but we have a lot of very good life enrichment programs for our residents. We offer transportation to our outings and regularly scheduled trips to shopping. We also think we're a good addition to the continuum of care that -- I don't know if you're aware of it, the neighborhood that we're in has independent living senior housing. It has the hospital. It has a hospice so you're missing us which is assisted living. So we think we'll be a nice addition to that neighborhood.

Tom Terwall:

Thank you very much and welcome.

Nancy Cutter:

Thank you.

Tom Terwall:

Is there anybody else wishing to speak? Anybody else? If not I'm going to open it to comments and questions from Commissioners. Yes, sir?

Don Hackbarth:

Yeah, I really appreciate the layout of the rooms and the way it's laid out I think it was done very professionally. And the reason I say that is because from time to time I have the opportunity to visit a patient at Prairie Ridge Rehab. Man, is it hard to find your way around that place. I walk in there and I go right to the front desk and I say can you take me to room number XX because I get lost in that place. So a wonderful design.

Deb Skarda:

I don't know, Nancy you will probably be the one who will answer some of these. But can you tell me what the anticipated occupancy rate you expect? And I guess it kind of goes to what is the occupancy rate within the City and the County of similar settings?

Nancy Cutter:

So in terms of overall what percentage?

Deb Skarda:

Right. Do you project there's going to be waiting lists to get in? Or how long will it take patients or residents to get in?

Nancy Cutter:

So the rent up period is probably about 12 to 14 months. And then I think occupancy is running 90 to 95 percent in the area at this point.

Tom Terwall:

Anybody else? Any more to add, Jean?

Jean Werbie-Harris:

No.

Don Hackbarth:

Mr. Chairman, I would propose that we approve the assignment of development agreement.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ASSIGNMENT OF DEVELOPMENT AGREEMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Now we need a motion to send a favorable recommendation to the Village Board for approval of the correction instrument.

Jim Bandura:

So moved.

John Braig:

I'll second, Mr. Chairman.

Tom Terwall:

**MOVED BY JIM BANDURA AND SECONDED BY JOHN BRAIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CORRECTION INSTRUMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Now a motion to send a favorable recommendation to the Village Board to approve the CSM.

Jim Bandura:

So moved.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JOHN BRAIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item D is a motion for us to approve the conditional use permit including the DSIS.

Don Hackbarth:

So moved.

Judy Juliana:

Second.

Tom Terwall:

**MOVED BY DON HACKBARTH AND SECONDED BY JUDY JULIANA TO APPROVE THE CONDITIONAL USE PERMIT INCLUDING THE DSIS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. And finally a motion to send a favorable recommendation to the Village Board to approve the zoning map and zoning text amendments.

Wayne Koessl:

So moved, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AND ZONING TEXT AMENDMENTS AS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome.

Nancy Cutter:

Thank you very much.

**F. Consider the request of John Lass, agent for the owner, Centerpoint WisPark Land Company II LLC, for approval of a Site and Operational Plan for Uline Corporation to occupy the 520,692 square foot building proposed to be constructed at 8495 116th Street (known and LakeView South Lot 117).**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is the request of John Lass, agent for the owner, Centerpoint WisPark Land Company II LLC, for approval of a Site and Operational Plan for Uline Corporation to occupy the 520,692 square foot building proposed to be constructed at 8495 116th Street known and LakeView South Lot 117.

On May 12, 2014, the Plan Commission conditionally approved Site and Operational Plans for the development of LakeView South Lots 117 and Lot 118, which included the construction of two storm water facilities and the construction of two industrial buildings, an approximate

521,000 square foot building and an approximate 412,000 square foot building as well as the site-associated improvements on each of the lots.

At this time the petitioner is requesting approval of Site and Operational Plans for Uline Corporation to occupy the proposed building to be constructed on Lot 117. Uline Corporation will be leasing this building, a total of 521,052 square foot from CenterPoint WisPark. In order to make the site ready for use, the building will need to be constructed, interior offices built and racking installed in the warehouse. In addition to the interior building modifications minor site modifications are also being proposed. And this has to do with some dock doors and various minor modifications with respect to the parking lot.

The warehouse space will be used as a distribution center for product that is available in the Uline catalog. This space will be used as a hub sending products out to distribution facilities. There will be no customer pick up at this location.

The facility is proposed to operate 24 hours a day with 30 employees working two shifts. Shift 1 will have 17 employees, and 13 employees will be on the second shift. There are proposed to be 233 spaces on site which more than exceeds the minimum requirements. The minimum on-site parking spaces for a warehouse/distribution center is one space for every two employees during a 12-hour period and the required number of handicapped accessible parking spaces pursuant to the State Code. In addition, Uline anticipates 40 truck trips per day at this location. The building is anticipated to be completed for Uline to occupy in June 2015.

With that we do have representatives for the project here in the audience. I'm not sure if anyone would like to add anything. This is not a matter for public hearing. But I know that they're here, and if you have any questions I'm sure they'd be happy to answer the questions.

Tom Terwall:

Anything you wish to add, gentlemen?

John Lass:

Mr. Chairman and members of the Plan Commission, thank you very much. Glad to be back before you again.

Tom Terwall:

Glad to have you here.

John Lass:

And we're just very excited that the building is under construction. And we're very excited to have Uline working with us [inaudible]. And we're looking forward to a ribbon cutting ceremony sometime in June of 2015.



Tom Terwall:

Let me just interrupt. I need your name and address for the record.

John Lass:

It's John Lass, L-A-S-S. I'm Vice President of Development at Centerpoint Properties as an agent for Centerpoint WisPark Land Company LLC. My address is 188 Longfellow Drive in Wheaton, Illinois.

Tom Terwall:

Thank you. Anything else you wish to add?

John Lass:

Nothing further unless there's any questions.

Tom Terwall:

Any of your cohorts wish to add anything? Thank you. Comments or questions from the Commissioners?

Don Hackbarth:

I just think the design features you put into your corporate headquarters out there are fantastic. Well though out.

Tom Terwall:

I need a motion to approve it.

Wayne Koessl:

So moved, Chairman.

Jim Bandura:

Second.

Wayne Koessl:

With the conditions.

Tom Terwall:

**MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE SITE AND OPERATIONAL PLAN FOR THE ULINE BUILDING SUBJECT TO**

**THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome again.

- G. Consider approval of Plan Commission Resolution #14-13 to initiate amendments to the Village Comprehensive Plan and Zoning Map on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street Lot 15 of block 35 in Carol Beach Estates Subdivision Unit #4 and further identified as Tax Parcel Number 93-4-123-203-0305 as a result of a wetland staking being completed.**

Jean Werbie-Harris:

Mr. Chairman, Plan Commission Resolution 14-13 is to initiate amendments to the Village Comprehensive Plan and zoning Map on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street, Lot 15 of block 35 in the Carol Beach Estates Subdivision Unit 4. It's further identified as Tax Parcel Number 93-4-123-203-0305. This is as a result of a wetland staking being completed on the property.

Again, as part of Plan Commission Resolution 14-13 this is as a result of initiating a Comprehensive Plan amendment and a Zoning Map amendment. On June 20, 2013, the Village received an application from the Trustee in bankruptcy of Frank and Mabel Newman for a wetland staking to be completed on vacant property located at the southwest corner of Lakeshore Drive and 102nd Street, Lot 15 of block 35 in Unit 4. It's identified as Tax Parcel Number 93-4-123-203-0305.

On July 23, 2013 the Southeastern Wisconsin Regional Planning Commission biologist conducted a wetland staking on the property. On August 18, 2014 the Village received a letter from SEWRPC approving the plat of survey that correctly staked the wetlands on the property. And then in accordance with the Village Comprehensive Plan on completion of a wetland staking the 2035 Land Use Plan Map 9.9 needs to be amended to reflect that staking.

In accordance with the Village Zoning Ordinance C-1, Lowland Resources Conservancy District requirements in effect the Plan Commission shall initiate the appropriate action to change the zoning map to conform to the wetland delineated plat of survey. So the Plan Commission is initiating and petitioning to amend the 2035 Plan as it relates to wetland stakings being completed.

The Plan Commission is not by this resolution making any determination regarding the merits of the proposed changes but is only initiating the process by which the zoning map amendment or in this case the Comprehensive Plan amendment can be promptly evaluated by the staff as well as by the public. The public participation plan for this rezoning requires a 30 day notice. So we will

be setting forth that notice so that this matter can be heard by the Plan Commission. Staff recommends approval of Resolution 14-13 as presented.

Don Hackbarth:

So moved, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO ADOPT RESOLUTION 14-13. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

## **7. ADJOURN.**

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

Moved and seconded to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

**Meeting Adjourned: 6:46 p.m.**

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
September 22, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on September 22, 2014. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koesl; Jim Bandura; John Braig; and Bill Stoebig (Alternate #1). Judy Juliana and Deb Skarda (Alternate #2) were excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Tom Terwall:

If you're here tonight for a public hearing we would ask that you hold your comments until the public hearing is held. However, if you're here for any other item or item that's not on the agenda now would be your opportunity to speak. We'd ask that you come to the microphone and begin by giving us your name and address. Is there anyone wishing to speak under citizens' comments?

- 5. NEW BUSINESS**
  - A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #14-14 for the request of Mark Eberle of Nielsen Madsen and Barber, agent for the following amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan related to The Addison of Pleasant Prairie, a proposed senior living facility with 96 units on the vacant 9 acre property generally located south of Prairie Ridge Blvd. and east of 97th Court within the Prairie Ridge development: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and audience, this is a public hearing and consideration of Plan Commission Resolution 14-14 for the request of Mark Eberle of Nielsen

Madsen and Barber, agent, for the following amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan related to The Addison of Pleasant Prairie, a proposed senior living facility with 96 units proposed on the vacant 9 acre property generally located south of Prairie Ridge Boulevard and east of 97th Court within the Prairie Ridge development: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

On September 8, 2014, the Plan Commission conditionally approved the development plans for the vacant property located at the southeast corner of Prairie Ridge Boulevard and 97th Court in the Prairie Ridge area including a Zoning Map and Text Amendment for the development of The Addison of Pleasant Prairie. In order for the Zoning Map and the Comprehensive Land Use Plan to be consistent with the 2035 Land Use Plan, Map 9.9 is proposed to be amended to remove the urban reserve land use designation from the property.

Therefore, as outlined in Plan Commission Resolution #14-14 the following amendments are being proposed:

1. To amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the vacant property. It's identified as Tax Parcel Number 91-4-122-082-0412.
2. To update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

This is a matter for a public hearing. I'd like to continue the public hearing. Again, all of the matters relating to this particular project have been already before the Village Plan Commission and the Village Board for approval. This is one item that was missed, and it should have been on that last agenda. But due to notice requirements it's on this agenda instead and will go to the Village Board on October 6th.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak on this matter? Yes, ma'am?

Nancy Cutter:

Hi, I'm Nancy Cutter. I'm Vice President of Development and Construction with Senior Lifestyle Corporation. And I just wanted to express to you how excited we are about this project and becoming part of your community and expanding the services for senior citizens and we hope you'll support this.

Tom Terwall:

Thank you. We're excited to have you by the way. Anybody else wishing to speak? Anybody else? Hearing none I'll open it up to comments and questions from Commissioners and staff.

Don Hackbarth:

Mr. Chairman, I move we approve.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JIM BANDURA TO APPROVE RESOLUTION 14-14 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you.

**B. Consider the request of Mark Milliman on behalf of Quest Products, Inc. for approval of Site and Operational Plans for Quest Products to occupy the building located at 8201 104th Street in LakeView Corporate Park for their headquarters, warehousing, distribution and some assembly and packaging of consumer products.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this the request of Mark Milliman on behalf of Quest Products, Inc. for approval of Site and Operational Plans for Quest Products to occupy the building located at 8201 104th Street in LakeView Corporate Park for their headquarters, warehousing, distribution and some assembly and packaging of consumer products.

The petitioner is requesting to occupy the entire 44,398 square foot building located at 8201 104th Street for general office/headquarters, warehousing, distribution and some assembly and packaging of consumer products. No raw material manufacturing will occur at this facility. Distribution and warehousing consists of receiving, storing and shipping finished consumer products. Products that will be stored will be in corrugated master cartons on pallets in metal wire based racking.

Quest Products, Inc. is a diverse consumer packaged goods company with expertise in owning, launching and building profitable consumer product brands. Quest Products provides turn-key solutions to CPG companies looking to development their product's distribution and sales to all classes of trade. Quest works with varying sizes of CPG companies, from inventors or entrepreneurs beginning start-up brands, to large industry leading CPG manufacturers looking to

expand their reach. Quest's unique core competencies allow them to create a turn-key solution and drive new and incremental opportunities in sales for their client partners.

The property is zoned M-2, General Manufacturing District, and no exterior site modifications other than a change in the monument sign are being proposed. Pursuant to the application the warehouse and distribution area is classified as Occupancy Type Storage Group S-2 low hazard pursuant of the Chapter 3 of the 2006 International Commercial Code. Therefore this use is a permitted use in the M-2 District.

A total of 28 full time employees will be employed on site between the hours of 7:30 am and 6:30 p.m., Monday through Friday. The site has 107 existing parking spaces including handicapped accessible spaces which will provide adequate parking for their employees. It is anticipated that there will be 20 truck trips to and from the site daily.

With that, I would like to introduce the representative from Quest Products. And I would ask if Mark you could just give a little bit of information about the background about Quest Products and a little bit of your history and what brings you to Pleasant Prairie.

Tom Terwall:

Give us your name and address, sir.

Mark Milliman:

Yes, Mark Milliman, 455 Hunter Lane, Lake Forest, Illinois. We will be hoping to begin occupancy at the 8201 104th Street on October 3rd which is a week from this Friday. So hopefully all this falls into place. A little bit about Quest Products. We started the company, myself and my brother-in-law who should be here shortly. I apologize for being late. I'm glad I got to the point where I could actually just walk up and do this. But we started the company back in 2001, and we've been growing very rapidly to the point where we've actually moved our business now, this is the fourth time in the last seven years. So we're looking for a permanent home hopefully at the site that we just purchased which is roughly five times larger than the current facility that we're in, and it also has some land on the side there that we'd like to expand eventually down the road. Nothing in the immediate plans, but the current space there should be perfect for us moving forward.

I'm not sure how much more. I think you gave a pretty good synopsis of what we do. We are a consumer products distributor. And we OEM manufacture some of our own products and some of our own brands. But we primarily distribute for other peoples' product. We distribute not only to major retail shelves, but we also do e-commercial distribution for all of we call [inaudible] to click. So we sell to the Wal-Mart shelf, but we also ship to the Wal-Mart consumer where they'll go on walmart.com, they'll order something, and there's a good chance it comes from Quest Products.

All of that product will be stored in the building, and that's what we refer to as our pick and pack or drop ship distribution model. That business is really what's driven the purchase of the new building. It is, again, all consumer products. We sell everything from baby bottles to car accessories. You name it, anything you can find online there's a chance that we carry something

similar to it. We have over 6,000 skus, 6,000 items, and that is growing almost daily. So we talk to a lot of new folks every week as far as new vendors and new customers.

Tom Terwall:

Do you have a catalog of your own?

Mark Milliman:

We don't actually do -- we do not have a catalog. We don't necessarily sell directly to the consumer. That said, if you wanted to look at a website that does offer some of the products that we sell it would be myqueststore which is spelled with a Q, Q-U-E-S-T, so myqueststore.com. That will give you a little bit of an idea of what some of the products are. But we don't actually produce a catalog or anything of that nature.

Tom Terwall:

You ship via UPS and FedEx and those people?

Mark Milliman:

That is correct. Primarily we do about 65 percent of our drop shipments with FedEx. UPS is getting a lot more aggressive. As a matter of fact we met the FedEx folks up at the building last week, so they're excited to have us up here.

Tom Terwall:

So are we.

Mark Milliman:

Okay, there you go, perfect. We also do not so much truckload shipments, but we do less than truckload LTL shipments on pallets where we'll ship directly to the Walgreen's warehouse. Or we'll certainly be doing a lot of business with the new Amazon facility that's coming into play. We also do a lot of business with Meyer. So there's a lot of homegrown folks in the neighborhood if you like.

Michael Serpe:

Don't we have a rule that if we approve the headquarters that the owners have to live here as well?

Tom Terwall:

The next thing you've got to do is become Packer fans.



Mark Milliman:

Well, I will tell you even in Illinois we are about 50 percent Packer fans but not me personally. But I would say at least half the office is Packer fans.

Tom Terwall:

After yesterday I wouldn't wish that on anybody.

Mark Milliman:

We'll see what happens tonight.

Don Hackbarth:

You said you've moved how many times?

Mark Milliman:

This is our fourth time in seven years.

Don Hackbarth:

I hope you don't have that in your plan anymore?

John Braig:

Is there room for building expansion on this site?

Mark Milliman:

There is. I'm not exactly sure -- we can put I believe somewhere between 30,000 and 35,000 additional square feet in the warehouse.

John Braig:

You'll be back.

Mark Milliman:

Yes, we'll be back to see if we can get those plans put through at the time. Hopefully that's sooner than later.

Tom Terwall:

Anybody else? If not, what's your pleasure?

Michael Serpe:

I'd move approval.

Wayne Koessl:

Second, Chairman, subject to the comments and the conditions outlined by staff.

Tom Terwall:

**IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE SITE AND OPERATIONAL PLANS FOR QUEST PRODUCTS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome aboard.

Mark Milliman:

Thank you very much. We appreciate all the help, too. You guys have been great. Thank you.

**C. Consider the request of Travis Morton, agent for Costco Wholesale Corporation for approval of Site and Operational Plans including the Digital Security Imaging System and Access Easement for the proposed Costco and associated gasoline facility on the property generally located at the southeast corner of 76th Street and 94th Avenue in the Prairie Ridge development.**

Jean Werbie-Harris:

Mr. Chairman, members of the Plan Commission and audience, this is the request of Travis Morton, agent for Costco Wholesale Corporation, for approval of Site and Operational Plans including the Digital Security Imaging System Agreement and Access Easement for the proposed Costco and associated gasoline facility on the property generally located at the southeast corner of 76th Street and 94th Avenue in the Prairie Ridge development.

On July 28, 2014, the Plan Commission held a public hearing and conditionally approved a Conditional Use Permit and Preliminary Site and Operational Plans for the petitioner to develop an approximate 17.5 acre site for the construction of a Costco Wholesale Warehouse and gasoline facility. The proposed warehouse will be located between 91st and 94th Avenues and between 76th Street and Prairie Ridge Boulevard in the Prairie Ridge development. The fueling facility will be located at the southwest corner of 94th Avenue and 76th Street.

The property is zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. The existing signage that's on the property is associated with the commercial land within Prairie Ridge that would allow for nonresidential development identification signs to be located within the dedicated entry monument easement and to include the names of commercial businesses on those signs. Costco at this time has not requested to be on any of those entry signs right at Highway 50. On August 4, 2014, the Village Board Zoning Text Amendment Ordinance 14-23 to create the specific PUD ordinance for the Costco development.

In addition, on August 14, 2014, the Board conditionally approved a Certified Survey Map which shows all existing and additional easements on the property, along with Dedication and Easement Provisions. Also on the CSM the additional right-of-way that is going to be needed for future widening of improvements for 94th Avenue at 76th Street is also shown. They completed a traffic study which indicates that not only additional right-of-way to be dedicated but also some additional work with respect to signage and pavement markings. The finalized CSM was just sent to the staff, but I have not had a chance to review that today. But I trust that all those changes have been made, and we'll need to verify that before permitting. At this time the petitioner is requesting approval of the final Site and Operational Plans including the DSIS Agreement and Access Easement for the warehouse and gasoline facility.

Costco operates an international chain of membership warehouses, mainly under the Costco Wholesale name that carry quality, brand name merchandise at substantially lower prices than are typically found at a conventional wholesale or retail source. The warehouses are designed to help small to medium sized businesses reduce costs in purchasing for resale and for everyday business use. Individuals may also purchase for their personal needs. The staff comments go on and list all the different types of products that Costco has as I had indicated in previous presentations made for the Costco property.

The project will consist of the construction of a 149,365 square foot warehouse retail building that includes an accessory tire center, food service center, employee break room, locker area, fire pump room and an enclosed 4,234 square foot entrance canopy, all totaling 153,955 square foot in area for the building. In addition, a freestanding three island gasoline fueling facility with 12 pumping positions with an option of expanding it to a fourth island in the future is being proposed for passenger vehicles.

The hours of operation proposed by Costco when the public is allowed to enter or remain on site for business purposes include: Warehouse: Monday - Friday 10:00 a.m. to 8:30 p.m.; Saturday 9:30 a.m. to 6:00 p.m.; Sunday 10:00 a.m. to 6:00 p.m.. Gas Station: 6:30 a.m. to 10:00 p.m. These pumps are not allowed to be operating 24 hours and not to be operating when unattended.

During holiday times Costco may adjust their hours slightly when they are open to the public. They had indicated to me that possibly during the holiday time, the day after Thanksgiving or right before Christmas they might open another hour or two earlier or stay open an hour later. And, again, those hours would fall still within the guidelines of the acceptable B-2 hours when the business is allowed to be open to the public.

Pursuant to the B-2 requirements deliveries and shipments or any other activities outside of the principal building or accessory building which is the fueling station that might cause a

disturbance to the neighboring residential areas or hotel such as, outside loading or unloading, the arrival of deliveries, idling of delivery trucks, and back-up beeping of delivery or garbage pickup trucks, except for snow removal, is allowed only during the hours of 6:00 a.m. to 10:00 p.m.

Pursuant to the B-2 District and liquor license requirements, the business is allowed to be open until midnight; however, Class A Beer and Class A Intoxicated Liquor is only allowed to be sold during their hours of operation. So obviously when their store is closed they can't be selling alcohol. A liquor license will need to be requested and obtained from the Village Board.

The owner shall obtain and maintain all permits and licenses required to operate their business. Those permits and licenses allow for the sale of petroleum products, alcohol, tobacco, food, and related items sold in its business. These licenses are issued by various government agencies, and they'll need to contact our Village Clerk for the licenses to be issued by the Village. Kenosha County would be contacted for the Health Department to be able to issue any permits to them related to the food items.

A total of 150 employees, 50 percent full time and 50 percent part time, will be employed at this facility. Employees come in at random times throughout operational hours; therefore, there are no specifically defined shifts. The peak number of employees at one time in the warehouse will be about 75.

The ordinance requires a minimum of on-site parking for retail stores. The amount of parking that they have identified is 650. Our ordinance requires that they have at least 575 so they not only meet but the exceed the minimum requirements for parking for this site. Pursuant to the Traffic Study Report, the facility is expected to generate new automobile trips as outlined in the staff memorandum. In addition, eight to ten trucks per day, Monday through Saturday for deliveries are expected. And then I list some of the information with respect to the vehicle trips. What we did determine from the traffic study is that as a result of the increased traffic four way stop signs will be needed at the intersections of 91st Avenue and 76th Street and 94th Avenue and 76th Street. In addition, there will be some additional pavement markings that will be required. At such time that Highway 50 is widened and the improvements are made at 94th Avenue there will be some additional improvements that will be needed down 94th Avenue and widenings and turn lanes. And that will be completed by the State DOT.

As part of the PUD, the site shall be equipped with fully functioning and operational security cameras outside of the building covering each building entrance and exit, all public areas including the fueling dispenser area, the parking lots and the driveway entrances to the site. The DSIS will need to be completed in accordance with the requirements of Chapter 410 of the Municipal Code. Included in your information are drafts of the DSIS agreement as well as the access easement which will need to be finalized.

As discussed at the Plan Commission meeting in of July 2014, the design of Costco represents a unique contextual response to the Village and Prairie Ridge development. The materials of the building reflect various rich textures in earth tones including textured panels. I left the materials board. Could I have one of you get that? It's in the CD conference room. The materials board came today that identifies all of the different materials and the stone and the brick and the colors that they'll be using at this Costco facility. Each Costco is a little bit different with respect to the

colors and the materials that they use. And the ones that have been chosen for this site I think fit in best with Pleasant Prairie as well as the Prairie ridge commercial area.

The staff comments then go into all of the details that we've talked about at previous meetings where we talk about Costco maintaining very sustainable practices for their design approach to their building. And it goes into all the innovations that they have done with respect to building design, the pre-engineered architectural panels that they use, and how they are able to reduce energy costs and the different things that they do in order to make this site very efficient and sustainable.

With that, we do have a representative here from TJ Design that can answer any questions that you might have. Since this was a very detailed I think close to 150 to 200 pages of site plans that we reviewed for this final site and operational plan set there were some conditions of approval and some modifications which they have been diligently working on since they received our comments last week and are working on those as we speak.

Maybe if you'd like to come and introduce yourself, and maybe we can get a little more about the timing of Costco moving forward on this project.

Jeri Krieg:

Okay, my name is Jeri Krieg, 2311 West 22nd Street, Oakbrook, Illinois. Timing, as far as I know they're trying to get a closing here within the next few weeks if I'm not mistaken. So then they're finalizing plans. So they're hoping to possibly do some site work before the wonderful winter weather before it comes upon us. And then April we'll break ground to finish up. And they should be open within five to six months at the most. So it will go relatively quickly. They've got it down really well.

Tom Terwall:

Does Costco require that you be a member in order to purchase gasoline there?

Jeri Krieg:

Yes, sir.

Don Hackbarth:

Do you have a plan for the truck flow because that's kind of deep into that area. Is it going to be coming from Highway 50 south or what?

Jeri Krieg:

I believe the majority of it will all be coming from Highway 50 just because they try to stay on the main routes.

Don Hackbarth:

Because I'd hate to see trucks meandering in that area past the church.

Jean Werbie-Harris:

Don, I'm not sure if you can see it, but there's arrows on here. The intent is that truck traffic will be coming from Highway 50 up here and then coming south on 91st Avenue. I don't know if you can see the arrows. They're going to be coming in from here and then coming in and backing in right here, and then coming out right here and then exiting and going north towards Highway 50. Costco has agreed to it, and there will be no truck traffic on Prairie Ridge Boulevard.

Don Hackbarth:

Like I say, the concern is that we've got the school there, we've got the church there.

Jean Werbie-Harris:

That's why we've eliminated and we've told them that there will be no truck traffic allowed on Prairie Ridge Boulevard. So that's why they'll be coming north/south. The only time that that would be different is when Highway 50 is under construction. When Highway 50 is under construction then I would assume that Prairie Ridge Boulevard will be the route, the east/west route.

Don Hackbarth:

Off of Highway C or what?

Jean Werbie-Harris:

Probably off of Highway H because we don't have any choice I mean if Highway 50 is closed. Or they might be coming up 165 to H. I guess we haven't even talked about three to five years from now when Highway 50 is under construction as to what the truck routes are going to be at that point.

Tom Terwall:

Anything further? Then what's your pleasure?

Wayne Koessl:

Chairman, I'd move approval subject to the conditions outlined by staff.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG TO APPROVE THE SITE AND OPERATIONAL PLANS INCLUDING THE DSIS SUBJECT**

**TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF REFERENDUM.  
ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed. So ordered. Welcome.

**6. ADJOURN.**

John Braig:

So moved.

Jim Bandura:

Second.

Tom Terwall:

Moved and seconded to adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

**Adjourned: 6:30 p.m.**

- A. Consider the request of John Lass, agent on behalf of the property owners, Centerpoint Wispark Land Co II LLC, for the properties located at the southeast corner of 116<sup>th</sup> Street and 88<sup>th</sup> Avenue for approval of a **Certified Survey Map** to correct CSM 2762 and to dedicate additional right-of-way along 116<sup>th</sup> Street.

**Recommendation:** Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** as presented in the Village Staff Report of October 27, 2014.



## **VILLAGE STAFF REPORT OF OCTOBER 27, 2014**

Consider the request of John Lass, agent on behalf of the property owners, Centerpoint Wispark Land Co II LLC, for the properties located at the southeast corner of 116<sup>th</sup> Street and 88<sup>th</sup> Avenue for approval of a **Certified Survey Map** to correct CSM 2762 and to dedicate additional right-of-way along 116<sup>th</sup> Street.

*On May 19, 2014 the Village Board approved a Certified Survey Map 2762 at the request of the petitioner to subdivide the properties at the southeast corner of 116<sup>th</sup> Street and 88<sup>th</sup> Avenue for proposed development. The CSM incorrectly showed right-of-way for a portion of Lot 2 that was dedicated pursuant to CSM 2622. This new CSM corrects the error and also dedicates additional right-of-way along 116<sup>th</sup> Street on the remainder of Lot 2 and Outlot 1. The total right-of-way dedication will be 50 feet from center along the entire roadway frontage abutting these properties.*

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Certified Survey Map subject to the CSM being executed and recorded at the Kenosha County Register of Deeds Office and a recorded copy of the CSM shall be provided to the Village within 30 days of Village Board approval.



Filed 10/17 2014

Fee Paid \_\_\_\_\_ 20\_\_\_\_\_

PC Meeting Date 10/27 2014

VB Meeting Date 11/3 2014

Approved \_\_\_\_\_ 20\_\_\_\_\_

Denied \_\_\_\_\_ 20\_\_\_\_\_

**VILLAGE OF PLEASANT PRAIRIE  
CERTIFIED SURVEY MAP APPLICATION**

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be subdivided with a Certified Survey Map (CSM)

The property petitioned to be subdivided is located at: Southeast corner of 88th Avenue and County MH

and is legally described as follows: see attached

Tax Parcel Number(s): Part of 92-4-122-332-0103 and 92-4-122-332-0251 (old parcel #'s)  
new parcel #'s 92-4-122-332-0105, 0106, 0252 and 0253

- The property abuts or adjoins a State Trunk Highway  Yes  No
- The property abuts or adjoins a County Trunk Highway  Yes  No
- Municipal Sanitary Sewer is available to service said properties  Yes  No
- Municipal Water is available to service said properties  Yes  No

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 additional information that 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: CenterPoint Wispark Land Co. II, LLC

Signature: \_\_\_\_\_

Address: 1808 Swift Drive

Oak Brook, Illinois 60523

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip) \_\_\_\_\_

Phone: 630-586-8000

Fax: \_\_\_\_\_

Date October 17, 2014

**OWNER'S AGENT:**

Print Name: John Lass

Signature: \_\_\_\_\_

Address: 1808 Swift Drive

Oak Brook, Illinois 60523

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip) \_\_\_\_\_

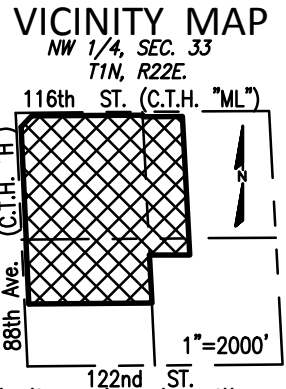
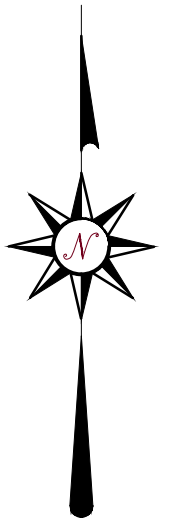
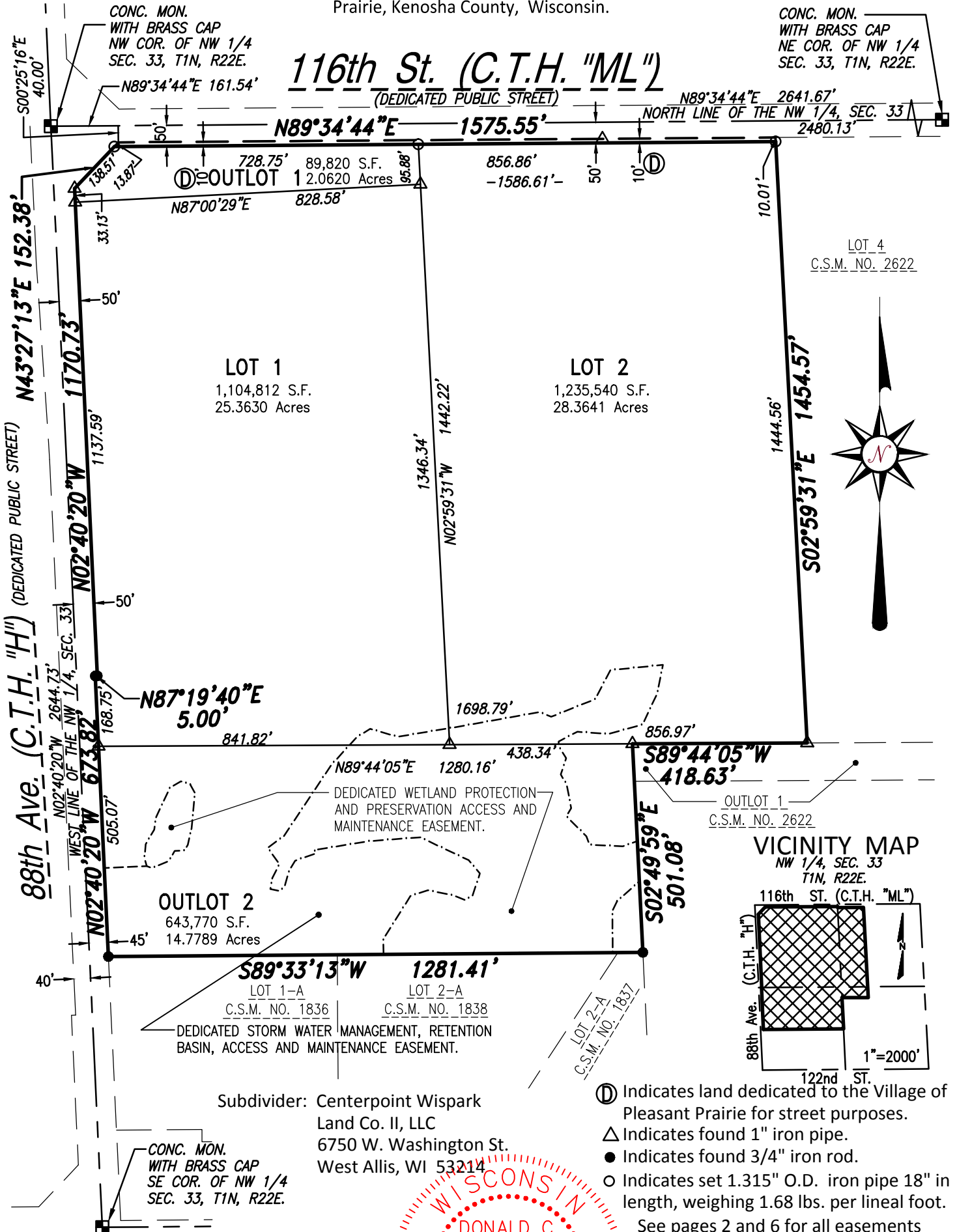
Phone: 630-586-8165

Fax: \_\_\_\_\_

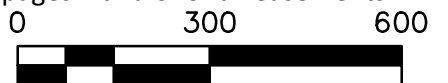
Date: October 17, 2014

# CERTIFIED SURVEY MAP NO.

A redivision of Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

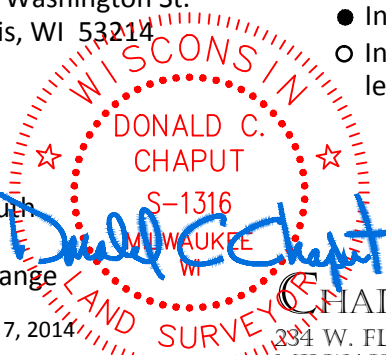


- ⊙ Indicates land dedicated to the Village of Pleasant Prairie for street purposes.
  - △ Indicates found 1" iron pipe.
  - Indicates found 3/4" iron rod.
  - Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.
- See pages 2 and 6 for all easements



GRAPHIC SCALE  
1" = 300'

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, bears N89°34'44"E.



October 7, 2014

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

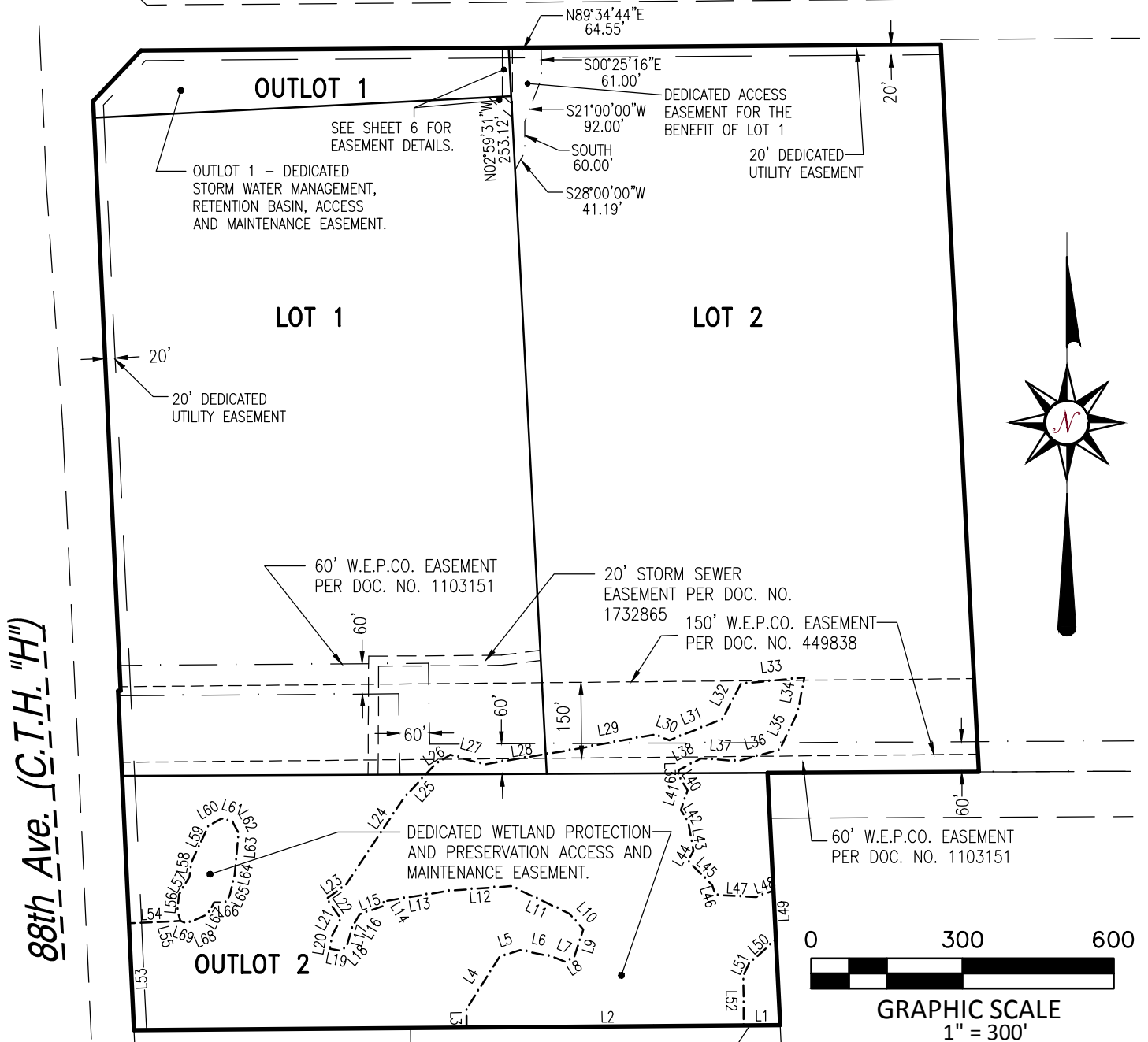
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

Drawing No. 1711-grb  
Sheet 1 of 7 Sheets

# CERTIFIED SURVEY MAP NO.

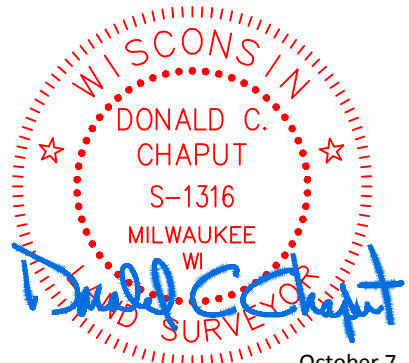
A redivision of Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

116th St. (C.T.H. "ML")



88th Ave. (C.T.H. "H")

WETLANDS DELINEATED BY WETLAND AND WATERWAY CONSULTING, LLC. ON JULY 13, 2009 AND FIELD LOCATED BY JSD, INC. ON JULY 16 & 17, 2009.



October 7, 2014

LINE	BEARING	DISTANCE
L1	S89°33'13"W	72.21'
L2	S89°33'13"W	549.65'
L3	N00°26'47"W	36.54'
L4	N32°12'26"E	122.41'
L5	N71°28'19"E	43.53'
L6	S78°32'51"E	65.22'
L7	S67°41'48"E	28.56'
L8	N56°47'37"E	20.53'
L9	N18°26'41"E	55.81'
L10	N40°52'43"W	41.91'
L11	N64°38'54"W	128.07'
L12	S85°43'07"W	123.37'
L13	S80°43'44"W	132.94'
L14	S29°27'18"E	8.70'
L15	S70°23'23"W	53.25'
L16	S30°55'30"W	27.02'
L17	S16°28'56"W	39.56'
L18	S42°15'25"W	15.76'
L19	N78°46'32"W	24.05'
L20	N09°45'53"E	26.60'
L21	N27°26'16"E	37.82'
L22	N36°05'21"W	48.40'
L23	N54°16'07"E	47.59'

LINE	BEARING	DISTANCE
L24	N33°38'39"E	205.03'
L25	N42°38'42"E	91.31'
L26	N57°48'00"E	37.47'
L27	S74°00'45"E	69.38'
L28	N80°29'18"E	166.58'
L29	N79°41'11"E	176.60'
L30	S69°17'24"E	31.63'
L31	N68°06'02"E	113.16'
L32	N27°50'15"E	78.79'
L33	N84°15'55"E	126.56'
L34	S11°08'16"W	69.47'
L35	S25°14'51"W	83.06'
L36	S74°47'39"W	85.56'
L37	N85°59'17"W	73.91'
L38	S62°35'30"W	50.39'
L39	S00°09'11"E	11.24'
L40	S31°58'53"E	34.05'
L41	S18°54'22"W	41.30'
L42	S31°17'12"E	28.22'
L43	S10°18'39"E	57.88'
L44	S29°40'25"W	22.47'
L45	S45°03'44"E	67.86'
L46	S19°00'42"E	21.18'

LINE	BEARING	DISTANCE
L47	S87°14'56"E	80.69'
L48	N69°53'49"E	36.58'
L49	S02°49'59"E	96.71'
L50	S47°59'26"W	71.96'
L51	S25°43'02"W	25.56'
L52	S00°26'47"E	99.74'
L53	N02°40'20"W	212.40'
L54	N87°19'40"E	101.80'
L55	N15°07'51"W	20.96'
L56	N05°47'11"E	32.47'
L57	N30°10'03"E	40.26'
L58	N08°40'09"E	30.28'
L59	N25°04'34"E	78.24'
L60	N60°03'49"E	30.34'
L61	S71°09'56"E	23.63'
L62	S28°34'13"E	23.74'
L63	S05°29'17"W	85.46'
L64	S13°22'16"W	39.63'
L65	S28°08'27"W	15.66'
L66	S87°59'25"W	23.87'
L67	S29°23'47"W	27.31'
L68	S66°41'32"W	44.58'
L69	N69°07'28"W	13.74'

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 1711-grb  
Sheet 2 of 7 Sheets

# CERTIFIED SURVEY MAP NO.

A redivision of Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

I, DONALD C. CHAPUT, a registered land surveyor, do hereby certify:

THAT I have survey, redivided and mapped Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

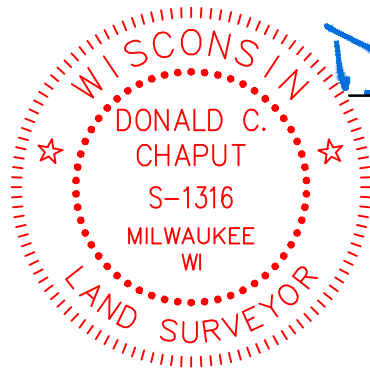
COMMENCING at the Northwest corner of the Northwest 1/4 of said Section; thence North 89°34'44" East along the North line of the Northwest 1/4 of said Section 161.54 feet to a point; thence South 00°25'16" East 40.00 feet to a point on the South line of 116th Street (C.T.H. "ML") and the point of beginning of the lands to be described; thence North 89°34'44" East along said South line 1575.55 feet to a point on the West line of Lot 4 in Certified Survey Map No 2622; thence South 02°59'31" East along said West line 1454.57 feet to a point on the North line of Outlot 1 in Certified Survey Map No 2622; thence South 89°44'05" West along said North line 418.63 feet to the Northwest corner of said Outlot; thence South 02°49'59" East along said West line and its extension 501.08 feet to a point marking the Northeast corner of Lot 2-A in Certified Survey Map No 1837; thence South 89°33'13" West along the North line of Certified Survey Maps No.s 1836, 1837 and 1838 a distance of 1281.41 feet to a point on the East line of 88th Avenue (C.T.H. "H"); thence North 02°40'20" West along said East line 673.82 feet to a point; thence North 87°19'40" East along said East line 5.00 feet to a point; thence North 02°40'20" West along said East line 1170.73 feet to a point; thence North 43°27'13" East along said East line 152.38 feet to the point of beginning.  
Containing 3,089,760 square feet or 70.9311 acres of land.

THAT I have made this survey, land division and map by the direction of Centerpoint Wispark Land Co. II, LLC, owner of said land.

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

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

DATE: October 7, 2014



*Donald C. Chaput*

DONALD C. CHAPUT

PROFESSIONAL LAND SURVEYOR S-1316

The following "Dedication and Easement Provisions" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

# CERTIFIED SURVEY MAP NO.

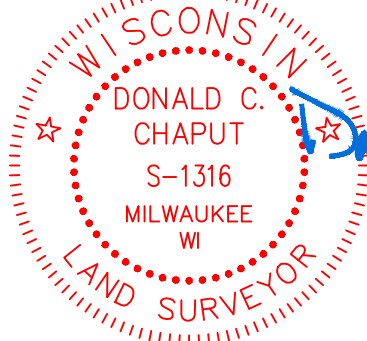
A redivision of Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.  
**LakeView 117 and 118 CSM**

## DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as a **Dedicated Public Street** on this Certified Survey Map (CSM) are hereby dedicated, given, granted and conveyed by Centerpoint Wispark Land Co. II" LLC, (the "Owner") to the Village of Pleasant Prairie, its successors and assigns (the "Village") 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 tree landscaping, 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 by the Owner of Lots 1 and 2 shown on this CSM which is adjacent to the Dedicated Public Street for the required 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 lane, if required by the Village or Kenosha County in the area between the roadway and the Lot. In the event of any conflict between the rights of the Village or Kenosha County under its fee interest in any of the Dedicated Public Street areas shown on this CSM and the rights of the Owner, or of the future Owners of the Lot(s), or of any Commercial Owners Association pursuant to the dedication retained herein, the rights of the Village shall be deemed to be superior.
2. Perpetual nonexclusive easements coextensive with the areas shown as a **Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement** on this CSM are hereby dedicated, given, granted and conveyed by the Owner to the Village for the Owner's private storm water drainage system improvements, storm water retention basin storage and conveyance, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities, in the event owner fails to perform its obligations in accordance with the restrictive covenants contained herein. This Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement shall be exclusive, except for the Owner's use, planting and irrigating, care and maintenance of the Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement area on Outlot 1 as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflicts between the rights of the Village pursuant to the Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement and the rights of any other persons or entities with respect to the Dedicated Easement, the Village's rights under this Easement shall be deemed to be superior.
3. A perpetual easement co-extensive with each area shown on this CSM as a **Dedicated Utility Easement(s)** are hereby dedicated, given, granted and conveyed by the Owner to We Energies, Ameritech and Time Warner Cable, Inc. and their respective successors and assigns collectively the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the lots shown on this CSM (and any lots subsequently divided from any such Lot with the approval of the Village) in accordance with the Village-approved plans and for any related ingress and egress. To the extent possible, all such utility and communication lines and facilities shall be installed underground. These utility easements specifically include the right to trim or cut trees, brush or roots as may be reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. These utility easements shall be exclusive, except for: (1) the corresponding utility easements dedicated herein to the other Utility and Communications Grantees; (2) such other easements as may be dedicated on this CSM with respect to the same area or any portion thereof; and (3) such use, planting, care and maintenance of the easement areas by the Owner of the Lots on which such easements are located as will not interfere with the improvements, uses and purposes of the Utility and Communications Grantees. No private buildings or structures shall be placed within the utility easement areas by the Owner of the Lots on which such easements are located; provided, however, Owner reserves to itself the right to construct, use, operate, maintain, repair, and replace over, across and under said utility easements water, gas and sewer lines, driveways, parking areas, fences and other facilities as will not interfere with the improvements, uses and purposes of the Utility and Communication Grantees. In the event of any conflict between the rights of the Utility and Communication Grantees pursuant to the utility easements with respect to the Dedicated Utility Easement areas and the rights of the Village in such areas, the rights of the Village shall be deemed to be superior.

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the public street areas to a vegetatively stabilized condition, the abutting Lot Owners shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public roadways without prior written approval of the Village and Kenosha County. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village and Kenosha County, to serve the public functions and purposes of the Village and Kenosha County in the public street area. In the event of any conflict between the rights of the Village and Kenosha County and the rights of the private utility, electric or communications company in such public street areas, the Village's and Kenosha County's rights shall be deemed superior.

4. Nonexclusive easements coextensive with each area shown as a **Wetland Protection and Preservation, Access and Maintenance Easement** area within Lots 1 and 2 and Outlot 2 on this CSM are hereby dedicated, given granted and conveyed by the Owner to the Village for wetland protection and preservation and maintenance purposes and uses and for related ingress and egress, in the event owner fails to perform its obligations in accordance with the restrictive covenants contained herein. Unless the Village exercises the rights granted to it pursuant to these easements, the Village shall have no obligation to do anything related to its rights under these easements.
5. Nonexclusive private easements coextensive with the areas shown as a **20' Watermain Easement for the Benefit of Lot 1** and a **20' Storm Sewer Easement for the Benefit of Lot 2** on this CSM are hereby dedicated, given, granted and conveyed by the Owner to the respective underlying Lot Owner and Tenants for the respective Lot Owner and Tenant's water main or storm sewer system improvements and related appurtenance installations, repairs, alterations, replacements, planting and maintenance activities and all related ingress and egress. The respective Lot Owner and Tenants for Lot 1 and Lot 2 shall coordinate all construction and maintenance activities within these Easement areas with the adjacent Lot Owner and Tenants so as to avoid conflicts during business operations. See Sheet 6 of this CSM for Easement Details.



*Donald C. Chaput*  
October 7, 2014

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 1711-grb  
Sheet 4 of 7 Sheets



# CERTIFIED SURVEY MAP NO.

A redivision of Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

## RESTRICTIVE COVENANTS

1. The Owner hereby covenants that Centerpoint Wispark Land Co. II, LLC (the "Owner") shall have the obligation of maintaining the **Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement** areas shown on this CSM in a functional, neat and nuisance free condition to handle storm water for Lots 1 and 2. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to re-establish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. The Owner further covenants that there shall be no structures, fences, gates, signs, berming or altering of the grade of the land within the Easement area which blocks, diverts or re-routes the drainage flow or which might interfere with the storm water function and flow, 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 Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner of Outlots 1 and 2, and shall benefit and be enforceable by the Village.

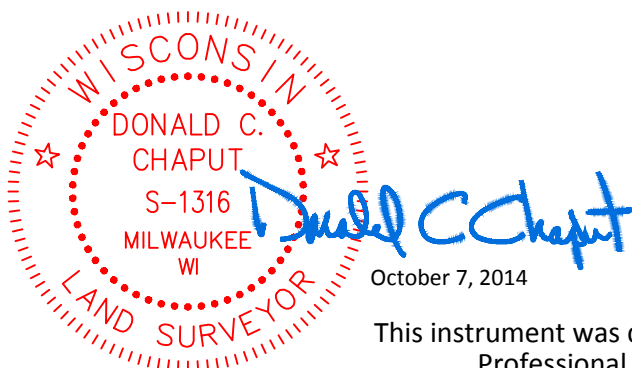
To the extent that the Village performs any such storm water drainage or retention basin related maintenance activities on the private Owner's Property and in the event owner fails to perform its obligations in accordance with the restrictive covenants contained herein, the Owner shall be liable for any costs incurred by the Village, which the Village may recover from such 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 these easement dedications.

2. The Owner hereby covenants that the Lots 1 and 2 and Outlots 1 and 2 Owners shall have the obligation of planting, maintaining and replacing the **Street Trees** located within the 88th Avenue and 116th Street right-of-way area shown on this CSM. Such 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 rights to maintain the public street improvements, unless approved by the Village. 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 of Lot 1 and 2, and shall benefit and be enforceable by the Village. The Owners shall be relieved of any maintenance obligations they may have as Owners of such Lots or Outlots or portions thereof, only to the extent that the Tenant/Occupant of the property performs the required and maintenance functions, without compensation, to the satisfaction of the Village.

To the extent that the Village performs any such street tree related maintenance activities and in the event owner fails to perform its obligations in accordance with the restrictive covenants contained herein, the Owners shall be liable for any costs incurred by the Village, which the Village may recover from such 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.

3. The Owner hereby covenants that each area shown as a **Dedicated Wetland Protection and Preservation, Access and Maintenance Easement** area within Lots 1 and 2 and Outlot 2 on this CSM shall be protected and maintained as a wetland protection and preservation area in that no filling, dredging, vegetation cutting, vegetation removal or other activities or conditions detrimental to its function as a wetland area shall occur without first obtaining written approval from the Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers and the Village. This covenant shall run with the land, shall be binding on the Owner, its successors, assigns and successors-in-title in their capacity as Owners of Lots 1 and 2 and Outlot 2 and shall benefit and be enforceable by the appropriate State or federal agency and the Village. The Owners shall be relieved of any protection or maintenance obligations they may have as Owners of such Lots or Outlot or portions thereof, only to the extent that the Tenant/Occupant of the property performs the required protection and maintenance functions to the satisfaction of the Village.

To the extent that the Village performs any such wetland maintenance activities and in the event owner fails to perform its obligations in accordance with the restrictive covenants contained herein, the Lots and Outlot Owners, respectively shall be liable for any costs incurred by the Village, which the Village may recover from such 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. Unless the Village exercises the rights granted to it in the Dedications and Easement Provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.



October 7, 2014

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

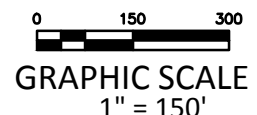
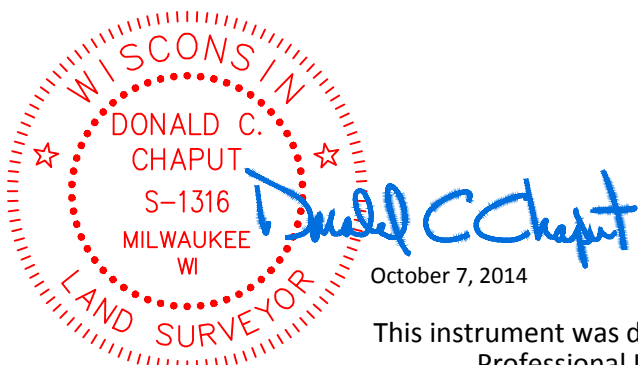
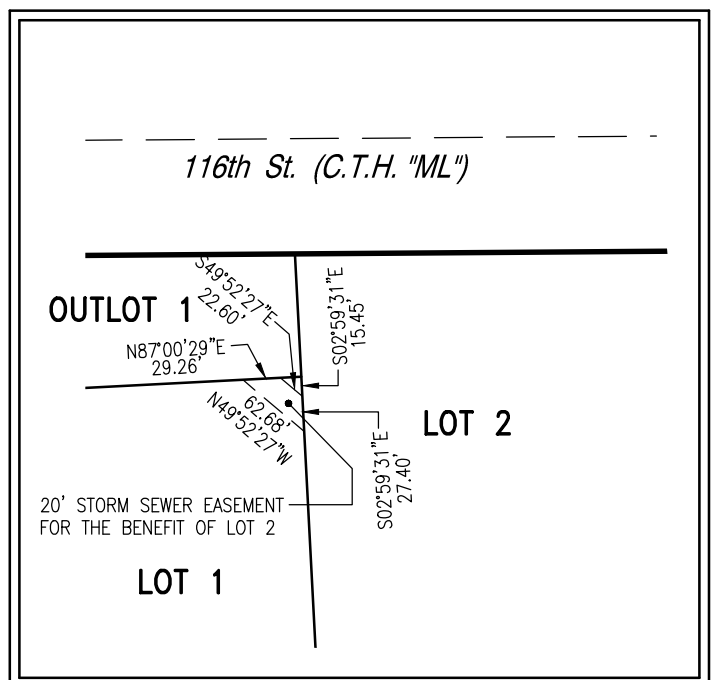
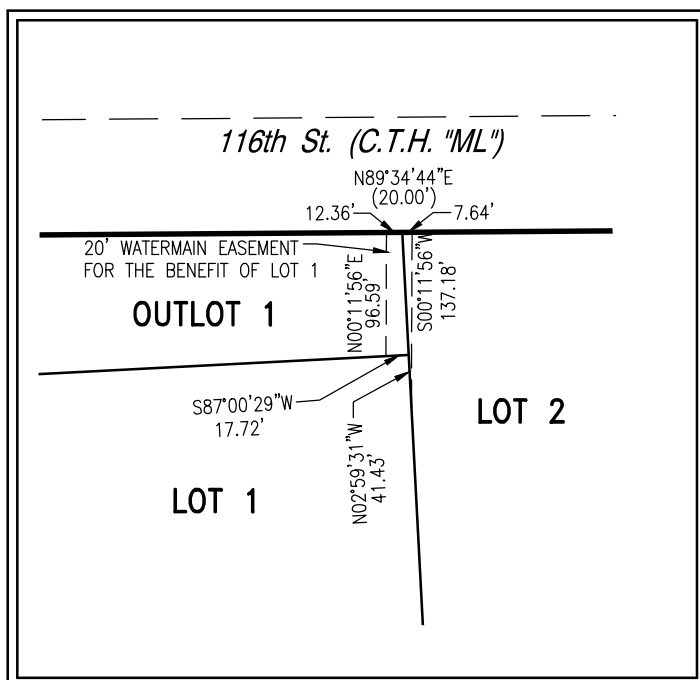
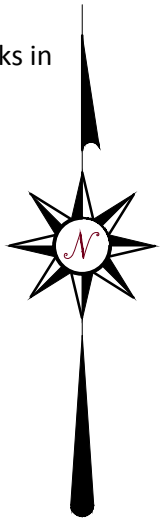
Drawing No. 1711-grb  
Sheet 5 of 7 Sheets

# CERTIFIED SURVEY MAP NO.

A redivision of Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

## STORM WATER DRAINAGE BASIN OPERATION AND MAINTENANCE PLAN

1. Operation and maintenance of the storm water drainage basins shall be provided by the Owner. Access to the basins are currently available on all sides and shall not be impeded.
2. The basins shall be inspected bi-annually for erosion of banks and sediment accumulation in the basin bottom. Any erosion of banks should be repaired and the disturbed area seeded/mulched. Sediment shall be removed once the average depth of the permanent pool in the retention basin is 3.5 feet. Upon determination that sediment removal is required, sediment shall be removed to provide a minimum depth of 5 feet for an area equal to 50% of the surface area of the permanent pool. Sediment accumulations shall be properly disposed of off-site in accordance with NR 500, Wis. Adm. Code. Any areas surrounding the basin that are disturbed during the sediment removal process shall seeded/mulched.
3. Banks of the basins shall be mowed on a regular basis during the growing season and litter removed monthly to prevent clogging of the outlet structure. Woody vegetation shall be removed from the banks in order to maintain access.
4. The outlet structures shall be inspected quarterly and checked for sediment accumulation in the bottom. Sediments shall be removed and disposed. The outlet structure grate opening should be inspected at each mowing during the growing season for blockage by litter and grass clippings. Any blockage shall be removed and disposed.
5. If required, weed and algae growth shall be controlled by an appropriate aquatic herbicide in accordance with WPDES Permit No. WI-0064556. Control of mosquitos and other flying insects by an appropriate pesticide shall be in accordance with WPDES Permit No. WI-0064581.



This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 1711-grb  
Sheet 6 of 7 Sheets



# CERTIFIED SURVEY MAP NO.

A redivision of Certified Survey Map No. 2762 in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

## OWNERS CERTIFICATE

Centerpoint Wispark Land Co. II, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Pleasant Prairie.

IN WITNESS WHEREOF, Centerpoint Wispark Land Co. II, LLC, has caused these presents to be signed by the hand of \_\_\_\_\_, President, on this \_\_\_\_ day of \_\_\_\_\_, 2014

In the presence of:

Centerpoint Wispark Land Co. II, LLC

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
Name:  
Title:

STATE OF WISCONSIN}  
                                  :SS  
\_\_\_\_\_ COUNTY}

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2014, \_\_\_\_\_ of Centerpoint Wispark Land Co. II, LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My commission expires. \_\_\_\_\_  
My commission is permanent.

## VILLAGE BOARD APPROVAL

Resolved that the Certified Survey Map located in Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, is approved by the Village Board of the Village of Pleasant Prairie.

\_\_\_\_\_  
John P. Steinbrink, Village President

\_\_\_\_\_  
Jane M. Romanowski, Village Clerk

## VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION APPROVAL

Resolved that the Certified Survey Map located in part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 33, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, is approved by the Village Plan Commission of the Village of Pleasant Prairie.

\_\_\_\_\_  
Thomas W. Terwall, Chairman



*Donald C. Chaput*

October 7, 2014

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 1711-grb  
Sheet 7 of 7 Sheets

- B. Consider the request of Michael and Randell Cenni owners of the property located at 11101 8<sup>th</sup> Avenue for approval of a **Lot Line Adjustment** between their property and the property to the north located at 11051 8<sup>th</sup> Avenue owned by the Cenni Revocable Trust (Lance and Susan Cenni Trustees).

**Recommendation:**

Village staff recommends that the Village Plan Commission send a favorable recommendation to the Village Board to approve the **Lot Line Adjustment** subject to the comments and conditions of the October 27, 2014 Village Staff Report.

## VILLAGE STAFF REPORT OF OCTOBER 27, 2014

Consider the request of Michael and Randell Cenni owners of the property located at 11101 8<sup>th</sup> Avenue for approval of a **Lot Line Adjustment** between their property and the property to the north located at 11051 8<sup>th</sup> Avenue owned by the Cenni Revocable Trust (Lance and Susan Cenni Trustees).

*The properties located at 11101 8<sup>th</sup> Avenue (93-4-123-304-1746) owned by Michael and Randell Cenni and 11051 8<sup>th</sup> Avenue (93-4-123-304-1752) owned by the Cenni Revocable Trust (Lance and Susan Cenni Trustees) are proposed to be adjusted. Specifically, approximately 52 feet of the rear (east) of the property at 11101 8<sup>th</sup> Avenue is being transferred and added to the property at 11051 8<sup>th</sup> Avenue. This portion of the property being transferred has a detached garage with an attached deck.*

Pursuant to the plat of survey it appears that the existing driveway at 11051 8<sup>th</sup> Avenue encroaches onto the property at 11101 8<sup>th</sup> Avenue. It is recommended that either the owners saw cut the driveway at the property line so that the driveway is entirely on the property at 11051 8<sup>th</sup> Avenue or the owners shall prepare an easement with the maintenance responsibility identified. Said document shall be executed and recorded at the Kenosha County Register of Deeds Office to allow the driveway encroachments and to ensure that there are no issues in the future when lands are transferred to new owners.

All properties are zoned R-6, Urban Single Family Residential District which requires lots to be a minimum of 6,000 square feet. After the adjustment all lots will continue to meet the minimum lot area of the R-6 District and the detached garage will meet the required setbacks to the new lot line.

The Lot Line Adjustment and will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

### **The Village staff recommends approval of the Lot Line Adjustment subject the following conditions:**

1. The driveway shall be saw cut and removed from the property at 11101 8<sup>th</sup> Avenue or an easement with maintenance responsibilities shall be granted from the owner of 11101 8<sup>th</sup> Avenue to the owner of 11051 8<sup>th</sup> Avenue. This easement document shall be recorded at the Kenosha County Register of Deeds Office. Whichever option is pursued the Plat of Survey shall be amended to show that no driveway encroachment or the location of the easement.
2. The revised Plat of Survey shall be submitted to the Village for proper signatures.
3. Upon Village signatures on the revised Plat of Survey, the owner is responsible to record the proper transfer documents with the revised Plat of Survey as an Exhibit with the Kenosha County Register of Deeds Office within 30 days of final Village approval.

10-20-2014

We are requesting a lot line adjustment  
to transfer the fifty (approx) feet  
of my lot to the lot at  
11051 ADDRESS owned by Lance Cenni

Michael Cenni  
800 111th ST  
W.P. WI

262 694-7920

MCENNI@WI.RR.COM

THIS PREAMBLE TO PRECEDE EACH OF THE 3 FOLLOWING LEGAL DESCRIPTIONS  
 Part of the Southeast Quarter of Section 30. Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County Wisconsin and being more particularly described as:

DESCRIPTION # 1  
 PARCEL TO BE DETACHED FROM PARCEL NO. 93-4-123-304-1746 & ADDED ON to PARCEL NO. 93-4-123-304-1752

Beginning at the southeast corner of Lot 34 in Block 7 of Carol Beach Estates Unit No. 1, a plat of record on file at the Kenosha County Land Registry; thence S81°11'04"W along and upon the southerly line of said Lot 51.91 feet; thence N5°26'56"W 67.80 feet and the the center-line of a vacated foot path so vacated by document No. 991545; thence S88°57'E along and upon the center-line of said vacated foot path and its extension easterly 85.56 and to the easterly line of Parcel "A" in said Carol Beach Estates Unit No. 1; thence S2°04'E along and upon the east line of said Parcel "A" 56.52 feet; thence S81°11'04"W 30.21 feet to the southeast corner of said Lot 7 and the point of beginning.

DESCRIPTION # 2  
 REMAINDER OF PARCEL NO. 93-4-123-304-1746, AFTER PORTION DETACHED

Beginning at the southwest corner of Lot 34 in Block 7 of Carol Beach Estates Unit No. 1, a plat of record on file at the Kenosha County Land Registry; thence northerly 95.87 feet along the arc of a circular curve concave to the east, said curve having a central angle of 15°45'29", a radius of 348.56 feet and a chord which bears N4°48'22"E a distance of 95.56 feet and to the center-line of a vacated foot path so vacated by document No. 991545; thence S88°57'E along and upon the center-line of said vacated foot path 186.57 feet; thence S5°26'56"E 67.80 feet and to the southerly line of said lot 7; thence S81°11'04"W along and upon the southerly line of said Lot 203.24 feet and to the point of beginning.

DESCRIPTION # 3  
 COMPOSITE DESCRIPTION OF PARCEL NO. 93-4-123-304-1752 INCLUDING PARCELS ATTACHED THERETO

Beginning at the northeast corner of Lot 36 in block 7 of Carol Beach Estates Unit No. 1, a plat of record on file at the Kenosha County Land Registry; thence S89°51'27"E along the north line of Parcel "A" in said Carol Beach Estates Unit No. 1 30.02 feet; thence S2°04'E along and upon the east line of said Parcel "A" 203.93 feet; thence S81°11'04"W along and upon the southerly line of Lot 34 of said subdivision and its extension easterly 82.12 feet; thence N5°26'56"W 67.80 feet and to the center-line of a vacated foot path so vacated by document No. 991545; thence N88°57'W along and upon the center-line of said vacated foot path 186.57 feet and to the easterly line of 8th Avenue; thence N51°23'19"W along the southerly portion of vacated 8th Avenue 40.01 feet and to the center-line of said vacated 8th Avenue; thence N25°44'12"E along said center line 142.00 feet; thence S89°51'27"E along and upon the north line of of said Lot 36 and its extension westerly, 172.94 feet and to the northeast of said Lot 36 and the point of beginning.

MARESCALCO COUNTYWIDE SURVEYING, INC.  
 1120 80TH STREET KENOSHA, WI 53143  
 (262) 654 6809 FAX (262) 654 1120



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

Wisconsin Registered Land Surveyor

October 22, 2013 Revised 9/30/14

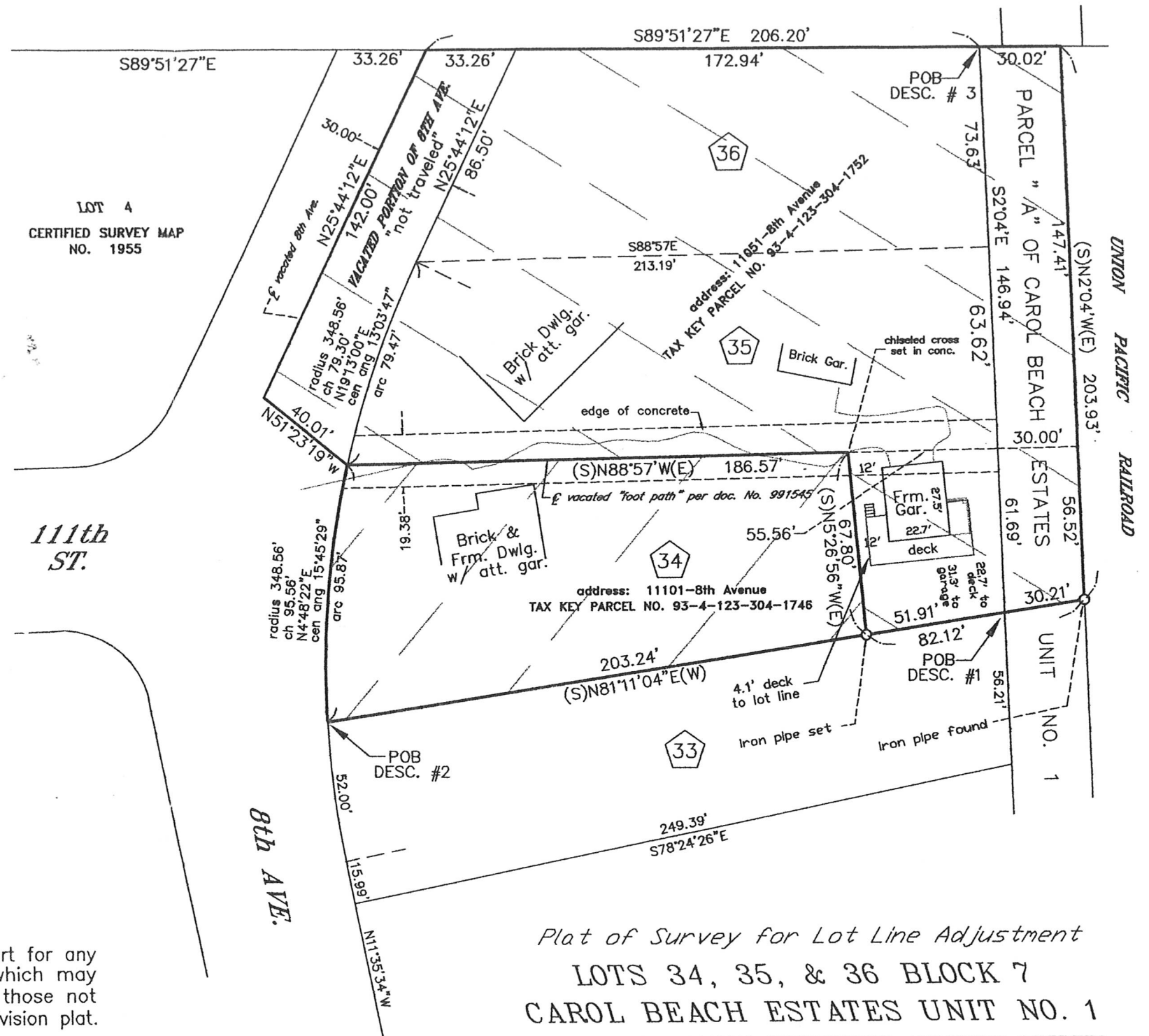
Refer to a current title report for any easements or restrictions which may affect this site; specifically those not shown on the recorded subdivision plat.

This Lot Line adjustment Map has been submitted to and approved by the Village Board of the Village of Pleasant Prairie on this ..... day of ....., 2014.

THOMAS W. TERWALL Plan Commission Chairman

JANE M. ROMANOWSKI Village Clerk

JOHN P. STEINBRINK Village President



Plat of Survey for Lot Line Adjustment  
 LOTS 34, 35, & 36 BLOCK 7  
 CAROL BEACH ESTATES UNIT NO. 1  
 INCLUDING ADDITIONAL PROPERTIES ADJACENT THERETO

in SE1/4 Section 30-1-23  
 VILLAGE OF PLEASANT PRAIRIE  
 KENOSHA COUNTY, WIS.

-for-  
 Michael Cenni

BEARINGS SHOWN HEREON REFER TO THE RECORDED PLAT - CAROL BEACH ESTATES UNIT NO. 1

- C. Consider **Plan Commission Resolution #14-15** to initiate amendments to the Village Comprehensive Plan and to the Zoning Map for the vacant property generally located on 3<sup>rd</sup> Avenue at the 11300 block known as Lot 20 of Block 16 in Carol Beach Estates Subdivision Unit #2 and further identified as Tax Parcel Number 93-4-123-304-0085 as a result of a wetland staking being completed.

**Recommendation:** Village staff recommends that the Plan Commission approve **Plan Commission Resolution #14-15** as presented at the October 27, 2014 meeting.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION #14-15**

**RESOLUTION TO INITIATE A COMPREHENSIVE PLAN AMENDMENT AND  
A ZONING MAP AMENDMENT**

**WHEREAS**, on August 24, 2012 the Village received an application from Ms. Susan Weyers, on behalf of the property owner, Johnson Bank to re-delineate the wetlands on the vacant property generally located on 3<sup>rd</sup> Avenue at the 11300 block known as Lot 20 of Block 16 in Carol Beach Estates Subdivision Unit #2 and further identified as Tax Parcel Number 93-4-123-304-0085; and

**WHEREAS**, on October 4, 2012, the Southeastern Wisconsin Regional Planning Commission biologist conducted a wetland staking on the property; and

**WHEREAS**, on September 24, 2014 the Village received the attached letter (**Exhibit 1**) from SEWRPC approving the plat of survey shown on **Exhibit 2**; and

**WHEREAS**, in accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon completion of a wetland staking the 2035 Land Use Plan Map 9.9 shall be amended to reflect the aforementioned wetland staking; and

**WHEREAS**, in accordance with the Village of Pleasant Prairie Zoning Ordinance C-1, Lowland Resource Conservancy District requirements in effect, the Plan Commission shall initiate the appropriate action to change the Zoning Map to conform to the wetland delineated Plat of Survey.

**NOW THEREFORE, BE IT RESOLVED**, by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions to amend the 2035 Land Use Plan Map 9.9 and the Official Zoning Map, as it relates to the wetland staking completed on said property.
2. That the proposed amendments are hereby referred to the Village staff for further study and recommendation.
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed change in the Zoning Map, but rather, is only initiating the process by which the proposed change in the Zoning Map can be promptly evaluated.
4. That the public participation plan for this rezoning as initiated by the property owner will be the required 30 day public notice and the required public hearing pursuant to Chapter 390 of the Village Municipal Code entitled, "Comprehensive Plan".

**Adopted this 27<sup>th</sup> day of October 2014.**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

\_\_\_\_\_  
Donald Hackbarth  
Secretary

\_\_\_\_\_  
Thomas W. Terwall  
Plan Commission Chairman

Date Posted: \_\_\_\_\_

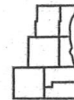
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 • TELEPHONE (262) 547-6721  
FAX (262) 547-1103



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September 24, 2014

Ms. Peggy Herrick  
Assistant Planner and Assistant Zoning Administrator  
Village of Pleasant Prairie  
9915 - 39th Avenue  
Pleasant Prairie, WI 53158

Re: SEWRPC No. CA-106-412

Dear Ms. Herrick:

This will respond to your letter of September 3, 2014, requesting the Commission staff to review the boundaries of the wetland placed on the plat of survey for the Johnson Bank property (Tax Parcel No. 93-4-123-304-0085, Lot 20 of Block 16 of the Carol Beach Estates Subdivision Unit #2). The property is located in parts of the Southwest and Southeast one-quarters of U. S. Public Land Survey Sections 29 and 30, respectively, Township 1 North, Range 23 East, Village of Pleasant Prairie, Kenosha County, Wisconsin. The subject plat was prepared by Jeffrey K. Rampart, Registered Land Surveyor, of J.K.R. Surveying, Inc. As you know, the boundaries of the wetland were staked in the field by the Commission staff on October 4, 2012.

Review of the plat of survey indicates that the wetland boundary has been properly surveyed and correctly depicted on the proposed plat of survey.

Should you have any questions regarding this information, please do not hesitate to call.

Sincerely,

Kenneth R. Yunker, P.E.  
Executive Director

KRY/DMR/CJJ/pk  
CA106-412 JOHNSON BANK PROPERTY SURVEY REVIEW LETTER (00220762).DOCX

cc: Ms. Susan Weyers, Johnson Bank  
Mr. Jeffrey K. Rampart, J.K.R. Surveying, Inc.  
Ms. Elaine Johnson, Wisconsin Department of Natural Resources  
Ms. Marie H. Kopka, U.S. Army Corps of Engineers

Wde-09



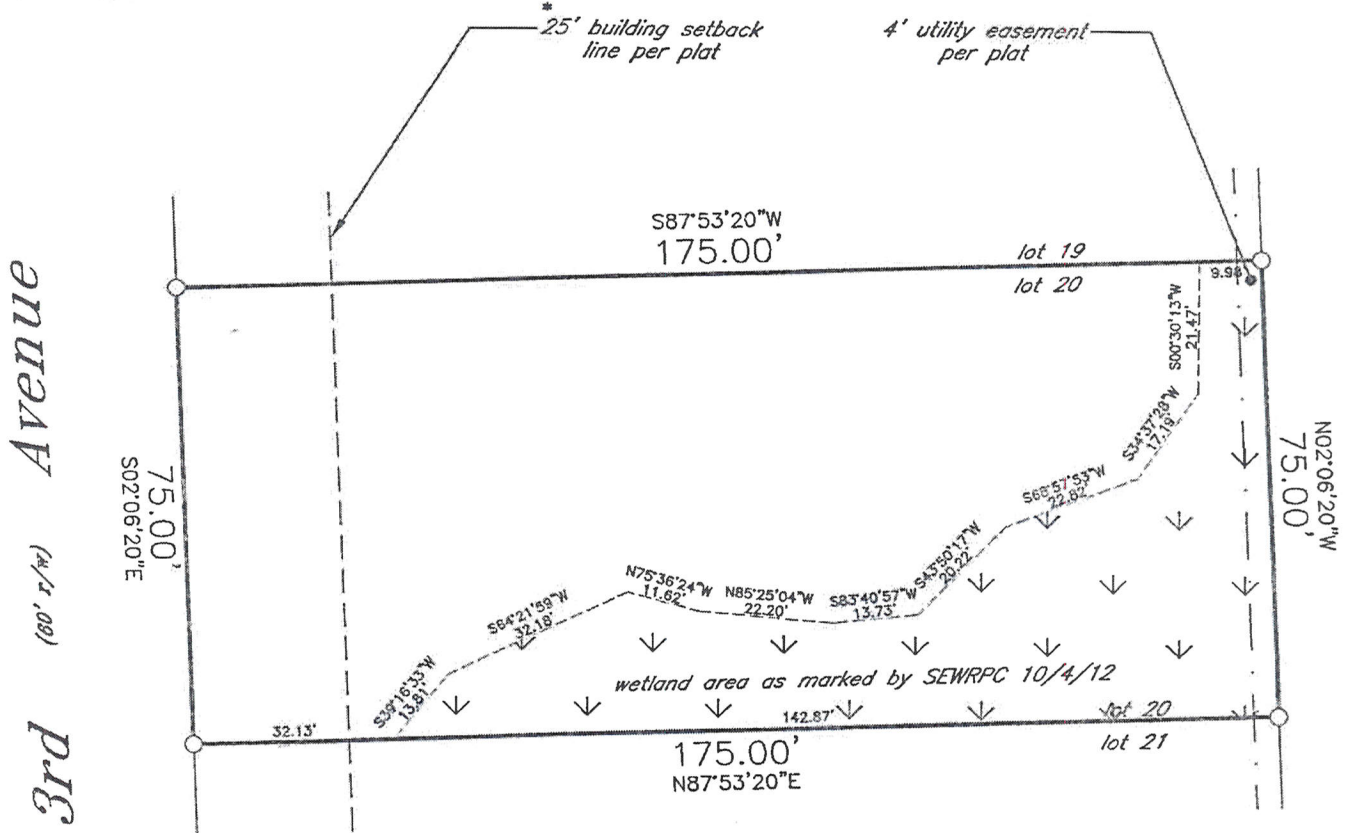
# Exhibit 2

RECEIVED  
AUG 27 2014  
Village of Pleasant Prairie

address: 11335 - 3rd Avenue

denotes iron pipe

Scale  
1" = 30'



LEGAL DESCRIPTION OF WETLAND AREA: Part of Lot 20 Block 16 in Carol Beach Estates Unit No. 2, a plat of record; lying and being in part of the Southeast Quarter of Section 30, Town 1 North, Range 23 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as: Commencing at the southwest corner of said lot; thence N87°53'20"E along the south line of said lot, 32.13 feet to the point of beginning of the wetland area to be herein described; thence continue N87°53'20"E along said south line 142.87 feet to the southeast corner of said lot; thence N02°06'20" along the east line of said lot, 75.00 feet to the northeast corner thereof; thence S87°53'20"W along the north line of said lot, 9.98 feet; thence S00°30'13"W 21.47 feet; thence S34°37'28"W 17.19 feet; thence S68°57'53"W 22.82 feet; thence S43°50'17"W 20.22 feet; thence S83°40'57"W 13.73 feet; thence N85°25'04"W 22.20 feet; thence N75°36'24"W 11.62 feet; thence S64°21'59"W 32.18 feet; thence S39°16'33"W 13.81 feet to the south line of said lot and the point of beginning; containing 3,875 square feet, 0.09 acre, more or less.

tax key no.: 93-4-123-304-0085

\* May be superseded by local ordinance

Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

J.K.R. SURVEYING, INC.  
8121 22ND AVENUE  
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

*[Signature]*

Reg. Land Surveyor  
October 18, 2012

Plat of Survey of  
 LOT 20 BLOCK 16 IN  
 CAROL BEACH ESTATES UNIT NO. 2  
 in SE1/4 Section 30-1-23  
 CITY OF KENOSHA  
 KENOSHA COUNTY, WIS.  
 -for-  
 Johnson Bank