

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
SEPTEMBER 28, 2015**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the September 14, 2015 Plan Commission Meeting.
4. Correspondence.
5. Citizen Comments.
6. Continued Business.
  - A. **PUBLIC HEARING AND CONSIDERATION OF A PLAN COMMISSION RESOLUTION #15-17 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** to consider the request of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on 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.
7. New Business.
  - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-18 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** 1) to amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266); 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.
  - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT:** to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

- C. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76<sup>th</sup> Street and 91<sup>st</sup> Avenue within the Prairie Ridge development.
- D. Consider approval of a **Certified Survey Map** to subdivide the property generally located at the northwest corner of 76<sup>th</sup> Street and 91<sup>st</sup> Avenue within the Prairie Ridge development into two (2) parcels.

8. 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 14, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on September 14, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Donald Hackbarth was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE AUGUST 10, 2015 PLAN COMMISSION MEETING.**

Jim Bandura:

So moved.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JOHN BRAIG TO ADOPT THE MINUTES OF AUGUST 10TH AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**

Jean Werbie-Harris:

I have one piece of correspondence, and it is to make the Plan Commission and others aware of a public informational or involvement meeting for Tuesday, September 22, 2015 from 5 to 7 p.m.

And this is a public informational meeting that is being held by the Wisconsin Department of Transportation. It's for the future intersection design for Highway 32 and Highway 165. Just to note that anyone can stop in at any time between 5 and 7 to review the proposed alternatives and provide comments to the WISDOT staff regarding the future project at that intersection. The informational meeting is going to be held at the Pleasant Prairie Renaissance School at 10450 72nd Avenue in Pleasant Prairie.

Tom Terwall:

That's it, Jean?

Jean Werbie-Harris:

Yes.

## **5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you save your comments until that public hearing is held. However, if you're here for any item not a public hearing or you wish to raise an issue not on the agenda now would be your opportunity to do so. We would ask that you step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

## **6. NEW BUSINESS**

### **A. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to amend the definition of a gasoline station and to create a definition for a truck stop and/or truck service facility in Section 420-152 of the Village Zoning Ordinance.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item A is a public hearing and consideration of a zoning text amendment to amend the definition of a gasoline station and to create a definition for a truck stop and/or truck service facility. This is in Section 420-152 of the Village Zoning Ordinance which pertains to zoning definitions.

On June 8, 2015, the Village Plan Commission adopted Resolution #15-13 to initiate amendments to the Village Zoning Ordinance to re-evaluate and amend the Zoning Ordinance Section 420-152. And this is related to definitions for the gasoline station and a truck stop and/or a truck service facility.

Currently gasoline stations are allowed in the several zoning districts with the approval of a conditional use permit, and a truck stop and/or truck service facility is specifically listed as a prohibited use in the Village Zoning Ordinance. A definition is being created to clarify what a truck stop and/or a truck service facility.

The definition of a Truck Stop and/or Truck Service Facility is being created to read:

Truck stop and/or truck service facility is a facility that provides services to the trucking industry including, but not limited to, any of the following activities: fueling, servicing, repairing, or parking of semi-trucks or tractor trucks with or without trailers or other similar heavy commercial vehicles; the sale of accessories and equipment for such semi-trucks, tractor trucks or similar heavy commercial vehicles; and/or truck washes. A truck stop may also include overnight or extended time truck parking, sleeping accommodations, showers, weight scales or restaurant facilities for the use by truck crews.

In addition, the definitions for a gasoline station is being amended, and only that area that's identified or highlighted in your comments with yellow or in red on the screen is the only change that's being made for this definition.

A gasoline station is a facility limited to the retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aides and minor automobile accessories and not including vehicular servicing, such as, but not limited to, oil changes, engine or body repairs or painting of vehicles. Then the new section of this definition or the new sentence that was added, a gasoline station is not a truck stop and/or truck service facility as defined in this ordinance.

And then I just wanted to clarify a couple of things. The Village Zoning Ordinance expressly states provisions for prohibited uses in the business districts. For example, it states that in the B-4, Freeway Service Business District, 420-121 G prohibited uses, uses that are not specifically allowed in the B-4 District by this chapter are prohibited in the B-4 District. As such, since a truck stop/truck service facility is not listed as a permitted use or a condition use, they are considered prohibited uses.

So the proposed amendments for the definitions of gasoline station and a truck stop/truck service facility serve to refine the dictionary definitions. The proposed definitions do not change the uses allowed or prohibited within a particular commercial zoning district of the Village Zoning Ordinance. The definitions clarify what a gasoline station is and it isn't. So with that I'd like to continue the public hearing on this matter.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? Yes, sir, Mr. Franke.

Jerry Franke:

Good evening, Jerry Franke, WisPark, LLC, 301 West Wisconsin Avenue, Milwaukee, Wisconsin. We own land out by the interstate. And a question first if I may for Jean Werbie. Jean, I didn't get a chance to go through the zoning ordinance. Do you have a definition of a convenience store?

Jean Werbie-Harris:

We do.

Jerry Franke:

Okay, you don't have to give it to me, I just wanted to know. I've got to tell you as I read through this I felt like I was stepping back into the 1950s. I haven't seen either a pure truck stop or a pure gasoline station built in years. They're usually a convenience store that offers gasoline as part of their service. So I would ask the Plan Commission if they would give consideration to deferring action on this and perhaps considering something that I'll label an auto truck fueling station which would allow for minimal fueling of semi-trailers or pumps, no onsite parking, no scales, no restaurant. It would be like most convenience stores we've seen with accommodation for minimal semi fueling. There's a very good operator in this area that would like to do one of those. They have an example of those throughout southeastern Wisconsin.

The truck traffic on 165 is getting very heavy. I spent a couple hours one morning walking around LakeView West out by the interstate, and I was flabbergasted by the number of semi trucks. We have talked to companies like Uline. They would like to see this kind of service available.

And, finally, you guys have spent an inordinate amount of time battling with the gentleman who runs the BP Amoco station. The best thing you can do to get him to straighten up his act is to provide some competition there. And unfortunately as we've been looking around for people to operate a facility there, there isn't anybody that isn't willing to do it if you can't do at least some fueling stations for trucks.

I've been here since the Flying J controversy was going on. I've been on a plane trip with Mike down to St. Louis when we rode out in a blizzard to see what a Flying J looked like. It just reinforced that that's not something we want here. But I think a hybrid definition could be developed for an auto truck fueling station and would include some convenience store opportunities. I would hope that some consideration could be given to that. Otherwise we will be coming back and asking for the Plan Commission to consider a revision to the zoning ordinance. It just seems like we could kill two birds with one stone. Any questions I'd be happy to answer them.

Tom Terwall:

Thanks.

Michael Serpe:

Jerry, while you're still there you said four trucks. What would you do with any that want to stage, weight, how would you handle those?

Jerry Franke:

Well, that's going to be the challenge That's why we've got it placed in further in the land on the north and east side of the frontage road. That could be a challenge. I'd be the first to admit that. That's why we would ideally like to see a little larger site, but that's been kind of not denied because obviously the staff can't, but the staff doesn't really want parking on the lot.

Jim Bandura:

Jerry, how many acres is that?

Jerry Franke:

Well, the site that they're looking at right now is about five acres. And that allows for maneuvering and things like that. So there would be some stacking ability for trucks on the site. That wouldn't have to be on the street. But we all know we all go to work in the morning and see the semis parked on the ramps. We see them parked on the frontage roads. It's either a police activity where you tell them to move on or you suffer through with it. So far most municipalities have chosen to suffer through with it.

Jim Bandura:

Is there anything else available, a larger size lot to accommodate that?

Jerry Franke:

We can make it any size you want it. We've got about 12 acres to the southeast of the pond that's there. We're probably going to have to reconfigure that pond anyway because of some of the connections we'd like to make through that. We've developed a rough conceptual site plan. Right now they're more concerned about what the services are they can provide. And like I said nobody will come in with just a pure car or automobile filling station.

Tom Terwall:

Jerry, are you familiar with the stop at 142 and --

Jerry Franke:

Yeah.

Tom Terwall:

What would you consider that to be? Would you consider that a truck stop or --

Jerry Franke:

I've only stopped there once, and I couldn't get over how busy it was. There was a lot of parking there and things like that. I guess the one that we looked at that is closer to what we wanted originally was the Kwik Trip at Highway 20 in Racine. But that was a two phase development, so it wasn't done as an integrated facility. There's a great facility out on Highway F in Pewaukee. Actually the service station that they would like to consider here is in Burlington, so it's a hop, skip and a jump over there to Buick. We just feel that the need for the park and for people using the highway, and this is Freeway Service Retail, would benefit from this kind of facility here. Plus we think it would also help us to attract a restaurant, not as part of this, but a sit down restaurant, maybe a Bob Evans or something like that. I mean we don't know that, but I'm just trying to give you something to picture as we talk about it. But I do feel that through

working with the planning staff that we could come up with a hybrid that wasn't either one of these things here.

Tom Terwall:

Jean, if this were to be adopted are there any places in the Village that that traffic would be allowed?

Jean Werbie-Harris:

Where a truck stop or a truck service facility would be allowed?

Tom Terwall:

Right.

Jean Werbie-Harris:

No, not currently. There was a very conscious decision made by the Plan Commission back in 2002-2003 over that year and a half when we rewrote all of the zoning district regulations for the commercial districts in the Village of Pleasant Prairie. And at that time there was a very conscious decision and a direction by the Plan Commission and the Board that we would not be permitting truck stop/truck service facilities. It's for that reason that we wrote the district regulations the way we did, and if it's not expressly permitted and outlined as a permitted use or a conditional use then it would be expressly prohibited.

And so what we're trying to do this evening is just to clarify what a truck stop is, but it's not listed as a permitted or conditional use now. So we're not changing the uses of the districts or the ordinance tonight. What we're doing is just clarifying what normally we would just refer to as a dictionary definition because that's where we go to when we don't have a specific definition listed in our zoning ordinance.

There is a definition for a gasoline station, we do have one for a convenience store. But at the time I guess we were thinking that it was very clear that any type of facility that services trucks would be a truck related facility. And we made at that time a decision that we would not be allowing those in the Village. So what Jerry is asking for is that we really would need to rewrite the district regulations to allow them as either a permitted or a conditional use within one of the districts if that's the request.

Jerry Franke:

Can I just point something out? For instance, looking at the current definition of the truck stop and truck service facility I was trying to modify a definition using that as the basis for it. And I started out by saying a facility that provides any of the following activities: Fueling, and then I blanked it out until it says convenience. We're not here, we are not here asking for a truck stop. To me there's plenty of truck stops in the area whether it's the Petro place up on Highway 20, TA down on Russell Road, others around the region. We're looking for something that is a hybrid between a fueling station and a convenience store that happens to provide services to semi trucks. Jean, do you know if we'd be creating any nonconforming uses by going with this definition?



Jean Werbie-Harris:

Would I be creating a nonconforming use?

Jerry Franke:

Would this ordinance create. Because to me Truesdell has this already, a truck fueling station. So it seems to me they would become a nonconforming use which somebody might want to tell them about.

Jean Werbie-Harris:

They currently are. One of the things that they eliminated at their facility was truck parking, and we did that back maybe mid 2000s when they remodeled. That was eliminated at that time. But, yes, they're a legal nonconforming.

Jerry Franke:

I'd be happy to answer any questions. Again, we will be coming to the Plan Commission with a proposal. Just thought we could at least talk about this and give it some thought. Thank you.

Michael Serpe:

A couple weeks ago Jerry approached the CDA and just requested that we work together on a couple things. It was in a public setting. And I hear Jerry tonight asking for the four. And if I knew that it would be just the four without eight or ten staging and waiting I'd say we wouldn't have a problem. If there's a way we can work this out maybe it could work. But I really don't see how it's going to really work with just a four truck fueling area and not having anybody waiting in line down frontage road and everywhere else. If that could be worked out it might work, but I don't see how it could.

Jean Werbie-Harris:

Again, the petition is not before us this evening. So we need to really just focus in on the definition and whether or not we're looking to change it or not.

Wayne Koessl:

I think there's some merit to looking into this. And maybe that could be referred to staff to work with Jerry to see how you could come up with that kind of solution.

Mike Pollocoff:

Mr. Chairman, as Jean said, the issue before us tonight is this one specific change. And what Jerry is asking for and what he's indicating either way he's going to come back with a petition to change the ordinance. My recommendation is if the Commission has questions about whether or not a truck stop or a truck use or truck fueling or whatever we're going to call it should be put in or allowed, I think that two things probably should happen. One is they've been talking to the

staff for over a year about it now, and it's had several iterations. I'd encourage them to submit a proposal that says what it is they want.

But secondly I think what Jean indicated was the work that we did back in 2002-2003 if you think back we had just come out of spending significant funds, money to ensure that there were no truck stops that were located in that area. We've been in court. We did everything we could to make sure we could limit it. And we, in fact, did that right up to the point where the Abbott Labs property was purchased. So that's been a policy that's been held by the Plan Commission for quite some time. And I think that to modify it on the fly tonight without really having any research or a substantive petition before the Commission to be done I think it kind of short shrifts everything that has been done up to this point.

I don't have a problem with tabling this. That's not an issue. But I think my assumption is you'd want the staff to prepare a report to the Commission on the impact of this modification and what it's done rather than just saying let's take a look at doing this and we're on our way. Because I think that we, in fact, don't have a petition in front of us. We don't have a plan in front of us. We've had a series of plans of different iterations, and we've gone through a process where none of these has come to the Plan Commission for any policy consideration. And the staff is in a position right now where we're enforcing -- that's the ordinance that we're dealing with that we're interpreting is that it's not a permitted use anywhere. There's no gradation to it either.

Maybe the ending result is we think if the Plan Commission decides that four truck fueling stations or fueling pumps or bays and whoever can stack up behind it is acceptable for a land use then that ends up being the gradation. Or maybe it's not that or maybe it's something more than that. But none of that effort of work is really filtered to a point where I'd be comfortable making a policy recommendation at this point.

Jerry Franke:

All we're asking for is we think it should go together rather than argue, not argue, but deal with the ordinance tonight or look at adding a third one which is the hybrid solution. We are not proposing this to be on the corner of the frontage road and 165. It would be further to the northwest nearer the retention pond as it exists now. So it won't be directly in your wheelhouse as you're driving into the park.

Tom Terwall:

I'm speaking for myself only. The last thing I want to see if a Flying J. I don't think we want to go through that again.

Jerry Franke:

No, we don't.

Tom Terwall:

But if we approved two million square feet of warehouse for Uline and all the other warehouses those guys got to be able to buy fuel somewhere. And I can definitely support a hybrid situation that's not a truck stop but is a fueling location where semis can get fuel and get back on the road.

Jean Werbie-Harris:

Again, that's not being considered this evening.

Tom Terwall:

I understand that.

Jean Werbie-Harris:

And that discussion should really not take place at this point.

Tom Terwall:

Okay.

Wayne Koessl:

I don't want to see a truck stop either because we went through the Flying J 20 years ago, 27, okay. And I think the request has merit. What would be the issue if we table this so you can work together to come with blending this, to have WisPark, LLC come up with their plan and sit down with the planning staff and see if you could come to some kind of agreement?

Mike Pollocoff:

There's no issue from my standpoint from staff for tabling this. We really asked WisPark to bring up a proposal before to have it be considered. I think from the staff's perspective I think that should be vetted out and analyzed just like we do every other proposal here. And then I think it just begs the question as to what the impact of the WisPark proposal for truck uses in that area is going to be versus existing or proposed land uses in the area. I think if we're going to change a policy we should take a look at where it leaves us, where we are now and where it takes us to.

Jerry Franke:

Just a point of clarification. When Mike said he told us to bring a proposal forward that was a site plan, not a definition of an auto/truck fueling station. I didn't know that this prohibition existed until I took the time to look at the Plan Commission agenda last night after Rita sent it to me. So I didn't know that this was even being dealt with at the Plan Commission level until I saw it last night.

Wayne Koessl:

Mr. Chairman, I think your comments are correct. We've kind of created a trucking monster with all the development we've had. But I'd move we table this and throw the ball in WisPark's court to come in with something to work with the Village.

Tom Terwall:

Is there a second to the motion?

Michael Serpe:

Let me ask you this. For the purposes of conversation I'll second Wayne's motion. But if we adopt this tonight does that stop anybody from coming in with a plan to do what Jerry asked for?

Mike Pollocoff:

No.

Jean Werbie-Harris:

No. And the bottom line is that you have to understand that the ordinance does not allow for truck related facilities now, period.

Wayne Koessl:

We know that.

Jean Werbie-Harris:

So if he brought it in I would have to deny it before it even went to you. The situation is the first thing that would have to be done is there would have to be a rewriting of the zoning ordinance in the various districts to allow it as a conditional use or a permitted use in one of those commercial districts. So that whole evaluation and analysis on land use and on the direction that the Village would like to take that has to be completed prior to a submittal for a truck stop or a service facility providing services to trucks on the interstate because it's just not permitted currently.

Jerry Franke:

The only service we'd be providing to trucks on the interstate is fueling. We're not talking about any kind of service bay, nothing, fueling and food and coffee.

Michael Serpe:

I understand.

Jean Werbie-Harris:

It's still not allowed.

Michael Serpe:

The only thing is if I knew it could be four trucks fueling and nothing more than that including eight or ten staging on the frontage road someplace I would say it's going to work. Now, if that

could be worked out and assured that it's going to be four trucks fueling this might work. But I don't know that we can guarantee that.

Jim Bandura:

I don't think that can be guaranteed because even though you're going to have a truck fueling I can see something happening like parking overnight regardless of the size of the facilities and accommodations. So I'm not so sure that rewriting this or adding another section to this to take care of that hybrid is really going to work and solve a problem for a truck stop facility, for a facility that just allows them to pump gas and be on their way. So my fear even with that is that you're still going to end up having some kind of truck parking or some kind of truck related issues at that facility. So my whole thing is I would not want to table this tonight. I would be open to the staff to look at something to accommodate it maybe, but I just don't feel right about tabling this to keep it going. That's my view.

Wayne Koessl:

What are we keeping going?

Jim Bandura:

Keep the discussion going. I'd like to put an end to this right now and have the staff maybe look at what Jerry is talking about. But right now I'd rather have this ordinance in place to take care of the Village and keep it going in that respect.

Mike Pollocoff:

Just to reiterate there's two separate issues here. One is the existing ordinance with trucks is a prohibited use. And what Jean has proposed here is language that refines what a gas station is. Right now the staff is interpreting anything that is going to have fuel other than a gas station, we're interpreting a gas station to be for cars and, again, that's premised on policy decisions that was made by the Plan Commission previously as we dealt with truck issues. So that's where we are today. Whether we don't approve this tonight or you table it that's what the ordinance says tonight. So that's one path of policy definition that you can make tonight, whether to table it because you want to think about it and act on it later, or you want to approve it because you think it's a clarification. That doesn't affect what WisPark is doing.

I think the other thing is for WisPark to submit a plan that they want to use or what they think is doable and direct the staff to evaluate whether or not a change should be made to the business zoning districts to permit truck fueling as Mr. Franke has indicated with a convenience store and restroom facilities. Do we want to open up this business district and any other subsequent business districts to that level of truck service? That's another question where he's going to I think supply us with a plan, a user, everything you need for an application, and then the staff is going to make an evaluation for the Plan Commission as to changing that ordinance and what the impact is going to be. I think that's the question that he's addressing, and that's what I think I hear the Commission talking about. This ordinance here, whether we do anything with this amendment tonight or not, it's still not going to permit truck diesel services in any of the districts because it's not permitted.

Jerry Franke:

That's exactly why -- I mean I don't know what change this is making tonight, I really don't. And I have to tell you there was a point at one time in February of 2014 where we were told the facility as it exists on Highway 20 would be totally acceptable. And then something happened where it went straight downhill. And now I wonder why we're in such a hurry to get this definition in. Is it to stop any consideration of a very much needed service?

Folks, we've got 100 acres we need in the Village, WisPark, KABA, I heard some things about the KABA land, I don't see a long line of people there trying to develop it. We've got to become more proactive and identify the uses that can go to that. That's why Mike and I are talking about it. Hopefully we'll be able to have a strategic session where we look at what does that interchange want to be when it grows up? My company since 2004 has paid \$2 million in property taxes on vacant land. There's been no grass fires there that I know of. There's been no police activity in those. All three at \$2 million has paid for the improvements of the Village's land which we have to compete against, and they don't pay any property taxes.

There's obviously something wrong at that interchange. The first one in the State of Wisconsin. Everybody wants to go to Highway 50, we know that. But Highway 50 is a mess. There's a chance now for us with a coordinated effort where we're not battling each other for the same user to go out and say this corner is good for this, this corner is good for that, this corner is good for something else. We want to do that. After the fact we're going to be standing here 20 years from now, maybe not me, with the same problem. It's in your best interest to get income generated at that site. And what I'm saying is there's something wrong if we haven't had any nibbles. We've seen fish swim by the boat, that's it.

Michael Serpe:

Between WisPark's property and ours it is an attractive site. But I don't want to be focused at this time just on a gas station there or a four stop truck stop either. Is there other uses that could possibly go in there? Jerry said there's no nibbles yet. But right now a lot of activity in this area. Who knows if something may come up that would fit in that neighborhood that won't be a gas station or a four truck stop. I don't know. I guess what I'm saying is passing the ordinance the way this reads tonight is not going to affect what we're going to be doing in the future. But to concentrate on that site just as a truck stop or a gas station maybe that's being a little bit narrow minded right now.

Judy Juliana:

I'm trying to get this clear in my mind. What this amendment is doing is just to clarify a definition, correct, of what a truck stop, truck service facility is and a gas station. That's what we will approve tonight, correct, just the definition. It will not preclude WisPark or anybody else to come back and say we want to build this kind of a facility or that kind of facility. I'm trying to understand what --

Jerry Franke:

If you take a look at the definition we could not do even the thing that we talked about right now where there's just four fueling pumps, no parking, nothing. We could not propose that. That's

why I get a little bit of a whipsaw here where they're telling me, well, you never submitted a petition, but we would have to reject in anyway. Well, we've spent enough money for fun on this property. The next dollar I spend needs to have some ability to get a return on it.

Judy Juliana:

I'm just trying to understand that if this gets passed how does that preclude anything that you want to do there?

Jerry Franke:

Because right now it would fall into the definition of truck stop because it would have fueling for semis. That's the only use that would be in this discussed option. But we couldn't go forward with it because that would be considered a truck stop.

Judy Juliana:

But you could apply.

Jerry Franke:

No because the Village ordinance says no fueling for semi trucks.

Mike Pollocoff:

That's the case today even without the change.

Jean Werbie-Harris:

Right.

Jerry Franke:

So what's the hurry?

Mike Pollocoff:

We started this in June. Again, I'm hearing the Plan Commission and you guys can take a vote on it if you want the staff to study this. I've talked to Mr. Franke, we're working on engaging the services of a consultant to help us do a market study or a market strategy for that area. I agree that there hasn't been a lot happening on that area. But we've got two major office buildings that have been built on the west side and a warehouse. The Community Development Authority in response to the needs of Jockey and WisPark condemned \$12 million worth of land to clean the area up. We've put the improvements into it. We're probably well into it for \$30 million. And we've spent whatever we've spent to make the improvements for the WisPark property, and they bought the property for whatever they bought it for.

I mean there's no question there's been significant public investment and private investment in this area. And it warrants a thorough study and I think a cooperative study between both parties

to come up with some alternatives and present those to the Commission. That just needs to track differently along with this. Because this is just telling us -- this just makes clear what exists today. WisPark can come in and petition to have the zoning district amended to include what they want. It's not a permit. They would be petitioning to have the zoning ordinance rewritten to allow truck fueling the way that they feel it should be. That's still their option. That's always been an option.

But there's two different racks here. The Community Development Authority met on another land use issue with WisPark, and they declined an offer to buy some Authority land. But outside of that offer there was a commitment made that the Authority wanted to work with WisPark, and they wanted both sides to come up with something that would work together there. And maybe we don't get as close as everybody wants to get, but maybe we'll get everything onto the table and then we can bring it back and sort it out.

But this question is different. I think the thing everybody has to understand is that trucks are not permitted by design as we constructed the ordinance that we currently live under today. This amendment just further refines what a gas station is and what a truck stop is. If we change that after we have that strategy session and we provide a report to you and then WisPark provides their request to us for exactly what it is they want, we bring all that back, then we go from that point. And then at that point we amend the ordinances for the business districts based on whatever we decide is going to be the best thing. That's what has to happen. But the Plan Commission owes itself that level of input from WisPark and from the staff to evaluate the impacts of that. [Inaudible] agreeing to a level tonight of what it should be.

Bill Stoebig:

Mike, how does the current ordinance read to -- how does the current ordinance disallow -- how does it read to it disallows trucks. Does it just say any semi truck?

Jean Werbie-Harris:

So if you look up on the screen the section of the ordinance specifically says, and this is B-4, Freeway Service Business District, 421-121 G, prohibited uses: Uses that are not specifically allowed in the B-4 District. So if they're not specifically listed as a permitted use or a conditional use by this chapter they are prohibited in the district. That's how it's written. That's how we're written all of our district regulations.

Bill Stoebig:

So it's not specifically outlawing a truck stop --

Jean Werbie-Harris:

It is because if you go into the B-2 District -- there's certain districts it specifically says what uses are allowed. And if it's not within that district it's not allowed.

Bill Stoebig:

Right, but it's not specifically disallowing a truck stop.



Mike Pollocoff:

Yes, it is.

Jean Werbie-Harris:

Yes, yes it does.

Bill Stoebig:

By default, though?

Mike Pollocoff:

By omission.

Bill Stoebig:

By omission, right.

[Inaudible]

Mike Pollocoff:

If it's not listed as a prohibited item then it's not permitted.

Jerry Franke:

Is this listed as a prohibited use, a truck stop?

Mike Pollocoff:

It's not listed as a permitted item.

Jerry Franke:

I thought that they said that it was listed as a prohibited use.

Mike Pollocoff:

Why don't you read through that.

Jean Werbie-Harris:

And the other thing just to clarify is that if we don't accept this definition then our default goes back to the dictionary definition. And the dictionary definition for a truck stop is a stop that provides services to trucks. So if you want to go back to the dictionary definition it means the same thing. Oar's is just more detailed and with more explanation we're going to default back to

that. It's still a prohibited use. And service facilities and truck stops provide services that serve the trucks and truckers.

Jerry Franke:

But that would also still be subject to a conditional use permit --

Jean Werbie-Harris:

No, it would not. No, it would not. Again, it's prohibited so I can't -- if it's prohibited I can't allow it as a conditional use or a principle use. We would have to rewrite the ordinance in order to allow it in one of those two districts or one of those two uses. If you change the district to expressly allow for it by listing it then you can by definition approve a conditional use, or by zoning administrator I can approve a permitted use. We have to change the ordinance. The definition by itself doesn't do anything with respect to what may or may not be requested by WisPark.

Tom Terwall:

To get this item moved, we currently have a motion on the floor to table. Is there a second?

[Inaudible]

Tom Terwall:

So you seconded, okay. It's moved and seconded.

Jim Bandura:

Do you have to close the public hearing?

Tom Terwall:

**IS THERE ANY FURTHER COMMENT? SEEING NONE I'LL CLOSE THE PUBLIC HEARING. WE HAVE A MOTION BY WAYNE KOESSL AND A SECOND BY MIKE SERPE TO TABLE THIS ITEM AND REFER IT BACK TO STAFF. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed?

Jim Bandura:

Aye.

Judy Juliana:

Aye.

--:

Aye.

--:

Four to three.

Jean Werbie-Harris:

Can you do a recall on it?

--:

I can't vote. I don't get to vote.

Jean Werbie-Harris:

Tom, we need a roll call because I couldn't hear.

Mike Pollocoff:

We can't hear who's voting which way.

Jan Petrovic:

Tom Terwall?

Tom Terwall:

Aye.

Michael Serpe:

Aye.

Wayne Koessl:

Aye.

Jan Petrovic:

Deb Skarda?

Mike Pollocoff:

Can't vote.

Jan Petrovic:

Oh, I'm sorry. Jim Bandura?

Jim Bandura:

No.

John Braig:

Yes.

Judy Juliana:

No.

Bill Stoebig:

No.

Tom Terwall:

**SO THE MOTION PASSES FOUR TO THREE, CORRECT? MOTION CARRIED.  
YOU DON'T NEED A DATE SPECIFIC, DO YOU?**

Jean Werbie-Harris:

I'm not sure what the direction was that the Plan Commission gave me. I understood the tabling, but what was the direction that you're giving me.

Michael Serpe:

My understanding was that we just research this to see what the possibility of this would be for a truck fueling station and the staging area that may or may not be possible.

Jean Werbie-Harris:

So are you recommending that the staff look at changing the ordinance?

Tom Terwall:

Yes.

Wayne Koessl:

We thought that we were throwing the ball in WisPark's court to sit down with staff to see if something could be worked out. That was my feeling.

Mike Pollocoff:

As I indicated WisPark and the Village are going to cooperate on a market strategy for this area. I don't know how long that's going to take, and I don't know if it would be longer than what WisPark wants to engage in. If they just want to bring in -- have their proposal be the item we consider as the basis for changing the ordinance.

Jim Bandura:

So, Mike, any way you look at it there's going to be a long period as to whether you rewrite the ordinance or if this gets passed just as a clarification there's still going to be a period where Mr. Franke is still going to have to bring in a proposal to say that he wants this type of facility, correct? And any way you look at it this ordinance is going to have to be rewritten.

Mike Pollocoff:

It won't take him long to bring in a proposal I don't think.

Jerry Franke:

But if we bring in a proposal now the answer is no.

Jean Werbie-Harris:

Right.

Jerry Franke:

Because it falls under the definition of truck stop, and truck stops are not permitted in the district. So bringing a plan into Jean or Mike or whomever I might as well bring in, I don't know, space station plans because it's got the same relevance.

Jim Bandura:

But the staff can still take a look at it.

Jerry Franke:

No. We've shown them -- and quite honestly I'm done spending money on site plans and layouts for a fueling station only every time we come in it's like a maze. As I said, a year ago February, March, we had somebody saying if you do this we'll support it. Never was mentioned, hey, by the way truck stops are not allowed in the Village. So this has all been a surprise as of last night. I did not know that truck stops in any form were prohibited even though I didn't think I was asking for a truck stop. I've been there. We fought Flying J along with Mike. So all's I'm

looking for is something that is more than 2015 than 1951. And to me gasoline stations and truck stops are 1951.

Tom Terwall:

And, Jerry, I think what the Plan Commission is saying we would like you and the staff to come up with a proposal and if we can change the ordinance in a mutually agreeable fashion --

Jerry Franke:

I know that Mike thinks the only reason I want to do the consultant study is to get this fueling station. No, what I would like to do is I would hope we could get this thing going quick enough so they're on a parallel track. But, like I said, there's over 100 acres of land out there for commercial, office and retail and service. Everybody talks about a conference hotel. Sorry to bust your bubble, ain't going to happen. The only kinds of hotels that are going to go there are like the ones like the Hampton that just went to Highway 50. This is not a conference hotel location. Hotels are flying off the shelf right now, but we can't get anybody interested in this one. They all want to be in 50. We need to have a strategy to start getting this thing in front of more people so we can get the tax base enhanced, so the TIF can be retired sooner, yada, yada, yada.

Tom Terwall:

I agree. So that's it.

Mike Pollocoff:

So it's going to get tabled. Okay, we'll get working on it.

**B. Consider the request of Andrew and Caren Richard for approval of a Certified Survey Map to subdivide the property located at 9222 30th Avenue into two parcels.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, consider the request of Andrew and Caren Richard for approval of a Certified Survey Map to subdivide the property located at 9222 30th Avenue into two parcels.

The petitioners are requesting to subdivide the property located at 9222 30th Avenue into two parcels. The property is currently zoned R-4, Urban Single Family Residential District, which requires lots to have a minimum frontage of 90 feet on a public road and a minimum lot area of 15,000 square feet.

Lot B-1 is proposed to be 22,088 square feet with 92.64 feet of frontage on 30th Avenue, and Lot B-2 is proposed to be 29,316 square feet with 167.09 feet of frontage on 30th Avenue. Lot B-2 has an existing single family home. 30th Avenue is a dedicated right-of-way with a gravel road adjacent to the Kenosha County Bike Trail, and the common lot line between Lot B-1 and B-2 is the centerline of the drainage ditch and the existing drainage easement. It was an existing drainage easement that had been dedicated CSM 1562.

A new home on Lot B-1 will be required to connect to municipal sanitary sewer on 30th Avenue, and since there is no water in the area the new home will need to install a well. In addition a new home will be required to meet the minimum requirements of the R-4 District which includes the following setbacks:

- Setback to the property line adjacent to 20th Avenue of 30 feet.
- Setback to the side property lines of 10 feet and not located within any easements, 15 feet from south property line.
- Setback to the rear property line of 25 feet.

The proposed land division conforms with the minimum regulations of the R-4 Zoning District requirements relating to lot area and lot frontage. And the staff recommends approval of the Certified Survey Map subject to the above comments and the conditions outlined in the staff memorandum.

Tom Terwall:

Any comments or questions?

Wayne Koessl:

Chairman, I'd approve the approval of the CSM subject to the conditions outlined by staff.

Judy Juliana:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA 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.

**C. Consider the request of Melissa Roman on behalf of Centerpoint Wispark Land Co. for approval of a Correction Instrument to CSM 2339 for the Rescission of the Trans 233 Restriction on the property generally located at the southwest corner of STH 165 and CTH H.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is the request of Melissa Roman on behalf of Centerpoint Wispark Land Co. for approval of a Correction Instrument to CSM 2339 for the Rescission of the Trans 233 Restriction on the property generally located at the southwest corner of Highway 165 and Highway H. The petitioner is requesting approval of a Correction Instrument to CSM 2339 for the Rescission of the Trans 233 Restriction related to the 50 foot highway setback to Highway 165 on the property generally located at the southwest corner of 165 and Highway H. Any buildings or structures and parking and maneuvering lanes on the site will be required to meet all of the Village Zoning Ordinance requirements and setbacks. The staff recommends approval of the correction instrument subject to the document being executed by all parties and recorded at the Register of Deed's Office in Kenosha County and a copy being provided back to the Village within 30 days of the Board's approval.

Michael Serpe:

So moved.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE 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.

**D. Consider the request of William and Cindy Gossett owners of the properties located at 12658 Timber Ridge Drive and 6540 126th Place for approval of a Lot Line Adjustment along the common lot line of said properties.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of William and Cindy Gossett owners of the properties located at 12658 Timber Ridge Drive and 6540 126th Place for approval of a Lot Line Adjustment along the common lot line of the properties.

The owners of the properties located at 12658 Timber Ridge Drive which is identified as Tax Parcel Number 92-4-122-343-1030 and the second property located at 6540 126th Place



identified as Tax Parcel Number 92-4-122-343-1040 within the Timber Ridge Subdivision are proposing to adjust the common lot line between the two properties so that the common lot line is parallel to the adjacent homes thereby providing a greater setback between the homes, 7.9 feet. By adjusting the common lot line, it will allow the home on 126th Place to have a more uniform front yard and the home on Timber Ridge Drive to have a more uniform back/side yard.

Both properties are zoned R-5 (PUD), Urban Single Family Residential District with a Planned Unit Development Overlay District. After the adjustment, both lots will continue to meet the Timber Ridge PUD requirements. The Lot Line Adjustment will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance. And the staff recommends approval of the Lot Line Adjustment subject to the petitioners recording the property transfer and deed documents with the plat of survey for the Lot Line Adjustment as an exhibit at the Kenosha County Register of Deed's office and providing a copy back to the Village within 30 days of the Village Board's approval.

Tom Terwall:

The Gossetts the owners of both parcels?

Jean Werbie-Harris:

Yes, they are.

Tom Terwall:

Thank you. What's your pleasure?

Wayne Koessler:

Move approval.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE LOT LINE ADJUSTMENT 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.

**7. ADJOURN.**

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

**Meeting Adjourned: 6:51 p.m.**

- A. **PUBLIC HEARING AND CONSIDERATION OF A PLAN COMMISSION RESOLUTION #15-17 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** to consider the request of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on 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.

**Recommendation:** Village staff recommends that the Plan Commission approve Plan Commission Resolution #15-17 and send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendments.

## VILLAGE STAFF REPORT OF SEPTEMBER 28, 2015

**CONSIDERATION OF A PLAN COMMISSION RESOLUTION #15-17 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** to consider the request of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on 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.

### ***Background information and prior approvals***

On June 8, 2015, the Village Plan Commission conditionally approved **Preliminary Site and Operational Plans** for the petitioner to begin the mass grading of a portion of the property for the construction of a conference center between the Uline Corporate Office building located at 12575 Uline Drive and the easternmost warehouse building on the property (Tax Parcel Number 91-4-121-252-0203). In addition, as part of the mass grading on June 15, 2015 the Village Board approved Resolution #15-21 related to a **floodplain boundary adjustment** for this project. Specifically the floodplain boundary adjustment allowed the petitioner to remove 2,226 cubic yards from the 100-year floodplain along the northwest corner of the retention facility and to create 3,795 cubic yards of floodplain storage in the southern portion of the retention facility to compensate for the 100-floodplain being filled for the purpose of constructing a conference center. Permits have been issued for this mass grading work and the required Conditional Letter of Map Amendment for the floodplain boundary adjustment has been obtained from FEMA.

On August 10, 2015 the Plan Commission conditionally approved the **Final Site and Operational Plans** and permits have been issued for the construction of the 22,500 square foot Uline conference center, to be generally located on the north side banks of an existing retention pond, which is located on the southwest side (approximately 300' away) of Uline's corporate office headquarters.

On August 17, 2015 the Village Board conditionally approved the following **Zoning Map Amendments**: 1) to rezone the portion of the property being removed from the 100-year floodplain from the FPO, Floodplain Overlay District and 2) to rezone the portion of the property wherein 100-year floodplain was created into the FPO District. In addition on August 17, 2015 the Village Board approved the following **Zoning Text Amendment**: 1) to amend Section 420-131 I (1) (a) to specifically reference the change to the official floodplain maps and studies. The Zoning Map and Zoning Text Amendments were approved subject to final approval from FEMA.

At this time the petitioners are requesting the following Amendments to the Village Comprehensive Plan related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on 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.

**Village staff recommends approval of Plan Commission Resolution #15-17 as presented and subject to the following conditions being satisfied prior to the Comprehensive Plan being effective.**

1. Upon completion of the floodplain boundary adjustment an as-built survey and floodplain calculations shall be submitted to verify the compliance with design plans. The as-built survey and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review. Upon review of the documents by the Village, the petitioner shall submit and receive a final LOMR-F from FEMA.
2. Upon completion of the work, an as-built grading plan and supporting documentation certified and stamped by a Wisconsin registered and licensed professional engineer shall be submitted to the Village to verify compliance with design plans. The as-built grading plan and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review and obtaining the required LOMR-F. A paper and pdf copy is required to be submitted.
3. Once a LOMR-F is issued and the final as-built grading plans and supporting documentation is approved by the WI DNR and the Village, then the Comprehensive Plan Amendments can become effective).

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION #15-17  
TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN  
2035 COMPREHENSIVE PLAN**

**WHEREAS**, on December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

**WHEREAS**, on June 8, 2014 the Village Board approved Resolution #15-21 related to a floodplain boundary adjustment the floodplain boundary adjustment to remove 2,226 cubic yards from the 100-year floodplain along the northwest corner of the retention facility and to create 3,795 cubic yards of floodplain storage in the southern portion of the retention facility to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center on the property at 12575 Uline Drive (known as CSM 2679 and further identified as Tax Parcel Number 91-4-121-252-0203; and

**WHEREAS**, the required Conditional Letter of Map Amendment for the floodplain boundary adjustment has been obtained from FEMA and work has commenced related to the floodplain boundary adjustment; and

**WHEREAS**, in accordance with Resolution #15-21 the following is required:

1. Upon completion of the floodplain boundary adjustment an as-built survey and calculations shall be submitted to verify the compliance with design plans. The as-built survey and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review. Upon review of the documents by the Village, the petitioner shall submit and receive a final LOMR-F from FEMA.
2. Upon completion of the work, an as-built grading plan and supporting documentation certified and stamped by a Wisconsin registered and licensed professional engineer shall be submitted to the Village to verify compliance with design plans. The as-built grading plan and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review and obtaining the required LOMR-F. A paper and pdf copy is required to be submitted.
3. Once a LOMR-F is issued and the final as-built grading plans and supporting documentation is approved by the WI DNR and the Village, **the petitioner shall submit an application to amend the Village Comprehensive Land Use Map and the Village Zoning Map and Text.** All required applications and fees shall be submitted and paid by the petitioner. A Certificate of Compliance shall not be issued by the Village until the Comprehensive Land Use Plan Amendment, the Zoning Text Amendment and Zoning Map Amendment are approved by the Village; and

**WHEREAS**, On August 17, 2015 the Village Board conditionally approved the following Zoning Map Amendments: to rezone the portion of the property being removed from the 100-year floodplain from the FPO, Floodplain Overlay District and to rezone the portion of the property wherein 100-year floodplain was created into the FPO District. In addition, on August 17, 2015 the Village Board approved the following Zoning Text Amendment to amend Section 420-131 I (1) (a) to specifically reference the change to the official floodplain maps and studies. These approvals were subject to obtaining final approval from FEMA in compliance with Resolution #15-21; and

**WHEREAS**, on July 24, 2015 the required 30-day notice was published in the Kenosha News and notices were sent to property owners within 300 feet of the subject property regarding the public hearing to be held by the Village Plan Commission.

**NOW THEREFORE, BE IT RESOLVED**, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby approves the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the September 28, 2015 public hearing:

1. To amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on the property as generally shown on **Exhibit 1**. However, the exact boundaries of the 100-year floodplain shall reflect the location of the 100-year floodplain on the required as-built plans and subject to obtaining final approval from FEMA (LOMR-F) as required in Resolution #15-21 and referenced above.
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.

**BE IT FURTHER RESOLVED** that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the amendments, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

**Adopted this 28<sup>th</sup> day of September 2015.**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

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

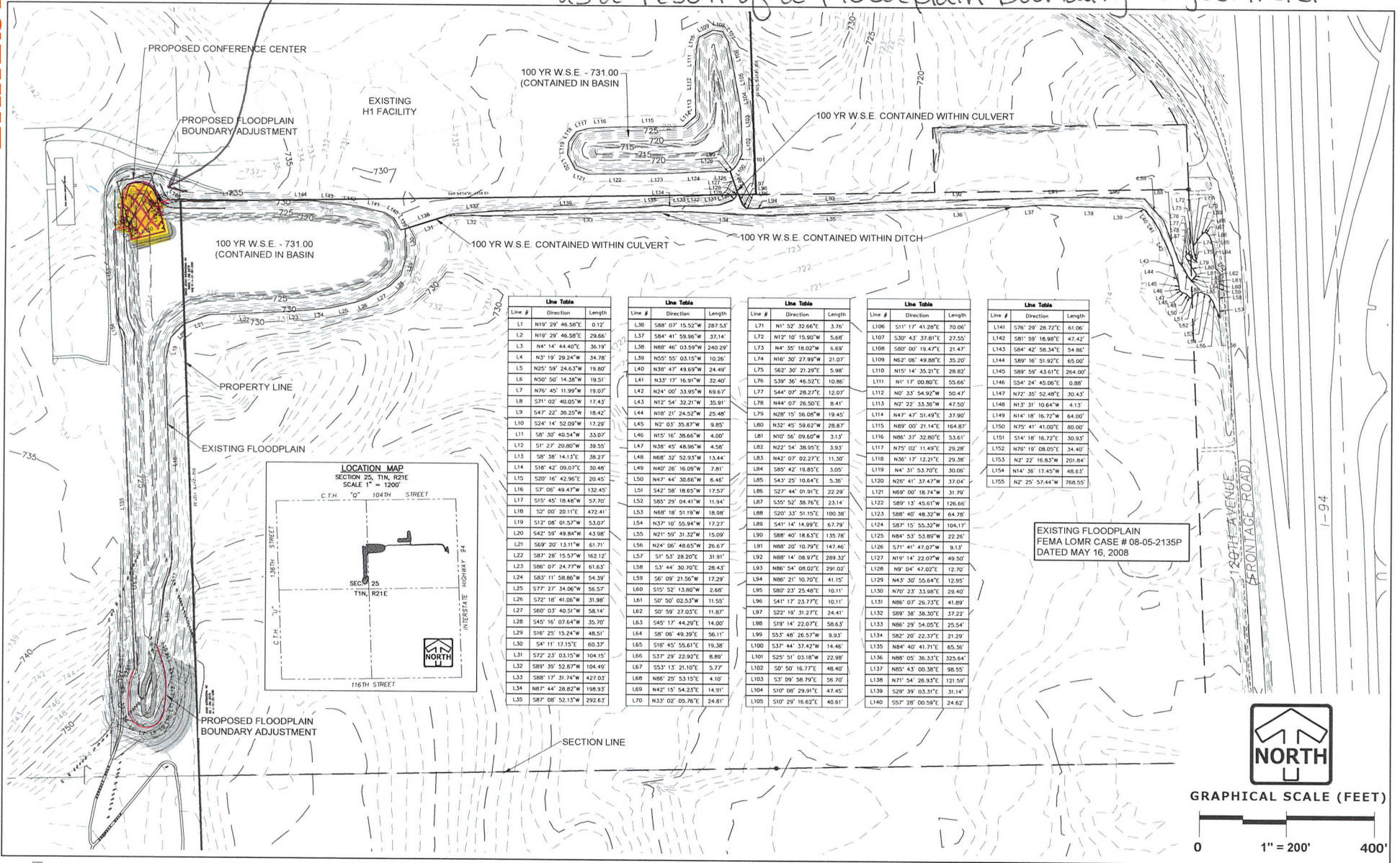
\_\_\_\_\_  
Donald Hackbarth  
Secretary

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

17-Comp Plan Amendments--Uline Conf Center FPO amend

CODE1507-002

Land use designation change to Limited Industrial as a result of a floodplain boundary adjustment



Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N19° 29' 46.58"E	0.12'	L36	S88° 07' 15.52"W	287.53'	L71	N1° 52' 52.66"E	3.76'	L106	S11° 17' 41.28"E	70.06'	L141	S76° 29' 28.72"E	61.06'
L2	N19° 29' 46.58"E	28.66'	L37	S84° 41' 59.96"W	37.14'	L72	N12° 10' 15.90"W	5.68'	L107	S30° 43' 37.61"E	27.55'	L142	S81° 59' 18.98"E	47.42'
L3	N4° 14' 44.40"E	36.19'	L38	N88° 46' 03.59"W	240.29'	L73	N4° 35' 18.02"W	6.69'	L108	S80° 00' 19.47"E	21.47'	L143	S84° 42' 58.34"E	54.86'
L4	N2° 19' 29.24"W	34.78'	L39	N55° 55' 03.15"W	10.26'	L74	N16° 30' 27.92"W	21.07'	L109	N62° 06' 49.88"E	35.20'	L144	S89° 16' 51.92"E	65.00'
L5	N25° 59' 24.35"W	19.87'	L40	N38° 47' 49.69"W	24.49'	L75	S62° 30' 21.29"E	5.98'	L110	N15° 14' 35.21"E	28.82'	L145	S89° 59' 43.61"E	264.00'
L6	N25° 59' 24.35"W	19.93'	L41	N33° 17' 46.91"W	32.40'	L76	S39° 36' 46.52"E	10.86'	L111	N1° 17' 00.80"E	55.66'	L146	S54° 24' 45.06"E	0.88'
L7	N70° 45' 11.99"W	19.02'	L42	N24° 00' 33.95"W	69.67'	L77	S44° 07' 28.27"E	12.07'	L112	N0° 33' 54.92"W	50.47'	L147	N72° 35' 52.48"E	30.43'
L8	S71° 02' 40.05"W	17.43'	L43	N12° 54' 32.21"W	35.91'	L78	N44° 07' 26.50"E	6.41'	L113	N2° 22' 33.36"W	47.50'	L148	N13° 31' 10.64"W	4.13'
L9	S47° 22' 38.22"W	18.42'	L44	N10° 21' 24.52"W	25.48'	L79	N08° 15' 56.88"W	19.45'	L114	N47° 47' 51.49"E	37.90'	L149	N14° 18' 16.72"W	64.00'
L10	S24° 14' 52.02"W	17.29'	L45	N2° 03' 35.87"W	9.85'	L80	N32° 45' 59.67"W	28.87'	L115	N89° 00' 21.14"E	164.87'	L150	N75° 41' 41.00"E	80.00'
L11	S8° 30' 40.94"W	33.67'	L46	N15° 16' 38.66"W	4.00'	L81	N10° 56' 09.60"W	3.13'	L116	N89° 37' 32.80"E	53.61'	L151	S14° 18' 16.72"E	30.93'
L12	S1° 27' 20.80"W	39.55'	L47	N38° 45' 48.96"W	4.38'	L82	N22° 54' 38.95"E	3.93'	L117	N75° 03' 11.49"E	29.28'	L152	N70° 18' 08.05"E	34.40'
L13	S8° 38' 14.15"E	38.27'	L48	N88° 32' 52.93"W	13.44'	L83	N42° 07' 02.27"E	11.30'	L118	N36° 17' 12.21"E	29.38'	L153	N2° 22' 16.83"W	20.84'
L14	S18° 42' 09.07"E	30.48'	L49	N40° 26' 16.09"W	7.81'	L84	S85° 42' 18.85"E	3.05'	L119	N4° 31' 53.70"E	30.06'	L154	N14° 36' 17.45"W	48.83'
L15	S20° 16' 42.96"E	20.45'	L50	N47° 44' 30.66"W	6.48'	L85	S43° 25' 10.64"E	5.36'	L120	N26° 41' 37.47"W	37.04'	L155	N2° 25' 57.44"W	766.55'
L16	S7° 06' 49.47"W	132.45'	L51	S42° 38' 18.65"W	17.57'	L86	S27° 44' 01.91"E	22.29'	L121	N89° 00' 18.74"W	31.79'			
L17	S15° 45' 18.48"W	57.70'	L52	S85° 29' 04.41"W	11.94'	L87	S55° 52' 38.76"E	23.14'	L122	S89° 13' 45.61"E	126.66'			
L18	S2° 00' 20.11"E	472.41'	L53	N68° 18' 51.19"W	18.98'	L88	S20° 33' 51.15"E	100.38'	L123	S88° 40' 48.32"E	64.78'			
L19	S12° 08' 01.57"W	33.07'	L54	N37° 10' 55.94"W	17.27'	L89	S41° 14' 14.89"E	67.79'	L124	S87° 15' 55.32"W	104.17'			
L20	S42° 59' 49.84"W	43.98'	L55	N21° 50' 31.32"W	15.09'	L90	S88° 40' 18.63"E	135.78'	L125	N84° 53' 53.89"E	22.20'			
L21	S69° 20' 13.11"W	61.71'	L56	N24° 06' 48.65"W	26.67'	L91	N88° 20' 10.79"E	147.46'	L126	S71° 41' 47.07"W	9.13'			
L22	S87° 28' 15.07"W	162.12'	L57	S1° 54' 28.20"E	31.91'	L92	N88° 14' 08.97"E	289.32'	L127	N19° 14' 22.07"E	49.50'			
L23	S85° 07' 24.77"W	61.63'	L58	S3° 44' 30.70"E	28.43'	L93	N86° 54' 08.02"E	291.02'	L128	N9° 04' 47.02"E	12.70'			
L24	S83° 11' 58.86"W	54.39'	L59	S6° 09' 21.56"W	17.29'	L94	N86° 21' 10.70"E	41.15'	L129	N43° 30' 55.64"E	12.85'			
L25	S77° 27' 34.06"W	56.55'	L60	S15° 52' 13.80"W	2.68'	L95	S80° 23' 25.48"E	10.11'	L130	N70° 23' 33.98"E	28.40'			
L26	S72° 18' 41.06"W	31.98'	L61	S0° 50' 02.53"W	11.55'	L96	S41° 17' 23.77"E	10.11'	L131	N86° 07' 26.73"E	41.89'			
L27	S80° 03' 40.51"W	58.14'	L62	S0° 59' 27.03"E	11.87'	L97	S22° 19' 31.27"E	24.41'	L132	S89° 38' 38.30"E	37.22'			
L28	S45° 16' 07.64"W	35.70'	L63	S45° 17' 44.29"E	14.00'	L98	S19° 14' 22.07"E	56.63'	L133	N86° 29' 54.05"E	25.54'			
L29	S16° 25' 15.47"W	48.51'	L64	S8° 08' 49.39"E	56.11'	L99	S53° 48' 26.57"W	9.93'	L134	S82° 20' 22.37"E	21.29'			
L30	S4° 11' 17.15"E	60.37'	L65	S18° 43' 55.61"E	19.38'	L100	S37° 44' 37.42"E	14.46'	L135	N86° 40' 41.71"E	65.36'			
L31	S72° 23' 03.15"W	104.15'	L66	S37° 29' 22.92"E	8.88'	L101	S25° 51' 03.18"W	22.98'	L136	N88° 05' 36.35"E	325.64'			
L32	S89° 39' 52.87"W	104.40'	L67	S53° 13' 21.10"E	5.77'	L102	S0° 50' 16.77"E	48.40'	L137	N85° 43' 00.36"E	98.55'			
L33	S88° 17' 31.74"W	437.03'	L68	N82° 25' 13.15"E	4.10'	L103	S3° 09' 38.76"E	56.70'	L138	N71° 54' 26.93"E	121.59'			
L34	N87° 44' 28.82"E	198.33'	L69	N42° 15' 54.23"E	14.91'	L104	S10° 08' 29.91"E	47.45'	L139	S29° 39' 03.51"E	51.14'			
L35	S87° 08' 52.15"W	292.63'	L70	N33° 02' 05.76"E	24.81'	L105	S10° 29' 16.72"E	40.61'	L140	S57° 28' 00.59"E	24.62'			

# ULINE CONFERENCE CENTER FLOODPLAIN BOUNDARY ADJUSTMENT

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEG JOB# 119.80

07/10/2015





Filed 7-14 2015 Published 7-24 2015  
 Public Hearing 8-24 2015  
 Fee Paid 7-14 20   Approved        20    
 Notices Mailed 7-23 20   Denied        20  

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN  
 COMPREHENSIVE PLAN AMENDMENT 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 Comprehensive Plan as hereinafter requested and affecting the property located at Near 12575 Uline Drive (address to be finalized by Village)- Proposed Conference Center and

Tax Parcel Number 91-4-121-252-0203

**Check all that apply**

Land Use Plan Amendment: To change the land use designation from the remove/correct Floodplain as a result of FPO Amend land use designation to the \_\_\_\_\_ land use designation.

Neighborhood Plan Amendment for the \_\_\_\_\_ Neighborhood

Other Amendment to the Comprehensive Plan (specify) Existing Floodplain Boundary Adjustment

Petitioner's interest in the requested amendment: Existing Floodplain Boundary Adjustment

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine additional information that may be needed for this 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: Randy Copenharve, Route 165, LLC

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

Address: 12575 Uline Drive

Pleasant Prairie, WI 53158

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

Phone: 262-612-4200

Fax: 262-612-4250

Email: rcopenharve@uline.com

Date 07-14-15

**OWNER'S AGENT:**

Print Name: Matt Carey, Pinnacle Engineering Group

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

Address: 15850 W. Bluemound Road, STE 210

Brookfield, WI 53005

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

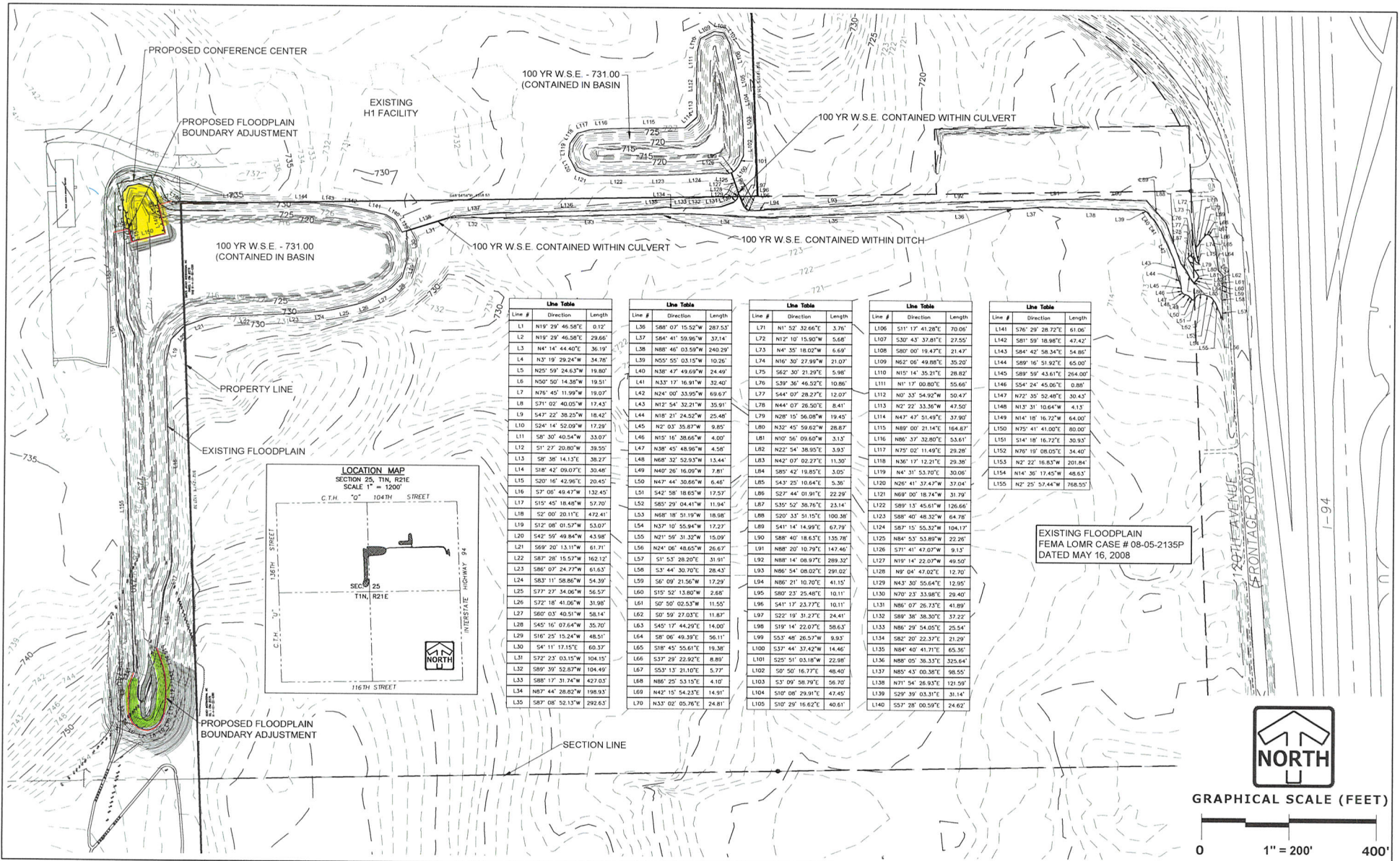
Phone: 262-754-8888

Fax: 262-754-8850

Email: matt.carey@pinnacle-engr.com

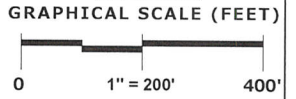
Date: 07-14-15

Area to be added to Floodplain designation  
 Area to be removed from Floodplain designation



Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N19° 29' 46.58"E	0.12'	L36	S88° 07' 15.52"W	287.53'	L71	N1° 52' 32.66"E	3.76'	L106	S11° 17' 41.28"E	70.00'	L141	S76° 29' 28.72"E	61.00'
L2	N19° 29' 46.58"E	29.66'	L37	S84° 41' 59.96"W	37.14'	L72	N12° 10' 15.90"W	5.68'	L107	S30° 43' 37.01"E	27.55'	L142	S81° 59' 18.98"E	47.42'
L3	N4° 14' 44.40"E	36.19'	L38	N88° 46' 03.59"W	240.29'	L73	N4° 35' 18.02"W	6.69'	L108	S80° 09' 19.47"E	21.47'	L143	S84° 42' 58.34"E	54.86'
L4	N3° 19' 29.24"W	34.78'	L39	S50° 55' 03.15"W	10.26'	L74	N19° 30' 27.98"W	21.07'	L109	N63° 08' 49.88"E	35.20'	L144	S89° 16' 51.92"E	65.00'
L5	N25° 59' 24.33"W	19.80'	L40	N38° 47' 49.69"W	24.49'	L75	S62° 30' 21.29"E	5.98'	L110	N15° 14' 35.21"E	28.82'	L145	S89° 59' 43.61"E	264.00'
L6	N50° 50' 14.38"W	19.51'	L41	N33° 17' 16.91"W	32.40'	L76	S39° 36' 46.52"E	10.86'	L111	N1° 17' 00.80"E	55.66'	L146	S54° 24' 45.06"E	0.88'
L7	N9° 45' 11.99"W	19.07'	L42	N24° 00' 33.95"W	69.67'	L77	S44° 07' 28.27"E	12.07'	L112	N0° 33' 54.92"E	50.47'	L147	N72° 35' 52.48"E	30.43'
L8	S31° 02' 40.05"W	17.43'	L43	N12° 54' 32.21"W	35.91'	L78	N44° 07' 26.50"E	8.41'	L113	N2° 22' 33.56"W	47.50'	L148	N13° 31' 10.64"W	4.13'
L9	S47° 22' 38.05"W	18.42'	L44	N10° 21' 24.52"W	25.48'	L79	N28° 15' 56.08"W	19.45'	L114	N47° 47' 51.49"E	37.90'	L149	N14° 18' 16.72"W	64.00'
L10	S24° 14' 52.08"W	17.29'	L45	N12° 03' 35.87"W	9.85'	L80	N32° 45' 59.62"W	28.87'	L115	N89° 00' 21.14"E	164.87'	L150	N75° 41' 41.00"E	80.00'
L11	S8° 30' 40.54"W	33.07'	L46	N15° 15' 35.65"W	4.00'	L81	N10° 56' 09.60"W	3.15'	L116	N86° 37' 32.80"E	53.61'	L151	S14° 18' 16.72"E	30.93'
L12	S1° 27' 20.80"W	39.55'	L47	N38° 45' 48.98"W	4.58'	L82	N22° 54' 36.85"E	3.95'	L117	N75° 02' 11.49"E	29.28'	L152	N78° 19' 08.05"E	34.40'
L13	S8° 38' 14.13"E	38.27'	L48	N68° 33' 53.93"W	13.44'	L83	N42° 07' 02.27"E	11.30'	L118	N30° 17' 12.21"E	29.38'	L153	N2° 22' 16.83"W	201.84'
L14	S18° 42' 09.07"E	30.48'	L49	N40° 26' 16.09"W	7.81'	L84	S80° 42' 18.85"E	3.05'	L119	N4° 31' 53.20"E	30.00'	L154	N14° 38' 17.45"W	48.63'
L15	S20° 16' 42.96"E	20.45'	L50	N47° 44' 30.66"W	6.46'	L85	S43° 25' 10.64"E	5.36'	L120	N20° 41' 37.47"W	37.04'	L155	N2° 25' 57.44"W	788.55'
L16	S7° 08' 49.47"W	132.45'	L51	S42° 58' 18.65"W	17.57'	L86	S27° 44' 01.91"E	22.29'	L121	N69° 00' 18.74"W	31.79'			
L17	S15° 45' 18.48"W	57.70'	L52	S85° 29' 04.41"W	11.94'	L87	S35° 52' 36.76"E	23.14'	L122	S89° 13' 45.61"E	126.64'			
L18	S2° 00' 20.11"E	472.41'	L53	N68° 18' 51.19"W	18.98'	L88	S20° 33' 51.15"E	100.38'	L123	S88° 40' 48.32"E	64.78'			
L19	S12° 08' 01.57"W	53.07'	L54	N31° 10' 55.94"W	17.27'	L89	S41° 14' 14.99"E	67.79'	L124	S87° 15' 55.32"E	104.17'			
L20	S42° 59' 49.84"W	43.98'	L55	N21° 59' 31.32"W	15.09'	L90	S88° 40' 18.63"E	135.78'	L125	N84° 53' 53.89"W	22.26'			
L21	S69° 20' 13.11"W	61.71'	L56	N24° 00' 48.65"W	26.67'	L91	N88° 20' 10.79"E	147.46'	L126	S71° 41' 47.07"W	9.13'			
L22	S87° 28' 15.57"W	162.12'	L57	S1° 53' 28.20"E	31.91'	L92	N88° 14' 08.97"E	289.32'	L127	N19° 14' 22.07"E	49.50'			
L23	S86° 07' 24.77"W	61.63'	L58	S3° 44' 30.70"E	28.43'	L93	N86° 54' 08.02"E	291.02'	L128	N9° 04' 47.02"E	12.70'			
L24	S83° 11' 58.86"W	54.39'	L59	S6° 09' 21.56"W	17.29'	L94	N86° 21' 10.40"E	41.15'	L129	N43° 30' 55.64"E	12.95'			
L25	S77° 27' 34.06"W	56.57'	L60	S15° 52' 13.80"W	2.68'	L95	S80° 23' 25.48"E	10.11'	L130	N70° 23' 33.98"E	29.40'			
L26	S72° 18' 41.06"W	31.98'	L61	S0° 50' 02.53"W	11.55'	L96	S41° 17' 23.77"E	10.11'	L131	N86° 07' 26.73"E	41.89'			
L27	S60° 03' 40.91"W	58.14'	L62	S0° 59' 27.03"E	11.87'	L97	S22° 19' 31.27"E	24.41'	L132	S89° 38' 38.30"E	37.22'			
L28	S45° 16' 07.64"W	35.70'	L63	S45° 17' 44.29"E	14.00'	L98	S19° 14' 22.07"E	58.63'	L133	N86° 29' 54.05"E	25.54'			
L29	S18° 25' 15.24"W	48.51'	L64	S8° 06' 49.39"E	56.11'	L99	S53° 48' 26.57"W	9.93'	L134	S82° 20' 22.37"E	21.29'			
L30	S4° 11' 17.15"E	60.37'	L65	S18° 45' 55.61"E	19.38'	L100	S37° 44' 37.42"W	14.46'	L135	N84° 40' 41.71"E	65.36'			
L31	S72° 23' 03.15"W	104.15'	L66	S37° 29' 22.92"E	8.89'	L101	S25° 51' 03.18"W	22.98'	L136	N88° 05' 36.35"E	325.64'			
L32	S89° 39' 52.87"W	104.49'	L67	S53° 13' 21.10"E	5.77'	L102	S0° 50' 16.77"E	48.40'	L137	N85° 43' 00.38"E	98.55'			
L33	S88° 17' 31.74"W	427.63'	L68	N86° 25' 53.15"E	4.10'	L103	S3° 09' 58.79"E	56.70'	L138	N71° 54' 26.93"E	121.59'			
L34	N87° 44' 28.02"W	198.93'	L69	N47° 15' 54.23"E	14.91'	L104	S10° 08' 29.91"E	47.45'	L139	S29° 39' 03.31"E	31.14'			
L35	S87° 08' 52.13"W	292.63'	L70	N43° 02' 05.76"E	24.81'	L105	S10° 29' 16.62"E	40.61'	L140	S57° 28' 00.99"E	24.62'			

EXISTING FLOODPLAIN  
FEMA LOMR CASE # 08-05-2135P  
DATED MAY 16, 2008



# ULINE CONFERENCE CENTER FLOODPLAIN BOUNDARY ADJUSTMENT

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN # 08-05 | DELIVER

07/10/2015

PEG JOB# 119.80

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME  
HOWEVER SEPARATE ACTION IS REQUIRED.**

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-18 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** 1) to amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266); 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.

**Recommendation:** Village staff recommends that the Plan Commission approve Plan Commission Resolution #15-17 and send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendments as presented in the September 28, 2015 Staff Report.

- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT:** to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

**Recommendation:** Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Zoning Map Amendment as presented in the September 28, 2015 Staff Report.

**VILLAGE STAFF REPORT OF SEPTEMBER 28, 2015**

**CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-18 FOR THE FOLLOWING AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** 1) to amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266); 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.

**CONSIDERATION OF A ZONING MAP AMENDMENT:** to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.**

On July 16, 2015 the Village received an application from Michael and Kara Ohmstead, owners of the property located at 11638 Sheridan Road (Tax Parcel Number 93-4-123-311-0256) to amend the Village of Pleasant Prairie 2035 Comprehensive Plan 2035 Land Use Plan Map 9.9 and to rezone the property from B-1, Neighborhood Business to R-4 (UHO), Urban Single Family Residential District within an Urban Landholding Overlay District. The existing single family home on the property located at 11638 Sheridan Road is considered a legal non-conforming use since a residential use is not an allowed use in the B-1 District. Being a non-conforming use, there are limitations as to the amount of structural alteration, addition or repair to this non-conforming use. With any non-conforming use, if the buildings are ever damaged or destroyed or the cumulative amount of structural alterations exceeds 50% of the assessed value (based on the value when the use became non-conforming) then the building would need to revert to a conforming commercial use.

This area of Sheridan Road just south of 116<sup>th</sup> Street is a mixture of commercial land uses (Wooden Nickel, Ray Radigan's and Ruffolo's Pizza) and four (4) single family residential homes and the Land Use Plan indicates this area be ultimately developed as Neighborhood Commercial pursuant to the B-1, Neighborhood Business Zoning District. The Village staff has reviewed the Land Use Plan and the Zoning Map for this area and identified that in addition to the Ohmstead property, the following three (3) additional single family homes are also classified as non-conforming uses:

<b>Tax Parcel Number</b>	<b>Owner</b>	<b>Address</b>
93-4-123-311-0230	Anna M. Stachura	11618 Sheridan Road
93-4-123-311-0240	Lawrence E. Draudt	11624 Sheridan Road
Part of 93-4-123-312-0266	Nafi & Awilda Kalan	11740 Sheridan Road

On August 10, 2015 the Plan Commission approved Resolution #15-15 to initiate and petition to amend the 2035 Land Use Plan Map 9.9 to add an urban reserve land use designation over the four (4) noted single family residential properties (leaving the underlying Neighborhood Commercial land use designation; and to amend the Zoning Map to rezone the four (4) noted properties into the R-4 (UHO), Urban Single Family Residential

District with an Urban Landholding Overlay District.

On August 19, 2015, the Village sent letters to the four property owners indicating that the Village has begun the process to rezone these four (4) single family residential properties from the from the B-1, Neighborhood Business District to the R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District and to amend the Village Land Use Plan to place an urban reserve designation on the properties along Sheridan Road.

The letter also indicated that by amending the zoning map and the land use plan as proposed, the existing single family homes on these properties would no longer be classified as a non-conforming use and would allow the owners to make modifications to their home and their property pursuant to the Village residential requirements; while still preserving the intention that these properties in the future could be developed as neighborhood commercial.

**Comprehensive Plan Amendments:**

1. To amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).
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.

**Zoning Map Amendment:** to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

**Recommendations:**

**Item A:** Village staff recommends that the Plan Commission approve Plan Commission Resolution #15-17 and send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendments as presented.

**Item B:** Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Zoning Map Amendment as presented.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION #15-18**

**TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN  
2035 COMPREHENSIVE PLAN**

**WHEREAS**, on December 19, 2009 the Village Board of Trustees adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

**WHEREAS**, on July 16, 2015 the Village received an application from Michael and Kara Ohmstead, owners of the property located at 11638 Sheridan Road (Tax Parcel Number 93-4-123-311-0256) to amend the Village of Pleasant Prairie 2035 Comprehensive Plan 2035 Land Use Plan Map 9.9 and to rezone the property from B-1, Neighborhood Business to R-4 (UHO), Urban Single Family Residential District within an Urban Landholding Overlay District; and

**WHEREAS**, the existing single family home on the property located at 11638 Sheridan Road is considered a legal non-conforming use since a residential use is not an allowed use in the B-1 District. Being a non-conforming use, there are limitations as to the amount of structural alteration, addition or repair to this non-conforming use. With any non-conforming use, if the buildings are ever damaged or destroyed or the cumulative amount of structural alterations exceeds 50% of the assessed value (based on the value when the use became non-conforming) then the building would need to revert to a conforming commercial use; and

**WHEREAS**, this area of Sheridan Road just south of 116<sup>th</sup> Street is a mixture of commercial land uses (Wooden Nickel, Ray Radigan's and Ruffolo's Pizza) and four (4) single family residential homes and the Land Use Plan indicates this area be ultimately developed as Neighborhood Commercial pursuant to the B-1, Neighborhood Business Zoning District; and

**WHEREAS**, the Village staff has reviewed the Land Use Plan and the Zoning Map for this area and identified that the following three (3) additional single family homes are also classified as non-conforming uses:

<b>Tax Parcel Number</b>	<b>Owner</b>	<b>Address</b>
93-4-123-311-0230	Anna M. Stachura	11618 Sheridan Road
93-4-123-311-0240	Lawrence E. Draudt	11624 Sheridan Road
Part of 93-4-123-312-0266	Nafi & Awilda Kalan	11740 Sheridan Road

**WHEREAS**, on August 10, 2015 the Plan Commission approved Resolution #15-15 to initiate and petition to amend the 2035 Land Use Plan Map 9.9 to add an urban reserve land use designation over the four (4) noted properties (leaving the underlying Neighborhood Commercial land use designation; and

**WHEREAS**, on August 28, 2015 the required 30-day notice was published in the Kenosha News and notices were sent to property owners within 300 feet of the subject property regarding the public hearing to be held by the Village Plan Commission.

**WHEREAS**, on September 28, 2015 the Village Plan Commission held a public hearing to discuss the proposed amendments.

**NOW THEREFORE, BE IT RESOLVED**, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby approves the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the September 28, 2015 public hearing.

1. To amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).
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.

**BE IT FURTHER RESOLVED** that the Plan Commission does hereby recommend that the Village Board enact the Ordinance adopting the amendment, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

**Adopted this 28<sup>th</sup> day of September 2015.**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

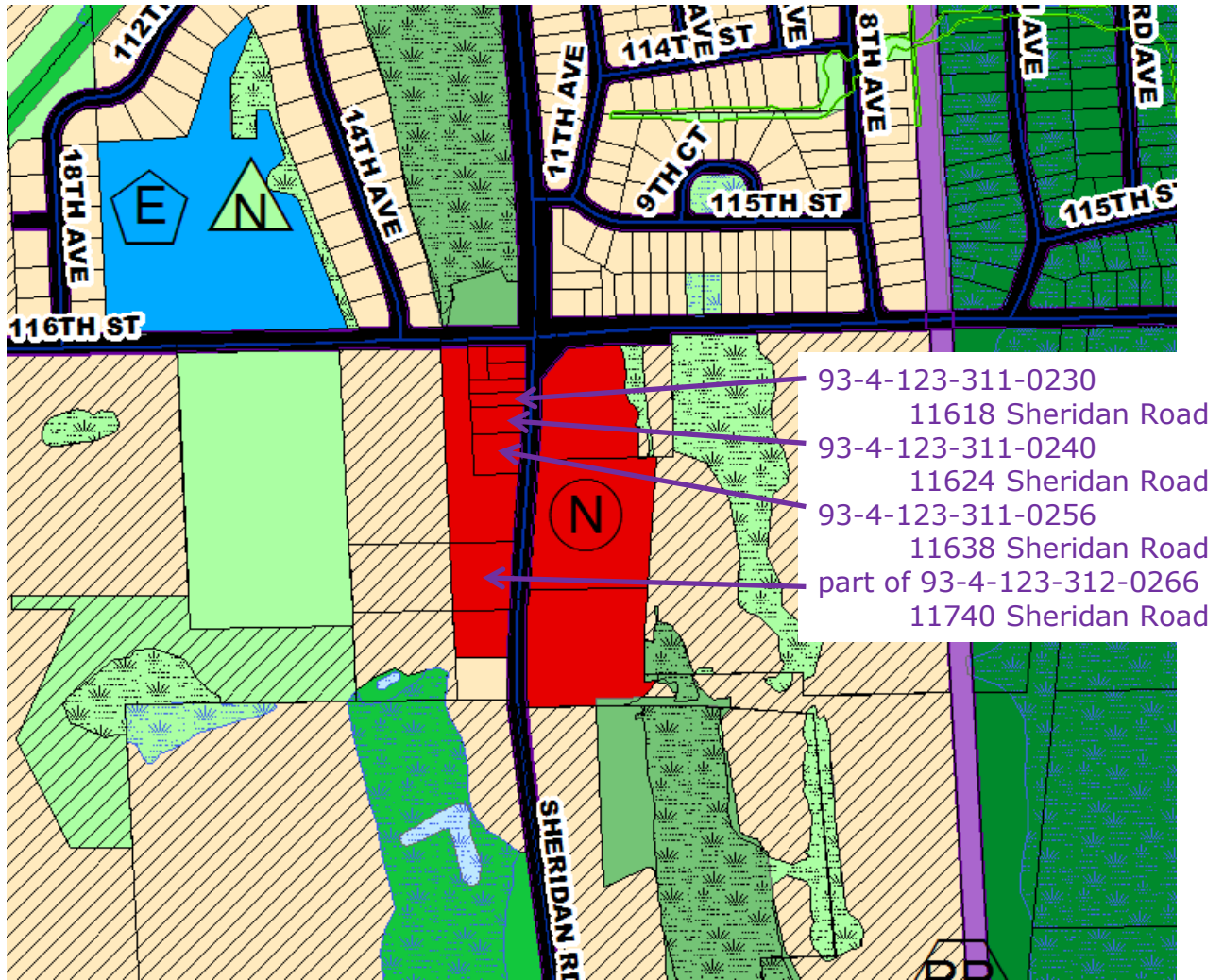
\_\_\_\_\_  
Thomas W. Terwall  
Plan Commission Chairman

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

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

18-Comp Plan Amendments--Sheridan Rd LU

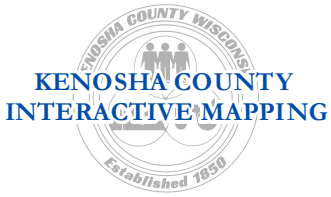
## Portion of the Village 2035 Land Use Plan Map 9.9



**Comprehensive Plan Amendment:** To place an urban reserve land use designation on the properties.



# General Location Map



1 inch = 200 feet  
Date Printed: 7/30/2015



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

**ORD. # 15-**

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP  
OF THE VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN  
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE**

**BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees,  
Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended  
as follows:**

The following single family properties located in a part of in a part of U.S. Public Land Survey Section 31, Township 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin are hereby rezoned from the B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

The Village Zoning Administrator is hereby directed to record this Zoning Map Amendments on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Municipal Code shall be updated to include said amendments.

**Adopted this \_\_\_\_ day of \_\_\_\_\_, 2015.**

**VILLAGE BOARD OF TRUSTEES**

ATTEST:

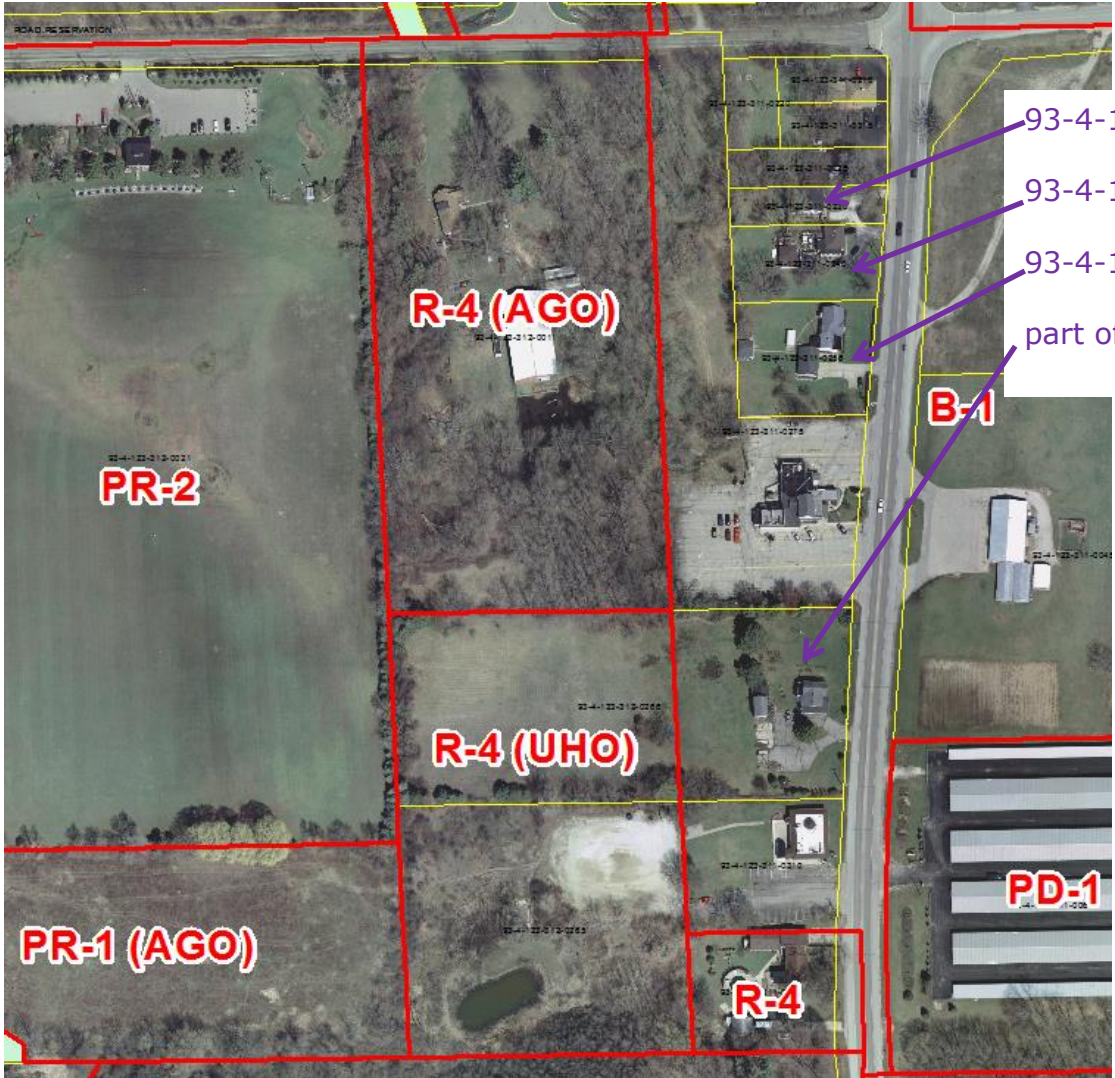
\_\_\_\_\_  
John P. Steinbrink  
Village President

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

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

\_\_\_ - South Sherican Rd Rezone

# Portion of the Village Zoning Map



- 93-4-123-311-0230  
11618 Sheridan Road
- 93-4-123-311-0240  
11624 Sheridan Road
- 93-4-123-311-0256  
11638 Sheridan Road
- part of 93-4-123-312-0266
- 11740 Sheridan Road

**Zoning Map Amendment:** To rezone the properties from B-1 to R-4 (UHO)

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME  
HOWEVER SEPARATE ACTION IS REQUIRED.**

- C. **PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76<sup>th</sup> Street and 91<sup>st</sup> Avenue within the Prairie Ridge development.

**Recommendation:** Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Conceptual Plan** subject to the comments and conditions of the Village Staff Report of September 28, 2015.

- D. Consider approval of a **Certified Survey Map** to subdivide the property generally located at the northwest corner of 76<sup>th</sup> Street and 91<sup>st</sup> Avenue within the Prairie Ridge development into two (2) parcels.

**Recommendation:** Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of September 28, 2015.

## VILLAGE STAFF REPORT OF SEPTEMBER 28, 2015

**CONSIDERATION OF A CONCEPTUAL PLAN** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76<sup>th</sup> Street and 91<sup>st</sup> Avenue within the Prairie Ridge development.

Consider approval of a **Certified Survey Map** to subdivide the property generally located at the northwest corner of 76<sup>th</sup> Street and 91<sup>st</sup> Avenue within the Prairie Ridge development into two (2) parcels.

### **THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.**

*The petitioner is requesting approval of a Certified Survey Map to subdivide Outlot 20 of the Prairie Ridge Development generally located at the northwest corner of 76<sup>th</sup> Street and 91<sup>st</sup> Avenue within the Prairie Ridge development into two (2) parcels. In addition, the petitioner is requesting approval of a Conceptual Plan for Lot 1 of the proposed CSM (western portion of Outlot 20 directly north of Costco).*

#### **Background information:**

On May 26, 2015 as part of the Conceptual Plan approval for The Bulls-Eye development on Outlot 21 in the Prairie Ridge Development (property to the west), a Master Conceptual Plan for both Outlots 20 (this development) and Outlot 21 (a/k/a The Bulls-Eye) was conditionally approved by the Village Plan Commission.

The Master Conceptual Plan was completed at that time in order to fully evaluate the infrastructure and traffic impacts of the development of both Outlots 20 and 21 on the adjacent 76<sup>th</sup> Street and 91<sup>st</sup> and 94<sup>th</sup> Avenue roadways and Costco development to the south. The Master Conceptual Plan indicated future development patterns, setbacks, cross access, parking, access restrictions, drive-through stacking areas, curb and gutter, fire department hydrant/connection locations, landscaping areas and the two 76<sup>th</sup> Street access driveways to serve both Outlots 21 and 20. (See **attached** Master Conceptual Plan for both Outlots 21 and 20 as conditionally approved by the Village Board on June 1, 2015 and updated with a revision date of September 18, 2015.)

As shown on the Master Conceptual Plan, it is anticipated that Outlot 20 was proposed to be subdivided by CSM into two (2) properties so that a multi-tenant retail/restaurant building and another restaurant/commercial building could be built. The updated Master Conceptual Plan identifies the proposed development patterns, setbacks, cross access, parking, access restrictions, drive-through stacking areas, curb and gutter, fire department hydrant/connection locations, landscaping areas and the two 76<sup>th</sup> Street access driveways to serve both Outlots 21 and 20. Two (2) driveway access points are provided for the four (4) proposed buildings to/from 76<sup>th</sup> Street. The first driveway access is being placed about 103 feet east of the Costco entrance on 76<sup>th</sup> Street aligning along the common lot line between Outlots 21 and 20 and a second driveway access would be placed about 350 feet west of 91<sup>st</sup> Avenue. Due to the potential uses proposed and to accommodate the drive-thru facilities, the most efficient and safest alignment of the driveways was along the common lot lines allowing for the traffic to enter the site and flow towards the back of the sites before turning towards their destination.

On July 13, 2015 the Plan Commission conditionally approved Preliminary Site and Operational Plans for The Bulls-Eye development on Outlot 21, a preconstruction meeting was held on September 22 and grading/utility construction/the 76<sup>th</sup> Street entrance is currently under construction.

**Development of Outlot 20:** As indicated above, the petitioner is requesting approval of a Certified Survey Map to subdivide Outlot 20 of the Prairie Ridge Development into two (2) lots and approval of a Conceptual Plan for Lot 1 of the proposed CSM (western portion of Outlot 20).

Lot 1 of the CSM is proposed to be 1.997 acres with frontage on both STH 50 and 76<sup>th</sup> Street. Unless the lot line between Lots 1 and 2 can be adjusted slightly for Lot 1 to be two (2) acres, the CSM will need to be conditionally approved subject to being included in the PUD, Planned Unit Development Zoning Text amendment.

A 13,297 square foot multi-tenant retail/restaurant building is proposed to be constructed on Lot 1 with could have up to five (5) tenants. As shown on the Conceptual Plan the building could contain:

1. 2,490 square foot restaurant, with outdoor seating
2. 4,037 square foot retail space
3. 1,428 square foot retail space
4. 1,426 square foot retail space
5. 3,810 square foot restaurant, with outdoor seating

Lot 2 of the CSM is proposed to be 2.227 acres with frontage on STH 50, 91<sup>st</sup> Avenue and 76<sup>th</sup> Street. Pursuant to the previously approved Master Conceptual Plan for Outlots 20 and 21, Lot 2 could be developed with an 8,794 square foot restaurant or it could be reconfigured for multi-tenant retail/restaurant building(s).

There is no access to Lots 1 and 2 from STH 50 or from 91<sup>st</sup> Avenue, the lots obtain access through two (2) 76<sup>th</sup> Street common driveway connections as discussed previously. The westernmost entrance is also shared with The Bulls-Eye Development on Outlot 21 and the easternmost entrance is shared with Lots 1 and 2 of the proposed CSM.

The property (Outlot 20) is currently zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay. The existing signage PUD on the properties relates to the PUD for the entire Prairie Ridge Commercial Development that allows for several entry monument signs throughout the Prairie Ridge Development.

A separate PUD Zoning Text amendment will be required for the development of the properties on Outlot 20 to reduce setbacks to common lot line for Lots 1 and 2, to reduce the number of parking spaces required for Lot 1, to reduce the minimum lot area form Lot 1 and 2, and to reduce the percentage of open space required for Lots 1 and 2. Additional PUD modifications may be requested as Site and Operational Plans are prepared. The community benefits proposed in consideration of the PUD lot size reduction, along with other PUD modifications as discussed below will include the requirement that the building constructed on Lot 1 (and Lot 2) be fully provided with fire sprinklers as approved by the Village Fire & Rescue Department and that the development will comply with Section 410 of the Village Municipal Code related to the installation of a Digital Security Imaging System (DSIS). In addition, enhanced architectural design features and landscaping will be required and the Primary Monument sign abutting STH 50 will be limited to 10 feet in height from grade (no berming will be allowed to increase sign height will be permitted) and 130 maximum square feet in area per sign side. Specifically the known PUD modifications are listed below:

- To allow the Lot 1 area to be 1.997 acres instead of 2 acres (Lot 1);
- To reduce the open space from 30% to 16% (Lot 1);
- To allow a zero foot setback from the interior lot lines (between Outlots 20 and 21

and Lots 1 and 2 of the proposed CSM) instead of the required 10 foot setback to allow for a shared access;

- To allow for a total of 119 parking spaces, wherein the parking ratio per the ordinance would require 122 (Lot 1); and
- To allow for a possible modification for the square footage for the multi-tenant building wall signage – needs to be further evaluated (Lot 1).

Corner Bakery is the end cap tenant in the multi-tenant building, but no other users are to be announced at this time; however, when specific users and tenants are identified, the developer will announce them and detailed Site and Operational Plans will be required to be submitted for the development and the parking ratios will be further evaluated to ensure compliance with the Village regulations. The following are minimum parking requirements for retail uses and restaurant uses:

- Restaurant requires a minimum of one (1) space for each 100 square feet of floor area plus one (1) space for every two (2) employees on the largest work shift.
- Retail store requires a minimum of one (1) space for each 200 feet of primary floor area plus one (1) space for every two (2) employees.

In addition, minimum parking spaces, plus the required handicapped accessible parking spaces as required by the State Code shall be provided.

Per the Village Zoning Ordinance, the Conceptual Plan for Lot 1 requires 117 standard parking spaces (9' x 18') plus five (5) handicapped accessible spaces or **122 total parking spaces required**. Based on the information presented by the developer, the total number of standard size and handicapped accessible parking spaces being provided is 119. The site plan is **3 standard spaces short** of the Ordinance requirement.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** subject to the following conditions:

1. If at all possible, Lot 1 of the CSM shall be increased in size to meet the minimum lot area of 2.0 acres (site is currently 1.997 acres).
2. A separate Cross Access easement document has been prepared, reviewed by the Village and recorded which details the specific requirements, maintenance and ownership responsibilities for the parking, driveways and access. (Provide a copy to the Village).
3. Make the **attached** changes to the CSM.
4. Any outstanding taxes or special assessments shall be paid prior to recording the CSM.
5. The CSM shall be finalized, 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 90 days of Village Board's conditional approval and prior to issuance of building/zoning permits.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Conceptual Plan** subject to the above comments and the following conditions:

1. The Conceptual Plan approval will be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, the developer will be required to submit applications and required documents for the following approvals: **Site and**

**Operational Plan, Conditional Use Permit (for drive-thru) and Zoning Map Amendment (to create a specific PUD for the development of Outlot 20).**

2. The Conceptual Plan was reviewed for compliance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed.
3. The development of Lot 1 and all structures shall comply with the Ordinances in effect at the time of construction. In addition, detailed Site and Operational Plans are required to be submitted for review and approval prior to any development pursuant to Article IX of the Village Zoning Ordinance. Also, depending on the use proposed, the occupants may require a Conditional Use Permit along with Site and Operational Plan approval from the Plan Commission and may require approval of special licenses by the Village. Note: A drive thru will require a Conditional Use Permit.
4. The following changes and comments listed in this memo shall be made and incorporated into the required Site and Operational Plans:
  - a. The site/civil plans shall note that there is no vehicular or construction vehicle parking or unloading on 75<sup>th</sup> (STH 50) and 76th Streets, 91st and 94th Avenues. Temporary parking may be permitted on Village streets, only if allowed by the Village and if it's allowed it is subject to any conditions that the Village Public Works Department may impose, and only during construction or grand opening celebrations.
  - b. Show the designated areas for snow storage in the parking lot.
  - c. The 76th Street sidewalks shall extend through the driveways.
  - d. Internal roof drains and storm water downspouts shall be interconnected directly into the private underground storm sewer system. Roof drain plumbing shall be internal to the building or as an option exterior downspouts may be allowed but shall not be located on the building in high traffic areas, pedestrian areas or garbage dumpster areas where they are subject to being damaged. They shall be painted to blend in or be complimentary to building colors. Show and note on the plans.
  - e. Show directional pavement marking arrows for the two-way drive along the east side of the building.
  - f. The Bulls-Eye project has committed to installing payment markings and signage for the mid-block pedestrian crossing from the sidewalk on the north side to the sidewalk on the south side of 76<sup>th</sup> Street. This developer shall make every effort to cooperate with The Bulls-Eye development to facilitate these markings and signage.
  - g. Any damaged or heaved sidewalk squares shall be replaced abutting the property.
  - h. Based on the information provided on the conceptual plan this site is three (3) spaces short of the required 122 parking spaces (which includes the required five (5) parking spaces). Has the developer obtained a cross access



easement parking agreement with the adjacent land owner to the south or east?

- i. No concrete curb stops or black rubber wheel stops will be allowed. Raised sidewalks shall be used for car bumpers adjacent to the building.
  - j. The fire connection detail as shown needs to be approved by the Fire & Rescue Chief.
  - k. Door numbers shall be provide on both the inside and outside of any exterior exit. The door number font, size, color and location shall be identical to The Bulls-Eye development – provide a detail on the site plans.
  - l. Abandon all unused water connections at main.
  - m. The design engineer shall evaluate the ability to utilize the existing storm stub and eliminate open cutting 76<sup>th</sup> Street for the new storm connection.
  - n. Detailed engineering plans (grading, utility, erosion control, landscaping plan etc.) shall be submitted. Further engineering review comments will be provided as detailed plans are submitted.
  - o. The developer (building owner) has the option of installing two (2) sanitary sewer manholes for usage/discharge for each of the two (2) restaurants (recommended by Public Works staff). Only one (1) utility bill will be sent by the Village.
5. Building Architecture:
- a. Building architectural designs, elevations and sample building, roofing, canopies, etc. materials will be required to be approved by the Village staff and Plan Commission as part of the detailed Site and Operational Plans.
  - b. Architecture of the building shall be consistent with the existing Prairie Ridge commercial architecture. The building needs to be architecturally and aesthetically pleasing on all sides.
  - c. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view from the sidewalk or street.
  - d. Decorative (wrought iron or aluminum) black fencing shall be installed around each of the outdoor dining areas. Similar fencing (with intermittent masonry/stone pillars or architectural bollards to prevent vehicles from inadvertently hitting the patio areas or store fronts) shall be used for these seating areas as is being used for the outdoor seating areas on The Bulls-Eye commercial development to the west. If the restaurant use sells alcohol this fencing shall be an approved barrier. Provide a detail of the proposed fencing around the each of the outdoor dining areas.
6. Landscaping Plans: *(The site is a part of a Unified Business Development).*
- a. All landscaped areas will be required to be irrigated with a private sprinkler system. Such system shall be operational and used each year to water the plantings/grassy areas.
  - b. The base map for these landscape plans shall include the approved grading plan.

- c. The location of all pedestals and transformers and proposed screening shall be shown on the Site and Operational Plans required for each development site. Transformers shall be painted to blend in with the site.
  - d. The Fire Department connection along 76th Street shall be appropriately screened and landscaped from the public's view from 76th Street.
  - e. Replace/install, prune, stake, place mulch beds all Public Street Trees. Note on the plans all the missing street trees to be replaced. Both the street trees and grassy terrace areas are the developer's obligation for maintenance.
  - f. Landscaping and parking lot islands will be required pursuant to the Village Ordinance requirements. In particular, landscaping between parking areas and roadways shall comply with Section 420-57 J (2) (d) of the Village Zoning Ordinance that states "*Parking lots associated with manufacturing, business or institutional uses shall be screened from public rights-of-way and/or residential zoning districts located within 50 feet of such parking lots; such screening shall be installed in close proximity to the parking lot and shall be 75% opaque to a height of at least four (4) feet above the grade of the nearest edge of such parking lot within three (3) years of installation and may consist of shrubs and trees, an appropriately landscaped undulating berm...*".
7. Signage Plan: *(The site is a part of a Unified Business Development).*
- a. Each Lot is required to have a primary monument sign. Secondary entrance signs (entry monument signs) at the shared access locations may be allowed.
  - b. The maximum height of the monument sign shall be a maximum of 10 feet from grade and a maximum of 130 square feet in area. The complete address \_\_\_\_ 76<sup>th</sup> Street shall be provided on the sign. The property will have a Pleasant Prairie mailing address.
  - c. A plan shall be provided which identifies the signage areas on the building. All signage shall be consistent with respect to how it is mounted and the maximum size areas. (No raceways are allowed for mounting signage).
  - d. All parking lot signage shall utilize attractive black ornamental poles for all signage, including handicapped accessible signage. No channel poles for any site signs. Show all signage details on the plans.
  - e. All signage shall conform to the provisions of the PUD Ordinance and all general requirements of the Village Sign Ordinance (Chapter 420 Article X) unless specifically allowed in the PUD.
8. Lighting Plans: *(The site is a part of a Unified Business Development).*
- a. All exterior lot and building lighting shall be LED and Dark Sky compliant with a color temperature between 4000K-5000K.
  - b. Exterior light poles, fixtures, colors, bases, wattage, lighting type (e.g. LED) shall be identical to those used for The Bulls-Eye commercial development to the immediate west. The maximum light pole height with base shall not exceed 20 feet from grade.
  - c. Details (cut sheet details) of the proposed exterior lighting on the building, in the parking areas shall be provided with each detained Site and Operational Plan. In addition, provide a photometric plan to ensure proper lighting levels at the property boundaries as required by Article IX of the Village Zoning Ordinance. (The lighting color, height, and style shall be the same for the

commercial sites in Outlots 20 and 21). Concrete bases shall not exceed 18 inches above grade and shall be located in landscape island areas.

9. As a community benefit for the PUD, the building shall be fully protected with fire sprinklers and requirements of Village Fire Protection Ordinance.
10. As a community benefit, the building/site shall comply with requirements of a privately owned DSIS (including the DSIS Agreement and DSIS Access Easement) which complies with the Village Security Ordinance.
11. All easements shall be shown on the required site/civil plans submitted for review and approval as each lot is proposed to be developed.
12. Details of the dumpster enclosures shall be provided on the required Site and Operational Plans for the development of each lot. The dumpster enclosure(s) shall be constructed of the same attractive brick, block or stone materials as the building and be attached to the building with sturdy well-constructed and closable gates. Detached garbage enclosures are not allowed. A wooden fence enclosure is not allowed. Dumpster height and size, sample materials, doors and paint colors of the dumpster enclosure(s) details shall be shown on the plans.
13. Compliance with the **attached** memorandum from the Fire & Rescue Department dated September 16, 2015. In addition, when specific plans are submitted, detailed and more specific comments will be provided by all Village Departments as part of the required Site and Operational Plans review and approval process.
14. Liquor licenses will be required for any establishment selling alcohol. Contact Jane Romanowski, Village Clerk 262-694-1400 for licensing requirements or refer to the Village's web site, [www.pleasantprairieonline.com](http://www.pleasantprairieonline.com).
15. Hours of operation in which the public can be on the premises in the B-2, Community Business District are from 5:00 a.m. to midnight.
16. Each handicapped parking space shall be appropriately signed (locations to be reviewed with planning staff) and painted on the pavement (same color for all development) pursuant to ADA requirements prior to occupancy of any development site. Show on the signage detail plan.
17. Impact fees shall be paid prior to issuance of the building permit. (Currently based upon \$1.94 per \$1,000 of valuation as determined by an analysis of the State approved plans by the Village Assessing Department).
18. General Comments for the development from the Building Inspection Department:
  - a. Building Inspection Department information:  
Hours: Mon-Fri, 8am-5pm.  
Phone# 262-694-9304  
Email: [buildinginspection@plprairiewi.com](mailto:buildinginspection@plprairiewi.com)  
Permit applications can be found online at [www.pleasantprairieonline.com](http://www.pleasantprairieonline.com)
  - b. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.

- c. All contractors requiring permits shall not commence work until permit issuance. We have 10 business days to review and issue permits please plan accordingly.
  - d. We inspect to the 2009 IBC, IEBC, IMC, IECC, IFGC, 2003 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
  - e. All State approved drawings must be available at job site for inspector review.
  - f. Submit emergency egress path / lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.
  - g. Fire alarm systems require two (2) permits-- from both the Fire & Rescue Department and Building Inspection Department.
  - h. Any building fire protection loop and combination water main will require approval by the Fire & Rescue Department prior to issuance of exterior plumbing permit.
  - i. Both fire alarm systems and fire protection loops will require inspections by both the Fire & Rescue Department and Building Inspection Department.
  - j. Any tradesmen requiring state license will be "carded" on the jobsite for compliance.
  - k. All equipment must be "LISTED" by a nationally recognized testing laboratory.
  - l. Documentation must be provided for available fault current at equipment, to verify short circuit current rating compliance per 2011 NEC 110.10
  - m. All equipment, materials, etc. must be rated for the environment in which they will be used.
  - n. Provide enough parking spaces per 2009 IBC for both normal and handicap use. (See previous comments).
19. All required landscaping and screening for the buildings and signage shall be installed prior to occupancy of any building. Written letters of verification and certification shall be provided to the Village Community Development Department by the landscape and signage contractors that all landscaping and building and signage has been installed in accordance with the approved landscape and signage plans prior to occupancy.
- However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed. The developer/owner/occupant shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping. The amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
20. After footings and foundations are installed for each building and prior to framing or construction of walls, an as-built survey stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building setbacks have been met.

21. Prior to written occupancy of any building and associated site improvements three (3) copies of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, monument signage, above ground structures and all impervious surfaces meet the minimum setbacks and that all site signage and pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.
22. Prior to written occupancy of any building an as-built record drawing of graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
23. The development shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/dismantled/unlicensed vehicles that are parked overnight will be issued citations. No overnight parking of vehicles or trucks in the parking lot shall be allowed.
24. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit pursuant to the requirements of Article X of Chapter 420.
25. At no time shall any site within the development be used to sell or advertise any vehicles that are "for sale".
26. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
27. There shall be no outside banners, temporary signage, plastic advertising signage, strings of pennants, spot lights, inflatable signs, signs or figures inflated by a generator, wire or A-frame signs temporarily placed in the ground, flag pennants, flags, inflatable devices or streamers affixed or attached to the building(s), fencing, light poles, ground or landscaping, etc. within the Development. Special event and grand opening signs are permitted by Village Ordinance with a permit for a specific period of time.
28. There shall be no business related semi-truck/trailer, delivery trucks or commercial box trucks or commercial vans parking permitted on the site within the Development, except temporarily, for routine deliveries.
29. There shall be no outdoor storage or display of materials, goods or equipment on any site, within the Development unless as approved by the Village.
30. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: raw materials, business supplies, pallets, crates, etc., is prohibited.
31. No trucks, trailers or cars shall be parked in a manner that would constitute advertising for the business on the properties.
32. No sign walkers – persons with boxes or costumes or business advertising signs strapped, hung, affixed or over their clothes shall walk the properties or public right-of-ways for advertising the businesses, sales or special offers of the service or retail businesses.

33. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
34. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.
35. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
36. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
37. All Village fees incurred by the Village Community Development Department and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
38. During construction, the contractors will be required to park on-site or make arrangements for other off-site parking unless approved by the Public Works Department as noted previously in these comments.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**NEW EASEMENT DEDICATIONS**  
**DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT**  
**15'x15' VISION TRIANGLE EASEMENT**  
**DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT**

**STH 50 (75th STREET)**

N 88°59'43" E 607.22

N 88°03'00" E 2.42  
A=2.42

A=607.24

*Land  
15'x50'  
Vision  
Triangle  
Easement*

N 00°03'31" E 60.00  
30'  
S 00°02'48" W 171.13  
N 00°02'48" E 261.34

**LOT 2**

N 03°32'33" W 152.46  
S 03°48'51" E 113.07  
S 00°01'10" W 187.09  
N 00°08'08" W 147.18

**91st AVENUE**

15'  
15'  
21'  
15'  
36'

A=614.94  
S 88°59'56" W 614.93

N 89°23'38" E 324.73

*15'x15'  
VTE*

**76th STREET**



**SCALE 1"=150'**

- (A) DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT.
- (B) DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT.
- (C) 15'x15' DEDICATED VISION TRIANGLE EASEMENT.

*(D) 15'x50' Dedicated Vision Triangle Easement*

Date: August 19, 2015  
 This Instrument was drafted by Mark R. Madsen  
 PROJECT ID: 2015.0066.01

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**DEDICATION AND EASEMENT PROVISIONS PREVIOUSLY RECORDED ON THE FINAL PLAT OF PRAIRIE RIDGE (EASEMENT TEXT MODIFIED VIA THIS CSM)**

**15' X 50' DEDICATED VISION TRIANGLE EASEMENT (EASEMENT 1 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE)**

Nonexclusive easements coextensive with the areas shown as a 15'x50' Dedicated Vision Triangle Easement on Lot 2 of this CSM have been dedicated, given, granted and conveyed by V.K. Development Corporation to the Village of Pleasant Prairie ("the Village") to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement area between the heights of two (2) feet and ten (10) feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

**25' DEDICATED PLANTING AND LANDSCAPE EASEMENT (EASEMENT 2 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE)**

Nonexclusive easements coextensive with the areas shown on Lots 1 and 2 of this CSM as a 25' Wide Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area were dedicated, given, granted and conveyed by V.K. Development Corporation to the Owner of Lot 1 and 2 of this CSM and the Village for the purposes of grading, planting and installing trees, shrubs and other landscape elements and all related ingress and egress, replacement and maintenance activities. In the event of any conflict between the rights of the Owner(s) and the rights of the Village with respect to the 25' Wide Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area, the Village's rights under these easements shall be deemed to be superior. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements. The Owner of Lot 1 and 2 of this CSM shall be responsible for all costs associated with grading, planting and installing trees, shrubs and other landscape elements and all related replacement and maintenance activities within these nonexclusive easement areas in accordance with the master landscaping plan approved by the Village.

**DEDICATED UTILITY EASEMENT AREAS (EASEMENT 3 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE )**

Nonexclusive easements coextensive with the areas shown on Lots 1 and 2 of this CSM as Dedicated Utility Easement Areas have been dedicated, given, granted and conveyed by V.K. Development Corporation to Wisconsin Electric Power Company, AT&T 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 (or portions thereof) as shown on this CSM and for any related ingress and egress. This easement shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required which may be interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more that four (4) inches of final grade without the written approval of the Utility and Communications Grantees. Upon the installation of the utilities, the Lot Owner(s) shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Lot Owner(s) and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the Utility and Communication Grantees. ~~deemed to be superior.~~



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

## DEDICATION AND EASEMENT PROVISIONS PREVIOUSLY RECORDED ON THE FINAL PLAT OF PRAIRIE RIDGE (EASEMENT TEXT MODIFIED VIA THIS CSM)

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way and private roadway easement areas 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 and public roadway 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 roadway areas to a vegetatively stabilized condition, ~~the Association, or in the event the Association or the Declaration cease to exist,~~ the Lot Owners shall be ultimately responsible for the costs of such restoration and may pursue their 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 or private roadways after the crushed aggregate base course is installed without prior written approval of the Village. 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, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

*Dedicate d Public street(s) Previously Dedicated on the Final Plat of Prairie Ridge*

The fee interest in the areas shown as a Dedicated Public Street on this CSM was dedicated, given, granted and conveyed on the previous Prairie Ridge Subdivision Plat to the Village of Pleasant Prairie, its successors and assigns (referred to as the "Village") for the construction, installation, repair, alteration, replacement, and maintenance of public street improvements, uses and purposes, including, without limitation, street pavement, curbs and gutters, sidewalks, street signs, street lights, bike lanes, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street terrace grading, placing topsoil and seeding, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting, maintenance, and access activities. Such fee interest is subject to the following: (1) a nonexclusive easement coextensive with the Dedicated Public Street areas shown on this CSM and granted to the adjacent Lot Owners for street terrace grading, placing topsoil and seeding, street trees and other landscaping planting, the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and their properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the roadway and their properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions); and (2) a nonexclusive easement for the Prairie Ridge Commercial Association, Inc. (hereinafter referred to as the "Association") for the planting and maintenance of grass and street trees, and the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the public roadway and the adjacent properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village, but not the obligation to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions unless such costs are assessed to the abutting properties); and in the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Streets, the Association, or of the Lot Owner(s), pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

The adjacent Lot Owners shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement and snow removal of the public sidewalks and private driveways; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; street tree pruning, watering, mulching, staking and other tree maintenance and replacements; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities, maintenance of the private storm water drainage and off-site retention basin to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and development maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances and the requirements of the Site and Operational Plan approvals.

Date: August 19, 2015

This Instrument was drafted by Mark R. Madsen

PROJECT ID: 2015.0066.01

SHEET 9 OF 13 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**RESTRICTIVE COVENANTS**

**RESTRICTIVE COVENANTS**

The Owner hereby covenants that the Dedicated 15' x50' Vision Triangle Easement areas shown on Lot 2 of this CSM hereby places restrictions on the referenced land because of the location of these easements which were given, granted and conveyed by the Owner to maintain a clear sight line of vision at the 91st Avenue and 75th Street intersections. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, trees, plantings, or bus shelters that are permitted within the Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

The Owner hereby covenants that the Lot 1 and 2 Owners shall have the obligation of planting, maintaining and replacing the Street Trees located within the 91st Avenue and 75th Street rights-of-way 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, mailboxes, 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 respective Lot Owners, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Lot 1 and Lot 2 Owners, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly by the Lot Owners, without compensation, and to the satisfaction of the Village.

The Owner hereby covenants that the Lot 1 and 2 Owners shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, and snow removal of the public sidewalks and private driveways; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; street tree pruning, watering, mulching, staking and other tree maintenance and replacements; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities; storm water drainage and off-site retention basin to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and site maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances and the requirements of the Site and Operational Plan approvals, without compensation, and to the satisfaction of the Village.

*See attached + (See add'l changes)*

For outlot  
20 → add this language to CSM

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2744 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**DEDICATION AND EASEMENT PROVISIONS  
PREVIOUSLY RECORDED ON PRAIRIE RIDGE AND CSM 2744**

**DEDICATED STORMWATER DETENTION EASEMENT AREAS  
(EASEMENT 7 - PREVIOUSLY DEDICATED ON THE FINAL PLAT FOR PRAIRIE RIDGE)**

Non-exclusive easements coextensive with the areas shown within Outlots 14 and 16 on the Final Plat of Prairie Ridge as stormwater detention areas shall, after the Restricted Stormwater Detention Basin is constructed/reconstructed, be protected and maintained as a storm water detention basin and that no filling or other activity or condition detrimental to its function as storm water detention basins shall occur or exist within such areas or on any surrounding land shown on the Final Plat of Prairie Ridge without written approval of the Village. This covenant shall run with the land, shall be binding upon the Lot Owners, its successors, assigns and successors-in-title, in their capacity as Owners of the Lots shown on the CSM or any portion thereof, and shall benefit and be enforceable by the Village, and by the Commercial Owners Association with respect to the Restricted Storm Water Detention Area located within the commercial portion of the Plat (Outlots 14 and 16). The Commercial Association, which includes the Lot 1 and 2 Owners shown on this CSM, shall perform the required storm water and detention basin protection and maintenance functions within the Outlots, without compensation and to the satisfaction of the Village.

Date: June 9, 2015  
Revision Date: August 13, 2015  
This Instrument was drafted by Mark R. Madsen  
PROJECT ID: 2013.0057.04



SHEET 7 OF 11 SHEETS

9/25/15 1

Add for Outlot 20 CSM

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

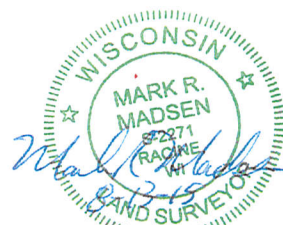
A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2744 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**RESTRICTIVE COVENANTS**

1. The Owner hereby covenants that the Dedicated Vision Triangle Easement areas shown on Lot 1 and Lot 2 of this CSM hereby places restrictions on the referenced land areas because of the location of these Easements which were given, granted and conveyed by the Owner to maintain a clear sight line of vision for the private driveways at the Prairie Ridge Boulevard intersections. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, trees, plantings, or bus shelters that are permitted within the Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.
2. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of protecting and preserving the Wetland Preservation, Protection, Access and Maintenance Easement area shown on Lot 1 of this CSM. Such preservation and maintenance shall include without limitation and as needed, removing of dead, dying or decayed trees, plant material or evasive species; re-planting wetland plant life as approved by the Village and the Wisconsin Department of Natural Resources; and removing of trash and debris in order to prevent a nuisance condition. No mowing or cutting of the wetland vegetation shall be allowed without the permission of the Village. No signage or fences shall be erected within the Wetland Preservation, Protection, Access and Maintenance Easement which may cause damage to the wetland area. The covenant shall run with the land and shall be binding upon the Owners of Lot 1 of this CSM, their successors, assigns and successors-in-title of the lands, in their capacity as Owners of such land, and shall benefit and be enforceable by the Village. The Owners of Lot 1 of this CSM shall perform such maintenance as may be needed, without compensation and to the satisfaction of the Village. This covenant will not restrict or prohibit the Owners of Lot 1 on this CSM from seeking and obtaining the required permits and approvals from the appropriate federal or State agencies having jurisdiction to fill or adjust the wetland areas on Lot 1 insofar as the appropriate permits and approvals are obtained from the federal, State and Village agencies prior to commencing any wetland disturbing or fill activities.

To the extent that the Village performs any such wetland related maintenance activities on behalf of the landowner, the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner(s) as special assessments or special charges under Section 66.0627 (or successors and assigns or other 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 as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

Date: June 9, 2015  
Revision Date: August 13, 2015  
This Instrument was drafted by Mark R. Madsen  
PROJECT ID: 2013.0057.04



SHEET 8 OF 11 SHEETS

Add for Outlot 20 CSM

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2744 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RESTRICTIVE COVENANTS

75th and 76th Streets

2.1. The Owner hereby covenants that the Lot 1 and 2 Owners shall have the obligation of planting, maintaining and replacing the Street Trees located within the ~~Prairie Ridge Boulevard~~ and 91st Avenue rights-of-way 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 respective Lot Owners, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owners of Lot 1 and Lot 2, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly by the Lot Owners, without compensation, and to the satisfaction of the Village.

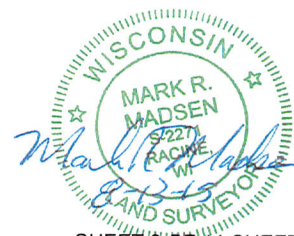
To the extent that the Village performs any such street tree replanting or related maintenance activities on behalf of the landowner, the Owners of Lot 1 and Lot 2 of this CSM shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner(s) as special assessments or special charges under Section 66.0627 (or successors and assigns or other 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 as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

3.1. The Owner hereby covenants that the Lot 1 and 2 Owners shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, and snow removal of the public sidewalks and private driveways; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities; storm water drainage and off-site retention basin to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and site maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances and the requirements of the Site and Operational Plan approvals, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such maintenance activities on behalf of the landowner, the Owners of Lot 1 and Lot 2 of this CSM shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner(s) as special assessments or special charges under Section 66.0627 (or successors and assigns or other 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 as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

4. Add A that refers to recorded cross-access agreement.

Date: June 9, 2015  
Revision Date: August 13, 2015  
This Instrument was drafted by Mark R. Madsen  
PROJECT ID: 2013.0057.04





## VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director  
FROM: Doug McElmury, Chief Fire & Rescue Department  
CC: Deputy Chief, Craig Roepke  
Lt. Thomas Clark, Fire & Rescue Department  
Peggy Herrick, Assistant Planner, Community Development  
SUBJECT: Review of the Conceptual Plan for Outlot 20, Multi-tenant Retail  
DATE: 16 September 2015

This is a review of the updated Conceptual Plan for Outlot 20, Multi-tenant Retail dated 8-14-15. The proposed building has a square footage of 13,297 S.F, and is located on 76<sup>th</sup> Street east of 94<sup>th</sup> Avenue.

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

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



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

- The hydrants and FDC shall be built per the current Village Specification including the 5" storz fittings.
- AED. Owner shall install one public access Automatic External Defibrillator (AED) onsite for employee or customer use in the event of a sudden cardiac arrest, in each building in any assembly tenant area. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire Alarm Control Panel: The main FACP will be placed in the fire sprinkler riser rooms. Remote annunciator panel location(s) will need to be determined.
- Knox Boxes shall be recessed in the building. Knox boxes shall be provided at the main entrances and at the sprinkler riser rooms.
- All outside doors shall have a lock and handle for access from the outside of the structure.
- Incoming combination water main must be sized by a Wisconsin Licensed Fire Sprinkler Designer.
- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.
- Fire hydrants: Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged. Hydrants must be placed no further than 350 feet apart as measured by normal access routes used by Fire and Rescue Department apparatus. Current Village hydrant specifications must be used. The locations shown on the plan referenced above is acceptable.
- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- Monument signs must have street address on them.
- All canopies must comply with the adopted International Building Code, including the height requirements.
- All outdoor patio areas shall be protected from vehicles by bollards

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

**A. Site and Operational Permits**

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

**B. Conditional Use and Operational**

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

5. **Plan Review, Permits and Fees:** The plans for the fire protection/combination underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. Permit fees must be submitted to the Fire and Rescue Department before any reviews begin. A satisfactory review must be completed before any permits will be issued and before construction can begin.

6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.

7. **The following information must be submitted with the sprinkler plans for review:**

Building height:

Number of stories/floors:

Mezzanines:

Clear space:

Elevators:

Hazard class:

Commodity:

Maximum storage height:

Square footage, office space:

Exterior storage:

Fire protection:



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

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

**Bulk Water**

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

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

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

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

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

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

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

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

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

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

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

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

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

Fire: Pleasant Prairie Fire & Rescue

Medical: Pleasant Prairie Fire & Rescue

Phone numbers:

**Emergency:** (262) 694-1402

Non-emergency: (262) 694-7105

Business: (262) 694-8027

23. **Knox Box:** Knox Boxes shall be provided for the building. One by main entrance door of the building, and one at the door nearest the fire riser room of the building. The Knox Boxes shall be Model 4400, and the recessed type. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
24. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each building to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the riser Room.
25. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
26. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire sprinkler riser room.
27. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
  - a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
  - b. Copy of contract with fire alarm central monitoring station.
  - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
  - d. Copies of the fire protection underground flushing documents.
  - e. Copies of the underground and fire sprinkler hydrostatic test certificates.

- f. Copies of the fire sprinkler operational test certificates.
  - g. Copies of the fire alarm test documents.
  - h. Copies of other test documents such as, hood/duct, smoke, etc...
  - i. Copies of all underground and above ground tank documents.
  - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
  - k. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
  - l. Severe Weather Shelter: The architect shall provide for both the Owner and the Fire & Rescue Department the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado.
  - m. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
  - n. AED, in place at time of occupancy.
  - o. A copy of the Emergency Plan must be submitted to the Fire and Rescue Department before occupancy.
28. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.
29. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.



Filed \_\_\_\_\_ 20\_\_ Published \_\_\_\_\_ 20\_\_  
 Public Hearing \_\_\_\_\_ 20\_\_ \_\_\_\_\_ 20\_\_  
 Fee Paid \_\_\_\_\_ 20\_\_ Approved \_\_\_\_\_ 20\_\_  
 Notices Mailed \_\_\_\_\_ 20\_\_ Denied \_\_\_\_\_ 20\_\_

**VILLAGE OF PLEASANT PRAIRIE  
 CONCEPTUAL PLAN APPLICATION**

1. Development Name: Outlot 20 Prairie Ridge
2. General Location of Development: 76th St between 91st & 94th Avenues
3. Tax Parcel Number(s): 91-4-122-081-0200
4. Number of Lots: 1 Number of Outlots: 0
5. Size of Development: 2.00 acres.
6. The Development is proposed to be constructed in Phases:  Yes  No
7. The Development abuts or adjoins a State Trunk Highway:  Yes  No
8. The Development abuts or adjoins a County Trunk Highway or a Kenosha County Park or the Kenosha County Bike Trail:  Yes  No
9. The following number and types of plans shall be submitted with this application:
  - 10 full size sets of Conceptual Plan
  - 1 copy of the Conceptual Plan reduced to 11" by 17"
  - Conceptual Plan application fee
  - 10 sets of Conceptual Engineering Plan
  - Phasing Plan, if applicable
  - Draft of Declarations, Covenant, Restrictions and any Easement Documents
  - Any other information as specified by the Village

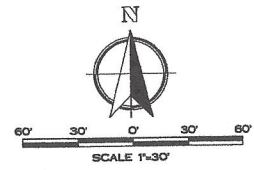
I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

**PROPERTY OWNER:**

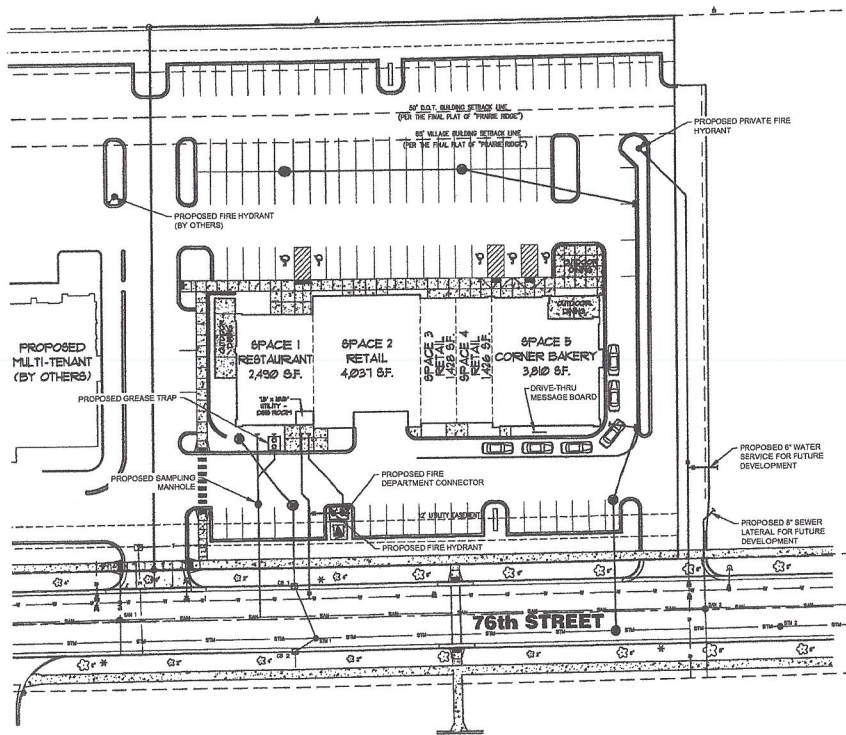
Print Name: SB1 Pleasant Prairie WI, LLC  
 Signature: [Handwritten Signature]  
 Address: C/O Starwood CPTL GRP M Carlin  
591 W Putnam, Greenwich, CT 06830  
 (City) (State) (Zip)  
 Phone: 312-759-5020  
 Fax: N/A  
 Date August 14, 2015

**OWNER'S AGENT:**

Print Name: Mark D. Eberle, P.E. / Nielsen Madsen Barber  
 Signature: \_\_\_\_\_  
 Address: 1458 Horizon Blvd. STE 200  
Racine, WI 53406  
 (City) (State) (Zip)  
 Phone: 262-634-5588  
 Fax: 262-634-5024  
 Date: August 14, 2015



STH 50 (75th STREET)



**Nielsen Madsen & Barber S.C.**  
 Civil Engineers and Land Surveyors  
 1481 Horizon Blvd, Suite 200, Racine, WI 53406  
 Tele: (262)634-5588 Fax: (262)634-5024  
 Website: www.nmbasc.net

**OUTLOT 20, PRAIRIE RIDGE  
 CONCEPTUAL UTILITY PLAN  
 FOR  
 KVG BUILDING CORPORATION  
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN**

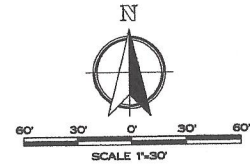
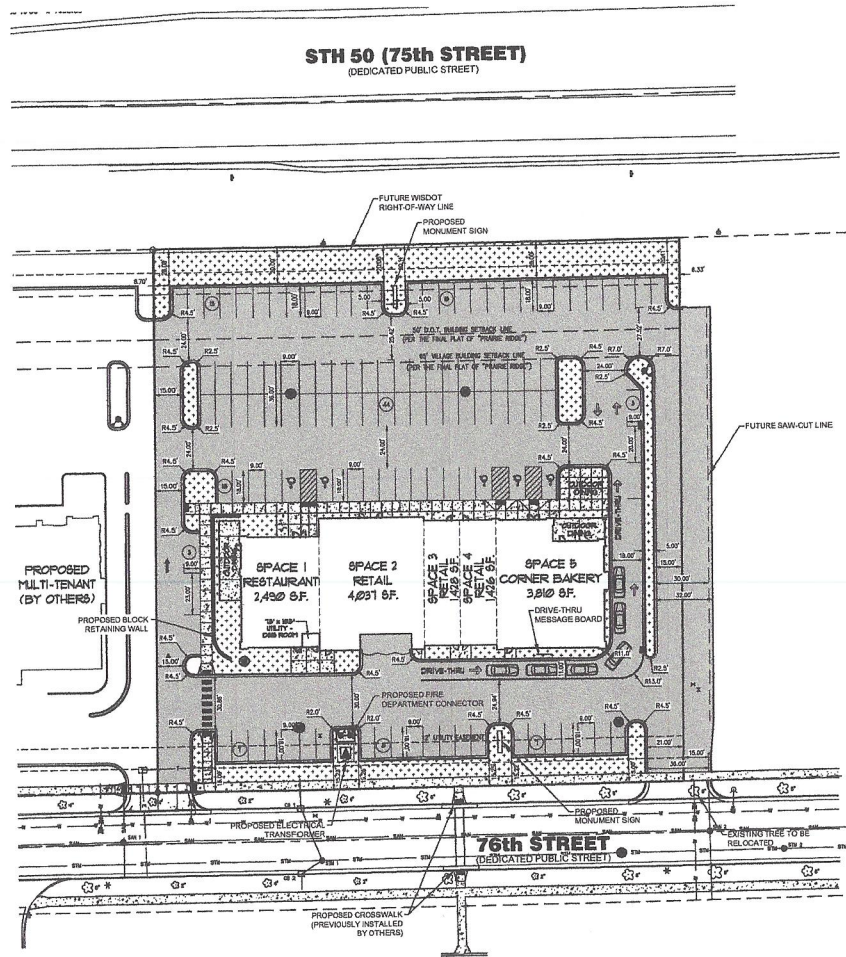
REVISION	BY	DATE

PROJ. MGR: MDC  
 DRAFTED: JLR  
 DATE: 4-13-2015  
 CHECKED: MDC  
 DATE: 4-13-2015  
**2015.0066.04**  
 SHEET  
**1** OF **1**



**ISSUE FOR REVIEW - 8-14-2015**

Thursday, August 13, 2015 4:08:41 PM



**SITE PLAN LEGEND**

- LANDSCAPING / LAWN
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DETECTABLE WARNING FIELD
- SIGNAGE
- LIGHT POLE
- PIPE BOLLARD
- PARKING COUNT
- 18" CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPERTY LINE
- FIRE HYDRANT
- REMOTE FIRE DEPARTMENT CONNECTOR (FDC)
- ELECTRICAL TRANSFORMER

**SITE DATA**

PARCEL ID NUMBER:	91-4-122-081-0200
ZONING PROPOSED:	B-2 (PUD)
EXISTING LAND USE:	VACANT
EXISTING FLOOD ZONE:	NOT IN A FLOOD ZONE
DEVELOPMENT TYPE:	COMMERCIAL
BUILDING USE:	MULTI-TENANT
<b>PROPOSED IMPERVIOUS SURFACE</b>	
BUILDING/ENCLOSURE	13,297 S.F.
PROPOSED CONCRETE	8,785 S.F.
PROPOSED ASPHALT	50,850 S.F.
TOTAL IMPERVIOUS SURFACE AREA	72,912 S.F. = 1.66 AC (83.0%)
TOTAL GREEN SPACE AREA	14,083 S.F. = 0.32 AC (16.0%)
TOTAL PARCEL AREA	87,005 S.F. = 2.00 AC
TOTAL DISTURBED AREA	87,005 S.F. = 2.00 AC
LANDOWNER:	SB1 PLEASANT PRAIRIE WI LLC 881 W FURNHAM AVE GREENWICH, CT 06830 312-758-5020
APPLICANT/DEVELOPER:	KVG BUILDING CORPORATION 802 W 100TH STREET MILWAUKEE, WI 53228 414-403-6500
SURVEYOR/CAD ENGINEER:	NIELSEN MADSEN & BARBER, S.C. 1408 HORIZON BOULEVARD SUITE 200 RICHIE, WI 53406 262-634-5888



**Nielsen Madsen & Barber S.C.**  
Civil Engineers and Land Surveyors  
1408 Horizon Blvd, Suite 200, Richie, WI 53406  
Tel: (262)634-5888 Fax: (262)634-5024  
Website: www.nmbcsc.net

**OUTLOT 20, PRAIRIE RIDGE  
DIMENSIONED SITE PLAN  
FOR  
KVG BUILDING CORPORATION  
VILLAGE OF PLEASANT PRAIRIE, KEROISHA COUNTY WISCONSIN**

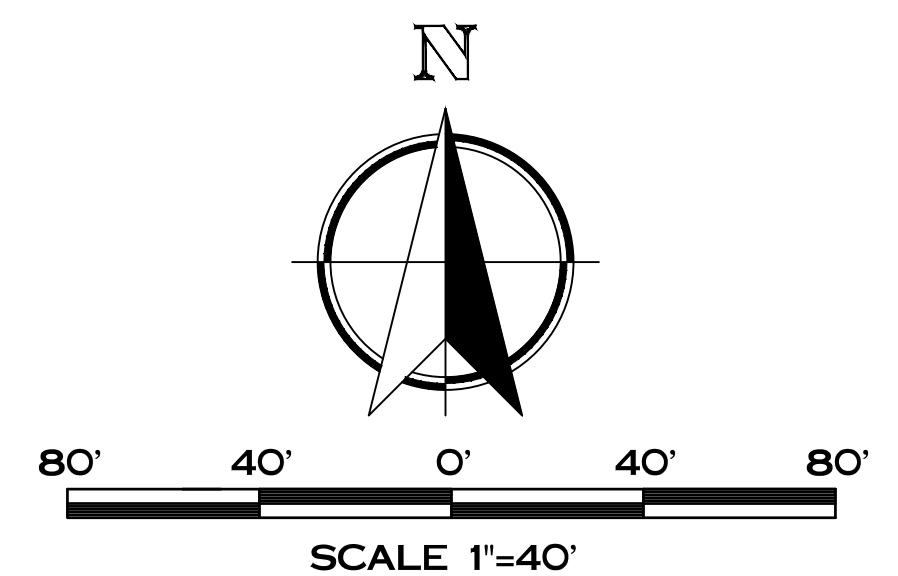
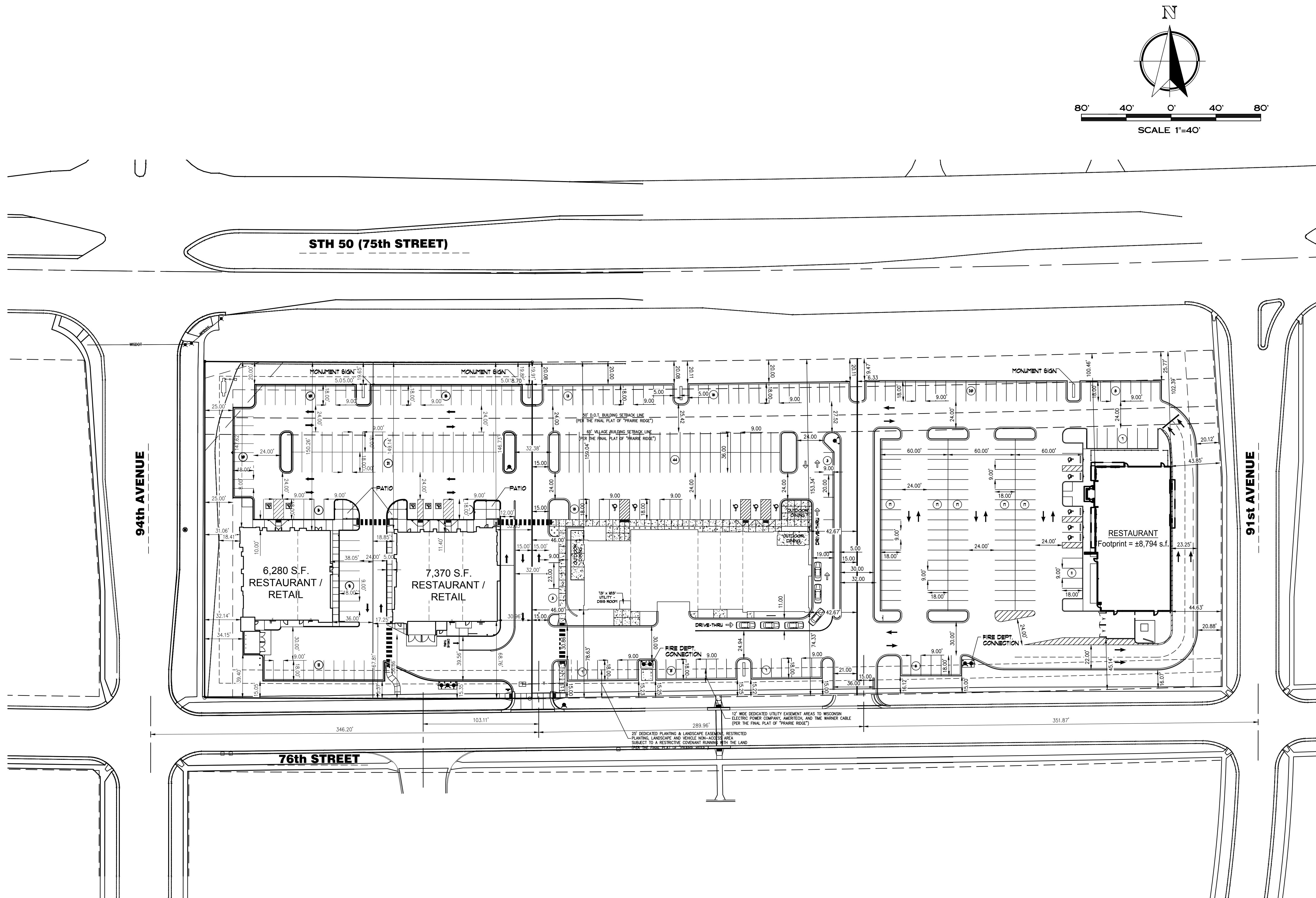
NO.	REVISION	BY	DATE

PROJ. MGR: MDE  
DRAFTED: JAC  
DATE: 6-12-2015  
CHECKED: MDE  
DATE: 6-18-2015  
**2015.0066.04**  
SHEET  
**1** OF **1**

**DIGGERS ONLINE**  
Call @ (800) 242-9511  
www.DiggersOnline.com

**ISSUE FOR REVIEW - 8-14-2015**





**Nielsen Madsen & Barber S.C.**  
 Civil Engineers and Land Surveyors  
 1458 Horizon Blvd, Suite 200, Racine, WI 53406  
 Tele: (262)634-5588 Fax: (262)634-5024  
 Website www.nmbasc.net

**OUTLOT 20 & 21**  
**RESTAURANT / RETAIL / OFFICE**  
**MASTER CONCEPTUAL PLAN**  
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

NO.	REVISION	DATE
1	ADDENDUM #1	9-18-15

PROJ. MGR: \_\_\_\_\_ MDE  
 DRAFTED: \_\_\_\_\_ JJC  
 DATE: \_\_\_\_\_ 5-7-2015  
 CHECKED: \_\_\_\_\_ MDE  
 DATE: \_\_\_\_\_ 5-15-2015

2015.0011.01  
 SHEET  
**C-3**



**ISSUE FOR CONSTRUCTION - 9-18-2015**



**Nielsen Madsen & Barber S.C.**  
Civil Engineers and Land Surveyors  
1458 Horizon Blvd., Suite 200, Racine, WI. 53406  
Tel: (262)634-5588 Fax: (262)634-5024  
Website www.nmbasc.net

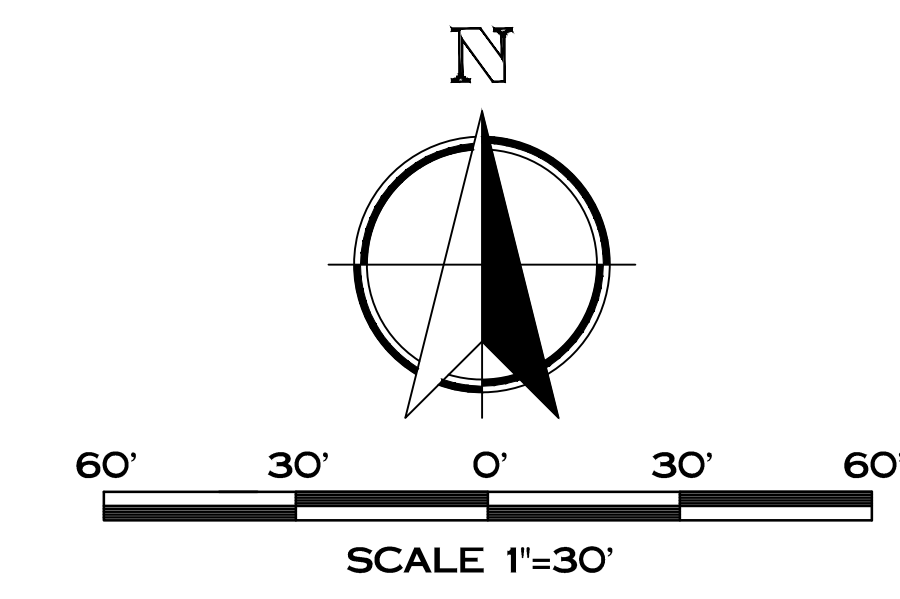
**OUTLOT 20, PRAIRIE RIDGE  
DIMENSIONED SITE PLAN  
FOR  
KVG BUILDING CORPORATION  
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN**

REVISION	NO.	DATE

PROJ. MGR: MDE  
DRAFTED: JJC  
DATE: 4-13-2015  
CHECKED: MDE  
DATE: 4-13-2015

**2015.0066.04**  
SHEET  
**1** OF **1**

**ISSUE FOR REVIEW - 8-14-2015**



**SITE PLAN LEGEND**

- LANDSCAPING / LAWN
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DETECTABLE WARNING FIELD
- SIGNAGE
- LIGHT POLE
- PIPE BOLLARD
- PARKING COUNT
- 18" CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPERTY LINE
- FIRE HYDRANT
- REMOTE FIRE DEPARTMENT CONNECTOR (FDC)
- ELECTRICAL TRANSFORMER

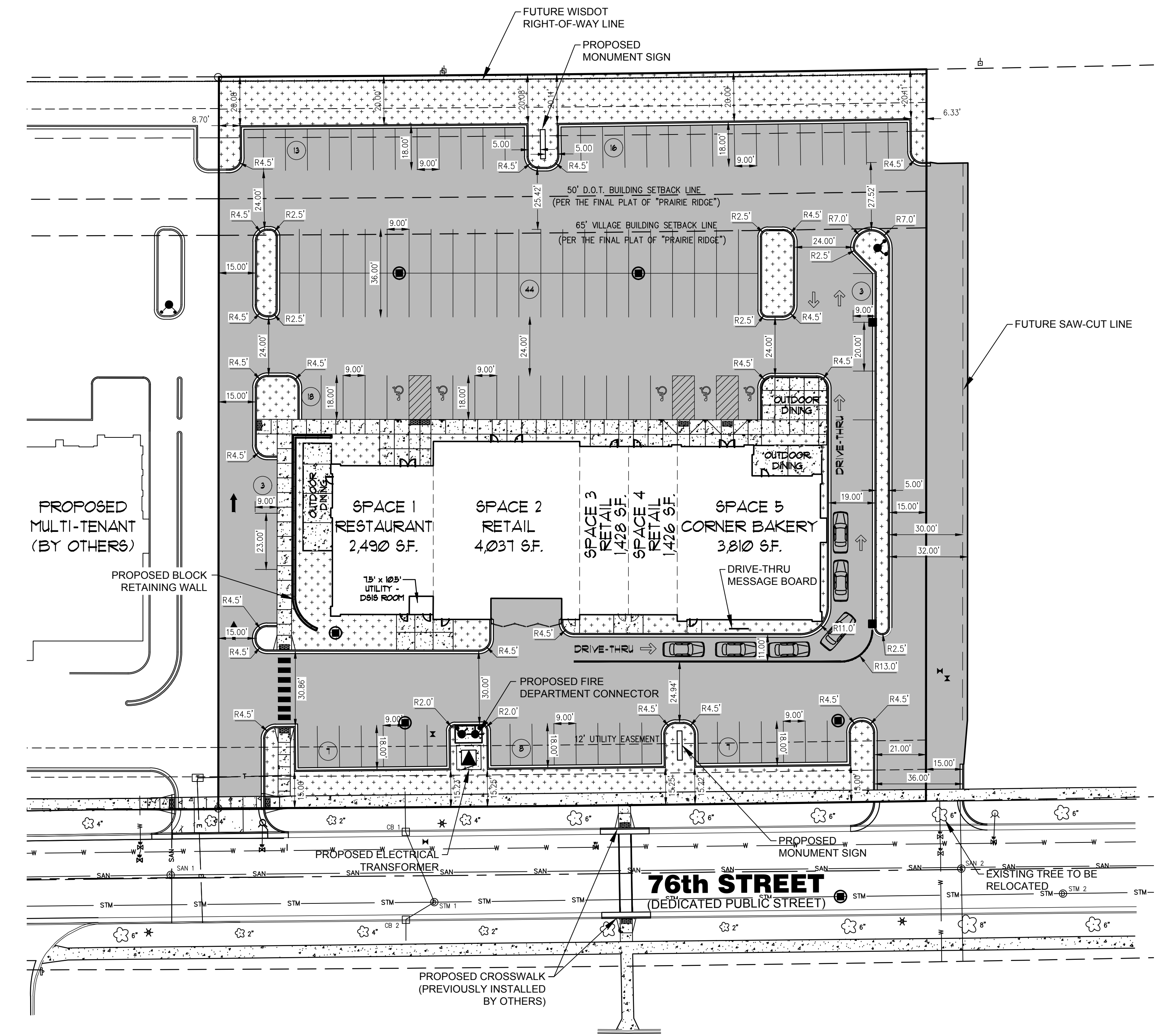
**SITE DATA**

PARCEL ID NUMBER:	91-4-122-081-0200
ZONING PROPOSED:	B-2 (PUD)
EXISTING LAND USE:	VACANT
EXISTING FLOOD ZONE:	NOT IN A FLOOD ZONE
DEVELOPMENT TYPE:	COMMERCIAL
BUILDING USE:	MULTI-TENANT
<b>PROPOSED IMPERVIOUS SURFACE</b>	
BUILDING/ENCLOSURE	13,297 S.F.
PROPOSED CONCRETE	8,765 S.F.
PROPOSED ASPHALT	50,850 S.F.
<b>TOTAL IMPERVIOUS SURFACE AREA</b>	<b>72,912 S.F. = 1.68 AC (83.8%)</b>
<b>TOTAL GREEN SPACE AREA</b>	<b>14,093 S.F. = 0.32 AC (16.2%)</b>
<b>TOTAL PARCEL AREA</b>	<b>87,005 S.F. = 2.00 AC</b>
<b>TOTAL DISTURBED AREA</b>	<b>87,005 S.F. = 2.00 AC</b>
<b>LANDOWNER:</b>	<b>SB1 PLEASANT PRAIRIE WI LLC 591 W PUTNAM AVE GREENWICH, CT 06830 312-759-5020</b>
<b>APPLICANT/DEVELOPER:</b>	<b>KVG BUILDING CORPORATION 802 N 109TH STREET MILWAUKEE, WI 53226 414-463-8900</b>
<b>SURVEYOR/CIVIL ENGINEER:</b>	<b>NIELSEN, MADSEN &amp; BARBER, S.C. 1458 HORIZON BOULEVARD SUITE 200 RACINE, WI 53406 262-634-5588</b>

Space	Total Area	Restaurant @ 100 s.f.	Retail @ 200 s.f.	Employees Spaces @ 1 per 2	Parking Required
Space 1 - MOD Pizza	2,490	2,490		3	28
Space 2 - Retail	4,037		4,037	1	22
Space 3 - Retail	1,428		1,428	2	10
Space 4 - Retail	1,426		1,426	2	10
Space 5 - Corner Bakery	3,810	3,810		8	47
<b>Total Parking Provided</b>	<b>119 Spaces</b>				<b>117 Spaces</b>

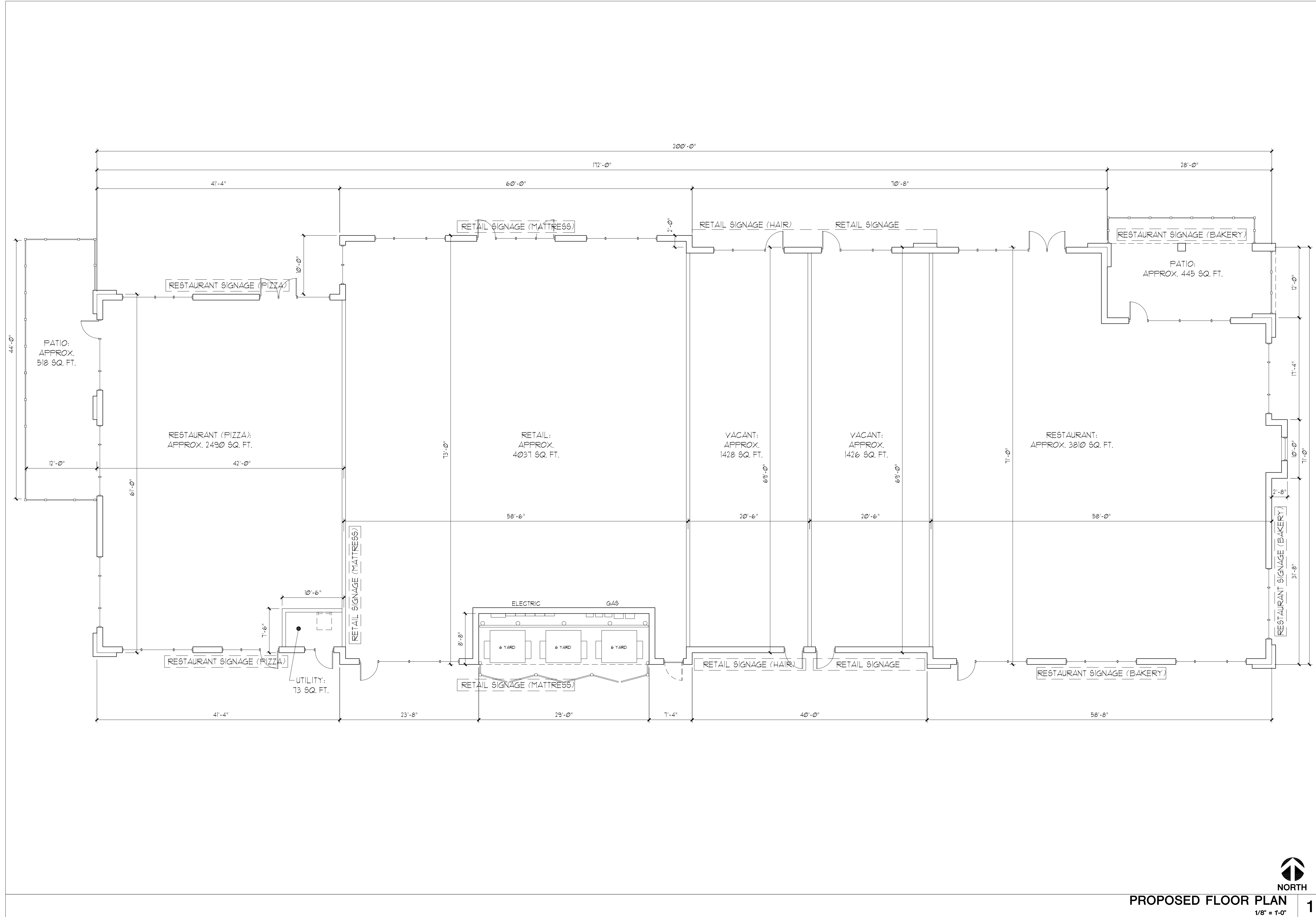


**STH 50 (75th STREET)**  
(DEDICATED PUBLIC STREET)



Thursday, August 13, 2015 4:06:41 PM





FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. 2015. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COSTS INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

**Drawing Title:**  
**PROPOSED FLOOR PLAN**

**Date:** 08.14.15  
**Scale:** NOTED  
**Drawn:** NJM  
**Job:** -  
**Sheet:**

**A1.1**

**PERSPECTIVE DESIGN, INC.**  
 11525 W. North Avenue  
 Wauwatosa, WI 53226  
 Tel (414) 302-1780 Fax (414) 302-1751

**Site Plan For:**  
**Corner Bakery Cafe Building**  
 91st Avenue & HWY 50  
 Pleasant Prairie, WI

REV. #	REV. DATE	DESCRIPTION
0	8/14/15	CONCEPTUAL PLAN SUBMITTAL

**- PRELIMINARY -**  
**FOR ESTIMATING AND REVIEW ONLY**

**NOT FOR CONSTRUCTION**

**PROPOSED FLOOR PLAN**  
 1/8" = 1'-0" **1**



Filed \_\_\_\_\_ 20\_\_  
 Fee Paid \_\_\_\_\_ 20\_\_  
 PC Meeting Date \_\_\_\_\_ 20\_\_  
 VB Meeting Date \_\_\_\_\_ 20\_\_  
 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: SW Corner of STH 50 & 91st Avenue

and is legally described as follows: Outlot 20, Prairie Ridge Subdivision

Tax Parcel Number(s): 91-4-122-081-0200

- |  |   |  |
|--|---|--|
| The property abuts or adjoins a State Trunk Highway              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| The property abuts or adjoins a County Trunk Highway             | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Municipal Sanitary Sewer is available to service said properties | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Municipal Water is available to service said properties          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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:**

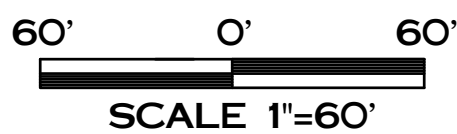
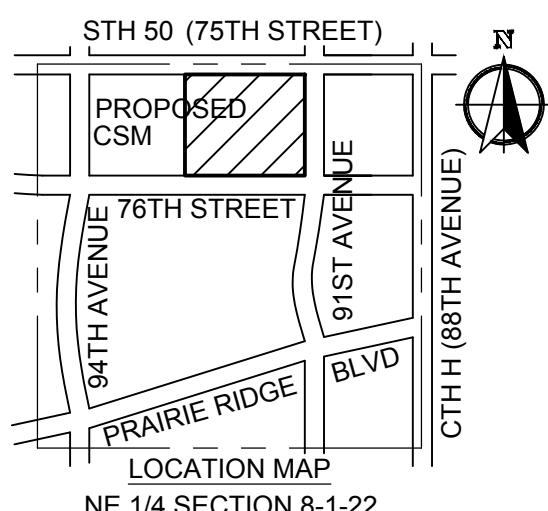
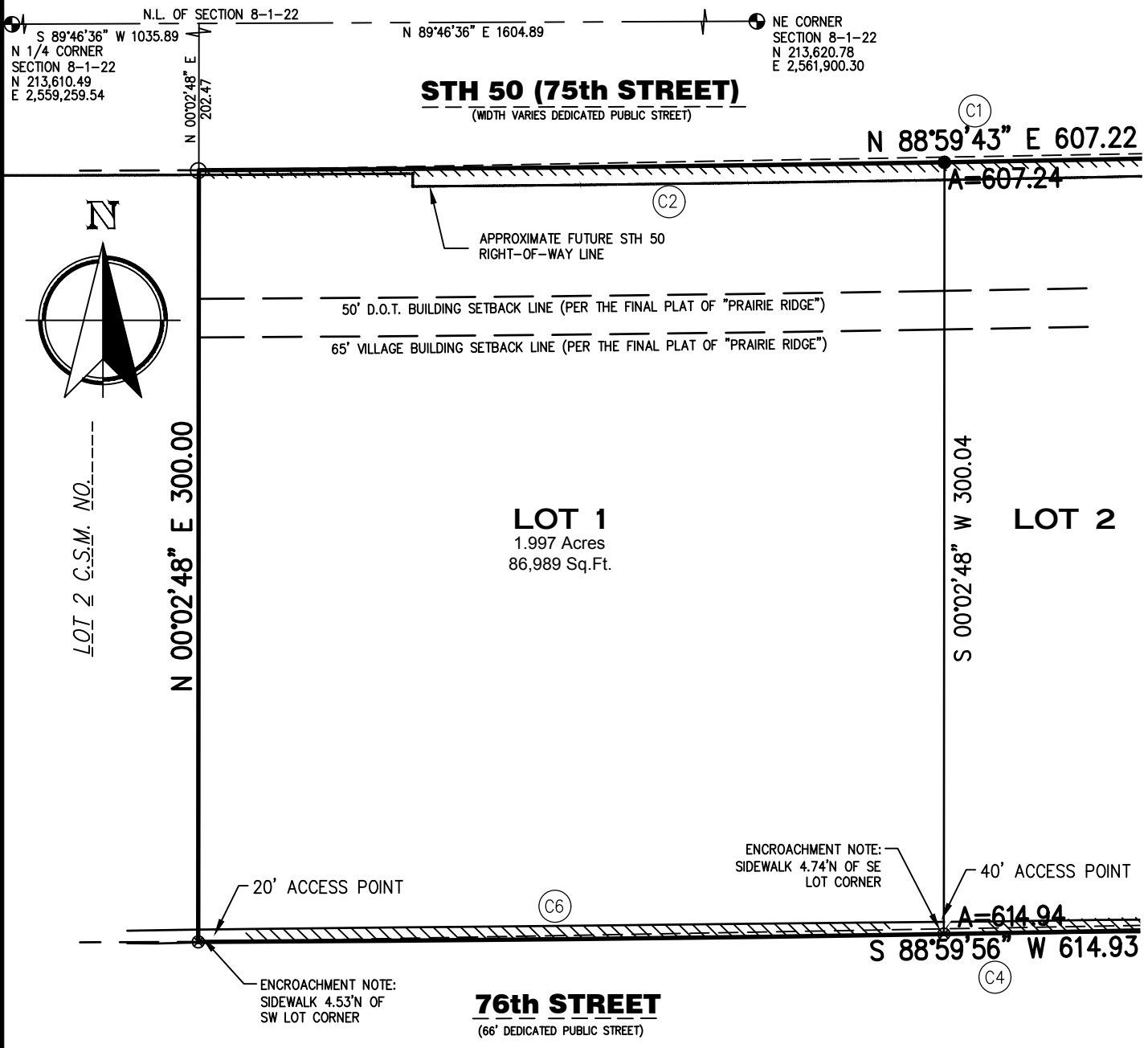
Print Name: SB1 Pleasant Prairie WI, LLC.  
 Signature:   
 Address: C/O Starwood CPTL GRP M Carlin  
591 W Putnam, Greenwich, CT, 06830  
 (City) (State) (Zip)  
 Phone: (312) 759-5020  
 Fax: \_\_\_\_\_  
 Date: August 21, 2015

**OWNER'S AGENT:**

Print Name: Mark. D. Eberle, P.E. / Nielsen Madsen Barber  
 Signature:   
 Address: 1458 Horizon Blvd. STE. 200  
Racine, WI, 53406  
 (City) (State) (Zip)  
 Phone: 262-634-5588  
 Fax: 262-634-5024  
 Date: August 21, 2015

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



**NOTES:**  
 ZONING OF PARCEL IS B-2 (PUD)  
 OWNER/LAND DIVIDER: D3 PLEASANT PRAIRIE, LLC  
 3841 GREEN HILLS VILLAGE DRIVE  
 SUITE 400, NASHVILLE, TN 37215.  
 SURVEYOR: NIELSEN MADSEN & BARBER, S.C.  
 1458 HORIZON BLVD. SUITE 200, RACINE, WI 53406  
 ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.  
 BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

- LEGEND:**
- ⊗ CHISEL "+"
  - 1" O.D. IRON PIPE FOUND
  - 1.315" O.D.x18" IP - 1.68LBS/LIN FT. SET
  - ⊙ 6" CONC. MON. W / BRASS CAP FOUND
  - //// NO VEHICULAR ACCESS

Date: August 19, 2015  
 This Instrument was drafted by Mark R. Madsen  
 PROJECT ID: 2015.0066.01

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

N.L. OF SECTION 8-1-22

NE CORNER  
SECTION 8-1-22  
N 213,620.78  
E 2,561,900.30

## STH 50 (75th STREET)

(WIDTH VARIES DEDICATED PUBLIC STREET)

(C1)  
N 88°59'43" E 607.22

A=607.24

(C3)

APPROXIMATE FUTURE STH 50  
RIGHT-OF-WAY LINE

ENCROACHMENT NOTE:  
SIDEWALK 2.42' W OF  
NE LOT CORNER

50' D.O.T. BUILDING SETBACK LINE (PER THE FINAL PLAT OF "PRAIRIE RIDGE")

65' VILLAGE BUILDING SETBACK LINE (PER THE FINAL PLAT OF "PRAIRIE RIDGE")

S 03°48'51" E 113.07

ENCROACHMENT NOTE:  
SIDEWALK 2.46' W OF  
LOT CORNER

LOT 1

S 00°02'48" W 300.04

LOT 2  
2.227 Acres  
97,027 Sq.Ft.

91st AVENUE  
(WIDTH VARIES DEDICATED PUBLIC STREET)

S 00°01'10" W 187.09

ENCROACHMENT NOTE:  
SIDEWALK 0.11' W & 0.48' N  
OF SE LOT CORNER

ENCROACHMENT NOTE:  
SIDEWALK 4.74' N OF  
SW LOT CORNER

40' ACCESS POINT

A=614.94

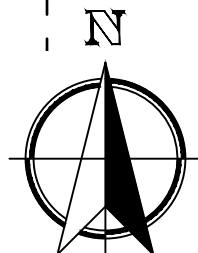
(C5)

S 88°59'56" W 614.93

(C4)

## 76th STREET

(66' DEDICATED PUBLIC STREET)



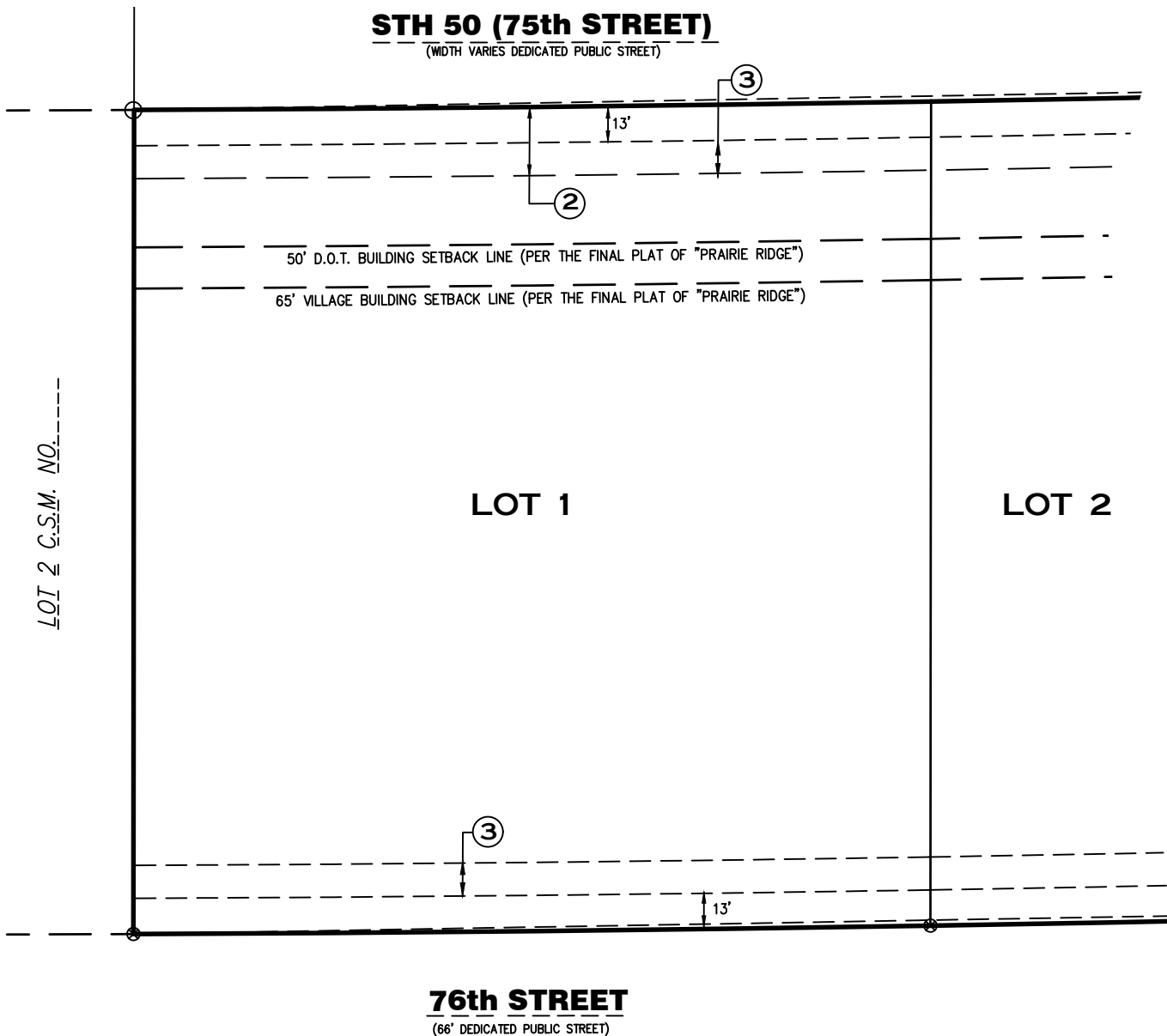
60' 0' 60'

SCALE 1"=60'

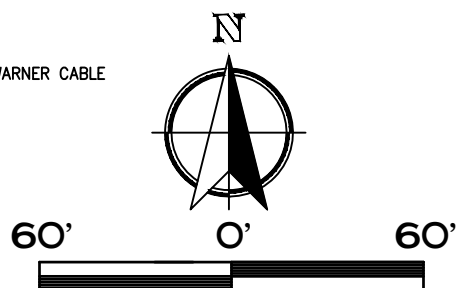
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**EASEMENTS AND RESTRICTIONS  
PREVIOUSLY RECORDED ON PRAIRIE RIDGE  
SUBDIVISION PLAT**



- ① 15'x50' V.T.E DEDICATED VISION TRIANGLE EASEMENT PER VILLAGE ORDINANCE (ILLUST. #2, SEC. 12-13-1). (PER FINAL PLAT OF PRAIRIE RIDGE)
- ② 25' WIDE DEDICATED PLANTING AND LANDSCAPE EASEMENT AND RESTRICTED PLANTING, LANDSCAPE AND VEHICLE NON-ACCESS AREA, EXCEPT AS OTHERWISE AGREED TO BY THE VILLAGE OF PLEASANT PRAIRIE. (SUBJECT TO A RESTRICTIVE COVENANT RUNNING WITH THE LAND). (PER FINAL PLAT OF PRAIRIE RIDGE)
- ③ 12' WIDE DEDICATED UTILITY EASEMENT AREAS TO WISCONSIN ELECTRIC POWER COMPANY, AMERITECH, AND TIME WARNER CABLE (PER THE FINAL PLAT OF PRAIRIE RIDGE)

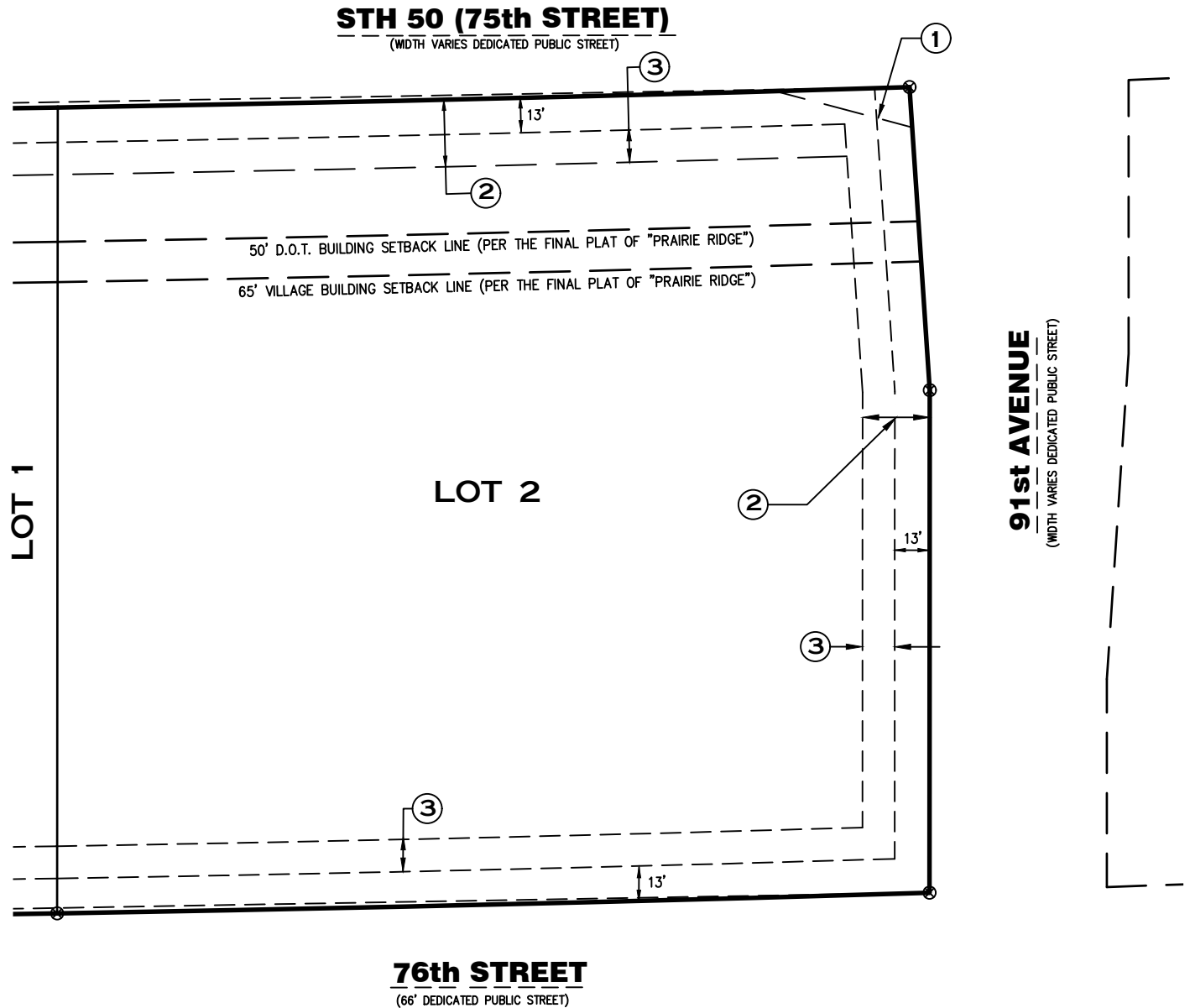




**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**EASEMENTS AND RESTRICTIONS  
PREVIOUSLY RECORDED ON PRAIRIE RIDGE  
SUBDIVISION PLAT**



- ① 15'x50' V.T.E DEDICATED VISION TRIANGLE EASEMENT PER VILLAGE ORDINANCE (ILLUST. #2, SEC. 12-13-1). (PER FINAL PLAT OF PRAIRIE RIDGE)
- ② 25' WIDE DEDICATED PLANTING AND LANDSCAPE EASEMENT AND RESTRICTED PLANTING, LANDSCAPE AND VEHICLE NON-ACCESS AREA, EXCEPT AS OTHERWISE AGREED TO BY THE VILLAGE OF PLEASANT PRAIRIE. (SUBJECT TO A RESTRICTIVE COVENANT RUNNING WITH THE LAND). (PER FINAL PLAT OF PRAIRIE RIDGE)
- ③ 12' WIDE DEDICATED UTILITY EASEMENT AREAS TO WISCONSIN ELECTRIC POWER COMPANY, AMERITECH, AND TIME WARNER CABLE (PER THE FINAL PLAT OF PRAIRIE RIDGE)



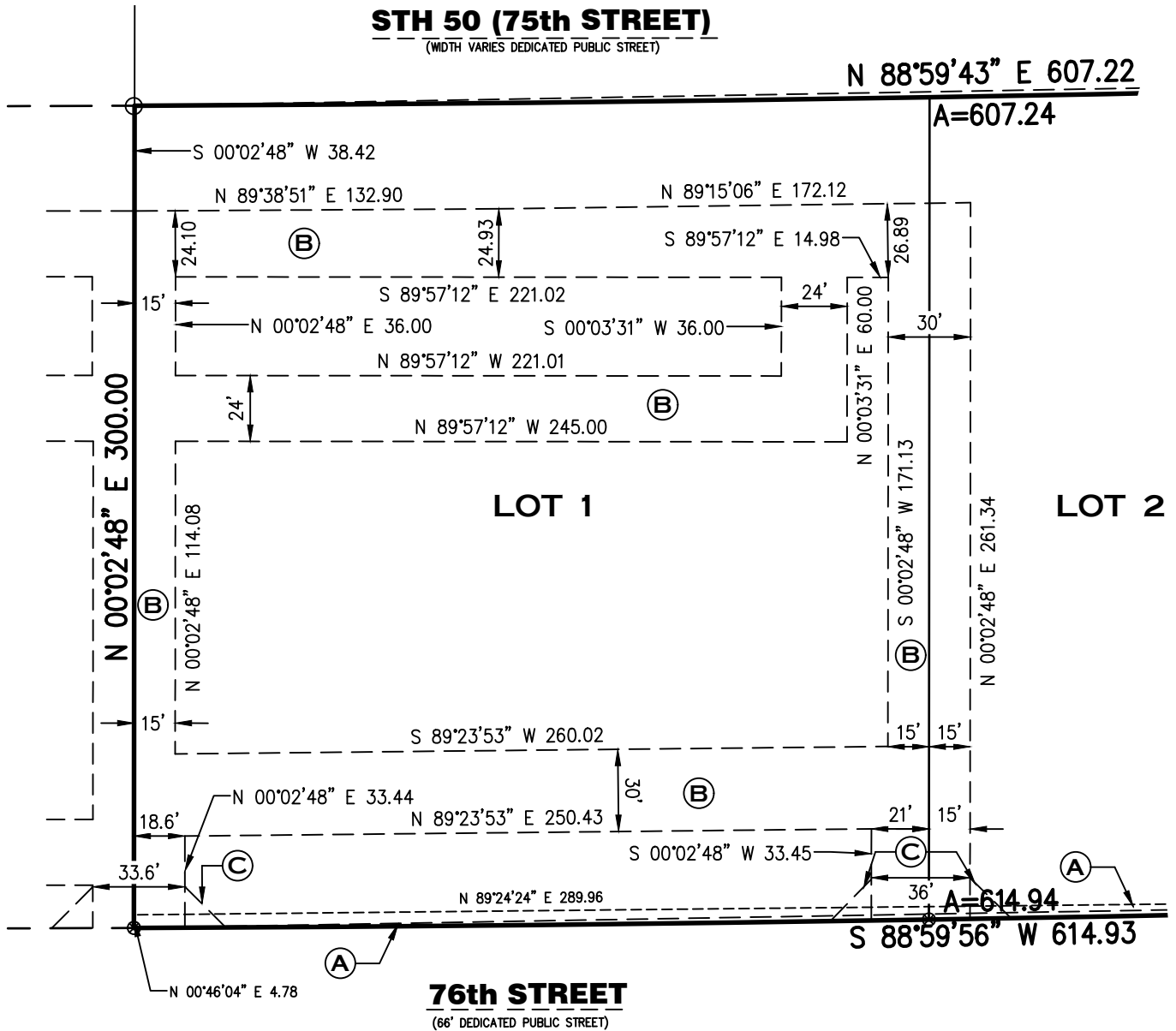
**SCALE 1"=60'**

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**NEW EASEMENT DEDICATIONS  
DEDICATED INGRESS-EGRESS, CROSS ACCESS AND  
MAINTENANCE EASEMENT  
15'x15' VISION TRIANGLE EASEMENT  
DEDICATED PUBLIC SIDEWALK, ACCESS  
AND MAINTENANCE EASEMENT**

**STH 50 (75th STREET)**  
(WIDTH VARIES DEDICATED PUBLIC STREET)



- (A) DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT.
- (B) DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT.
- (C) 15'x15' DEDICATED VISION TRIANGLE EASEMENT.



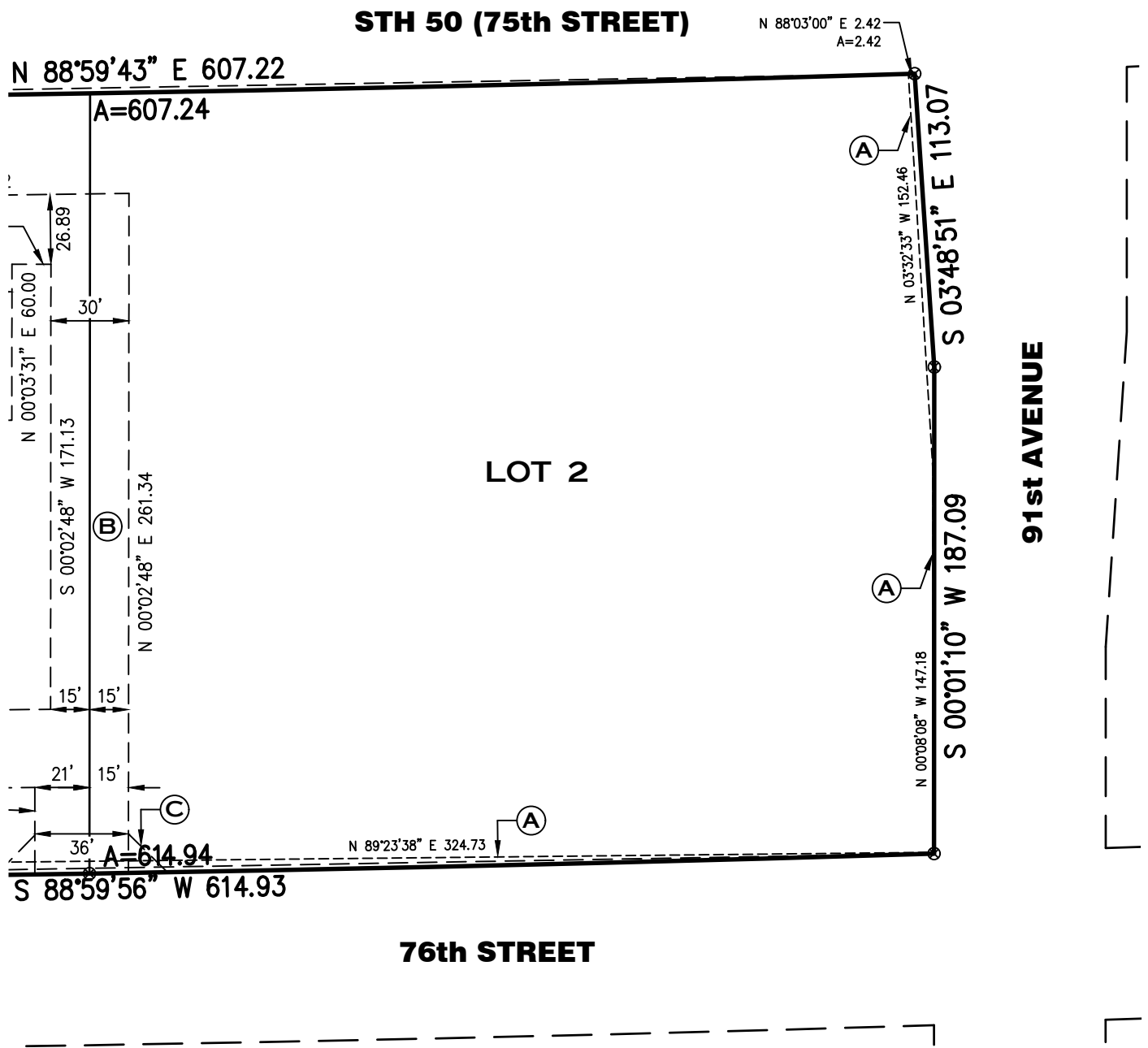
**SCALE 1"=150'**

Date: August 19, 2015  
This Instrument was drafted by Mark R. Madsen  
PROJECT ID: 2015.0066.01

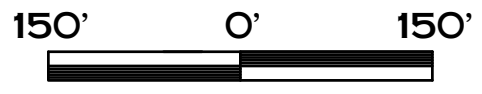
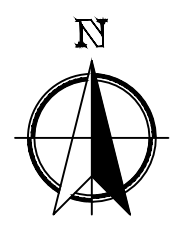
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**NEW EASEMENT DEDICATIONS  
DEDICATED INGRESS-EGRESS, CROSS ACCESS AND  
MAINTENANCE EASEMENT  
15'x15' VISION TRIANGLE EASEMENT  
DEDICATED PUBLIC SIDEWALK, ACCESS  
AND MAINTENANCE EASEMENT**



- (A) DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT.
- (B) DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT.
- (C) 15'x15' DEDICATED VISION TRIANGLE EASEMENT.



**SCALE 1"=150'**

Date: August 19, 2015  
This Instrument was drafted by Mark R. Madsen  
PROJECT ID: 2015.0066.01

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

Boundary Curve Table

Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	1°30'46"	22998.32	607.24	303.64	N88° 59' 41"E	607.22	N89°45'04"E N88°14'17"E
C2	0°43'21"	22998.33	290.02	145.01	N89° 23' 26"E	290.02	N89°45'06"E N89°01'45"E
C3	0°47'25"	22998.33	317.22	158.61	N88° 38' 03"E	317.22	N89°01'45"E N88°14'20"E
C4	1°30'45"	23295.47	614.94	307.49	S88° 59' 56"W	614.93	S89°45'19"W S88°14'34"W
C5	0°47'57"	23295.47	324.92	162.46	S88° 38' 32"W	324.92	S89°02'31"W S88°14'34"W
C6	0°42'48"	23295.47	290.02	145.01	S89° 23' 55"W	290.02	S89°45'19"W S89°02'31"W

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

## DEDICATION AND EASEMENT PROVISIONS PREVIOUSLY RECORDED ON THE FINAL PLAT OF PRAIRIE RIDGE (EASEMENT TEXT MODIFIED VIA THIS CSM)

### **15' X 50' DEDICATED VISION TRIANGLE EASEMENT (EASEMENT 1 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE)**

Nonexclusive easements coextensive with the areas shown as a 15'x50' Dedicated Vision Triangle Easement on Lot 2 of this CSM have been dedicated, given, granted and conveyed by V.K. Development Corporation to the Village of Pleasant Prairie ("the Village") to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement area between the heights of two (2) feet and ten (10) feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

### **25' DEDICATED PLANTING AND LANDSCAPE EASEMENT (EASEMENT 2 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE)**

Nonexclusive easements coextensive with the areas shown on Lots 1 and 2 of this CSM as a 25' Wide Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area were dedicated, given, granted and conveyed by V.K. Development Corporation to the Owner of Lot 1 and 2 of this CSM and the Village for the purposes of grading, planting and installing trees, shrubs and other landscape elements and all related ingress and egress, replacement and maintenance activities. In the event of any conflict between the rights of the Owner(s) and the rights of the Village with respect to the 25' Wide Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area, the Village's rights under these easements shall be deemed to be superior. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements. The Owner of Lot 1 and 2 of this CSM shall be responsible for all costs associated with grading, planting and installing trees, shrubs and other landscape elements and all related replacement and maintenance activities within these nonexclusive easement areas in accordance with the master landscaping plan approved by the Village.

### **DEDICATED UTILITY EASEMENT AREAS (EASEMENT 3 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE )**

Nonexclusive easements coextensive with the areas shown on Lots 1 and 2 of this CSM as Dedicated Utility Easement Areas have been dedicated, given, granted and conveyed by V.K. Development Corporation to Wisconsin Electric Power Company, AT&T 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 (or portions thereof) as shown on this CSM and for any related ingress and egress. This easement shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required which may be interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more than four (4) inches of final grade without the written approval of the Utility and Communications Grantees. Upon the installation of the utilities, the Lot Owner(s) shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Lot Owner(s) and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the Utility and Communication Grantees. deemed to be superior.

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

### **DEDICATION AND EASEMENT PROVISIONS PREVIOUSLY RECORDED ON THE FINAL PLAT OF PRAIRIE RIDGE (EASEMENT TEXT MODIFIED VIA THIS CSM)**

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way and private roadway easement areas 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 and public roadway 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 roadway areas to a vegetatively stabilized condition, the Association, or in the event the Association or the Declaration cease to exist, the Lot Owners shall be ultimately responsible for the costs of such restoration and may pursue their 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 or private roadways after the crushed aggregate base course is installed without prior written approval of the Village. 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, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

The fee interest in the areas shown as a Dedicated Public Street on this CSM was dedicated, given, granted and conveyed on the previous Prairie Ridge Subdivision Plat to the Village of Pleasant Prairie, its successors and assigns (referred to as the "Village") for the construction, installation, repair, alteration, replacement, and maintenance of public street improvements, uses and purposes, including, without limitation, street pavement, curbs and gutters, sidewalks, street signs, street lights, bike lanes, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street terrace grading, placing topsoil and seeding, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting, maintenance, and access activities. Such fee interest is subject to the following: (1) a nonexclusive easement coextensive with the Dedicated Public Street areas shown on this CSM and granted to the adjacent Lot Owners for street terrace grading, placing topsoil and seeding, street trees and other landscaping planting, the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and their properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the roadway and their properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions); and (2) a nonexclusive easement for the Prairie Ridge Commercial Association, Inc. (hereinafter referred to as the "Association") for the planting and maintenance of grass and street trees, and the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the public roadway and the adjacent properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village, but not the obligation to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions unless such costs are assessed to the abutting properties); and in the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Streets, the Association, or of the Lot Owner(s), pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

The adjacent Lot Owners shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement and snow removal of the public sidewalks and private driveways; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; street tree pruning, watering, mulching, staking and other tree maintenance and replacements; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities, maintenance of the private storm water drainage and off-site retention basin to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and development maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances and the requirements of the Site and Operational Plan approvals.

Date: August 19, 2015

This Instrument was drafted by Mark R. Madsen

PROJECT ID: 2015.0066.01

SHEET 9 OF 13 SHEETS

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

## NEW EASEMENT DEDICATIONS

### **DEDICATED SIDEWALK, SNOW REMOVAL, ACCESS AND MAINTENANCE EASEMENT (A)**

A perpetual nonexclusive easement coextensive with the area shown as a Dedicated Sidewalk, Snow Removal, Access and Maintenance Easement on Lots 1 and 2 of this CSM is hereby dedicated, given, granted and conveyed by Owner / Land Divider to the Owner(s) of Lots 1 and 2 of this CSM and the Village for public pedestrian walkway, bicycle, access, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement, snow removal and maintenance activities. This dedicated Sidewalk, Access and Maintenance Easement shall be exclusive, except for: (1) the Dedicated Planting and Landscape Easement as dedicated on the final plat of Prairie Ridge with respect to the same area or any portion thereof and (2) the Owner's use and obligation, planting and irrigating, care, snow removal and maintenance of the Sidewalk, Snow Removal, Access and Maintenance Easement area on Lots 1 and 2, 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 this Easement and the rights of any other persons or entities with respect to this Easement, the Village's rights under this Easement shall be deemed to be superior.

### **DEDICATED INGRESS, EGRESS AND CROSS ACCESS EASEMENT (B)**

Nonexclusive easements coextensive with the area shown as a Dedicated Ingress, Egress and Cross Access Easement on Lots 1 and 2 of this CSM are hereby dedicated, given, granted and conveyed by the Owner / Land Divider to the Owner(s) of Lots 1 and 2 and the Village for vehicular and pedestrian ingress, egress and cross access purposes. In the event of any conflict between the rights of the Owner, the rights of the Village and the rights of the Lot Owner(s) or other entities with respect to the Dedicated Ingress, Egress and Cross Access Easement, the Village's rights under the easement shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easement, the Village shall have no obligation to do anything pursuant to its rights under the easement. The Owner(s) of Lots 1 and 2 shall be responsible for all costs associated with the construction, snow plowing and maintenance of the shared "private access drive(s)" and associated pavement and landscaping improvements.

### **DEDICATED VISION TRIANGLE EASEMENT (C)**

Nonexclusive easements coextensive with the areas shown as a 15'x15' Dedicated Vision Triangle Easements on Lots 1 and 2 of this CSM are hereby dedicated, given, granted and conveyed by the Owner / Land Divider to the Owner of Lots 1 and 2 and the Village to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, vegetation and shelters within the 15'x15' Dedicated Vision Triangle Easement between the heights of two (2) feet and ten (10) feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

## RESTRICTIVE COVENANTS

### RESTRICTIVE COVENANTS

The Owner hereby covenants that the Dedicated 15' x50' Vision Triangle Easement areas shown on Lot 2 of this CSM hereby places restrictions on the referenced land because of the location of these easements which were given, granted and conveyed by the Owner to maintain a clear sight line of vision at the 91st Avenue and 75th Street intersections. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, trees, plantings, or bus shelters that are permitted within the Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

The Owner hereby covenants that the Lot 1 and 2 Owners shall have the obligation of planting, maintaining and replacing the Street Trees located within the 91st Avenue and 75th Street rights-of-way 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, mailboxes, 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 respective Lot Owners, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Lot 1 and Lot 2 Owners, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly by the Lot Owners, without compensation, and to the satisfaction of the Village.

The Owner hereby covenants that the Lot 1 and 2 Owners shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, and snow removal of the public sidewalks and private driveways; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; street tree pruning, watering, mulching, staking and other tree maintenance and replacements; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities; storm water drainage and off-site retention basin to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and site maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances and the requirements of the Site and Operational Plan approvals, without compensation, and to the satisfaction of the Village.



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Professional Land Surveyor, hereby certify:  
THAT I have prepared this Certified Survey Map at the direction of the OWNER / LAND DIVIDER; THAT the exterior boundaries are described as the Redivision of Outlot 20, of Prairie Ridge Subdivision, being that part of the Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 8 Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin described as follows: Begin at the Northeast corner of said Outlot 20 being a point on the South line of the South right-of-way of STH 50 (75th Street) and the West right-of-way of 91st Avenue; run thence S03°48'51"E 113.07 feet along said west line; thence S00°01'10"W 187.09 feet along said West line to a point on the North line of the North right-of-way of 76th Street and a point on a curve of Southerly convexity whose radius is 23295.47 feet and whose chord bears S89°59'56"W 614.93 feet; thence Southwesterly 614.94 feet along the arc of said curve; thence N00°02'48"E 300.0 feet to the South right-of-way of STH 50 (75th Street) and the point of curvature of a curve of Southerly convexity whose radius is 22998.33 feet and whose chord bears N88°59'43"E 607.22 feet; thence Northeasterly 607.24 feet along the arc of said curve and said South line to the point of beginning. Containing 4.224 acres.

THAT said Certified Survey Map is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof made and I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance.

August 19, 2015

\_\_\_\_\_  
Mark R. Madsen, S-2271  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd., Suite 200  
Racine, WI 53406  
(262) 634-5588

OWNER'S CERTIFICATE OF DEDICATION

D3 Pleasant Prairie, LLC, as Owner does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map and does further certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection: Village of Pleasant Prairie.

D3 PLEASANT PRAIRIE, LLC

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

IN WITNESS WHEREOF, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Witness: \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above-named person of said corporation to me known to be the person who executed the foregoing instrument and to me known to be such \_\_\_\_\_ of said Limited Liability Corporation, and acknowledged that he executed the foregoing as such officer of said Limited Liability Corporation, by its authority.

\_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**VILLAGE PLAN COMMISSION APPROVAL**

Approved by the Village Plan Commission, Village of Pleasant Prairie on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

**VILLAGE BOARD APPROVAL**

Approved by the Village Board, Village of Pleasant Prairie on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

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