

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
October 15, 2012
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Meeting – September 27, 2012
5. Public Hearing
 - A. Consider Resolution #12-35 to approve the discontinuance of a portion of 115th Street within the Kings Cove Subdivision.
6. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
7. Administrator's Report
8. New Business
 - A. Consider Proclamation designating October 14-20, 2012 Breast Cancer Awareness Week.
 - B. Receive Plan Commission recommendation and consider Ordinance #12-33 to amend the 2035 Comprehensive Plan for the development of a proposed 1.2 million square foot warehouse distribution facility generally located on the east side of 88th Avenue and south of Bain Station Road as it relates to Map 9.9 and a portion of the Pleasant Farms Neighborhood Plan.
 - C. Receive Plan Commission recommendation and consider a Conceptual Plan for the development of a proposed 1.2 million square foot warehouse distribution facility to be known as Majestic Center generally located on the east side of 88th Avenue and south of Bain Station Road.

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- D. Receive Plan Commission recommendation and consider Ordinance #12-34 to rezone a portion of property generally located on the east side of 88th Avenue and south of Bain Station Road from A-2, General Agricultural District into the M-2, General Manufacturing District.
- E. Receive Plan Commission recommendation and consider Ordinance #12-35 to amend the 2035 Comprehensive Plan relating to the Village Green Neighborhood Plan and to approve the Village Green Center Sub-Neighborhood Plan.
- F. Receive Plan Commission recommendation and consider Ordinance #12-36 to amend the 2035 Comprehensive Plan for the property located at 11934 28th Avenue to remove the Park, Recreational and other open space lands without wetlands into the Low-Medium Density residential land use designation from Map 9.9 and update Appendix 10-3.
- G. Receive Plan Commission recommendation and consider Ordinance #12-37 to rezone portions of property located at 11934 28th Avenue that are zoned PR-1, Park-Recreational District and R-3, Urban Single Family Residential District to the R-4, Urban Single Family Residential District.
- H. Receive Plan Commission recommendation and consider approval of a Certified Survey Map to subdivide the property located at 11934 28th Avenue into two parcels and to withdraw the Final Plat for The Orchard Subdivision.
- I. Receive Plan Commission recommendation and consider Ordinance #12-38 to amend Section 420-124 J (4) (b) related to height requirements in the M-2, General Manufacturing District and to amend Section 420-57 H (2) related to construction design standards.
- J. Presentation of Administrator's proposed 2013 General Fund Budget.
- K. Consider Resolution #12-36 to initiate a zoning text amendment related to parking setback requirements to railways in the Manufacturing Districts.
- L. Consider Resolution #12-40 authorizing the Village to submit an Urban Forestry Grant Application to mitigate the costs of the 2013 Emerald Ash Borer treatment on Village-owned trees.
- M. Consider one-year renewal of an Animal Control Agreement with Clawz and Pawz.
- N. Consider Agreement with Wisconsin Marathon LLC for the May 4, 2013 Wisconsin Marathon.
- O. Consider Special Event Permit for the Ragner Chicago 2013 Relay Race traveling through Pleasant Prairie on June 8, 2013.

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P. Consider Operator License applications on file.

9. Village Board Comments

10. Adjournment.

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 – 39th Avenue, Pleasant Prairie, WI (262) 694-1400

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
Special Meeting/Working Session
9915 39th Avenue
Pleasant Prairie, WI
September 27, 2012
6:00 p.m.**

A Special Meeting/Working Session of the Pleasant Prairie Village Board was held on Thursday, September 27, 2012. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Monica Yuhas, Steve Kumorkiewicz, Clyde Allen and Mike Serpe. Also present were Mike Pollocoff, Village Administrator; Kathy Goessl, Finance Director/Treasurer; John Steinbrink, Jr., Public Works Director; Mike Spence, Village Engineer; Asst. Administrator; Carol Willke, HR Director and Jane Romanowski, Village Clerk. No citizens were present.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DISCUSSION OF THE ADMINISTRATOR'S PROPOSED 2013 GENERAL FUND, CAPITAL AND DEBT BUDGET.** A working session for the 2013 General Fund, Capital and Debt budget was conducted amongst the board members, administrator and department heads.
- 4. ADJOURNMENT**

**YUHAS MOVED TO ADJOURN THE MEETING; SECONDED BY ALLEN;
MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 7:40 P.M.**

Public Hearing and Consideration of Resolution #12-35 to approve the discontinuance of a portion of 115th Street within the Kings Cove Subdivision.

Recommendation:

Plan Commission recommends that the Village Board approve the **discontinuance** of a portion of 115th Street within the Kings Cove Subdivision as presented at the October 15, 2012 Village Board meeting.

VILLAGE STAFF REPORT OF OCTOBER 15, 2012

Public Hearing and Consideration of Resolution #12-35 to approve the discontinuance of a portion of 115th Street within the Kings Cove Subdivision.

On September 4, 2012 the Village Board approved Resolution #12-29 to initiate the discontinuance of 115th Street right-of-way west of 18th Avenue, which has been designated as a public right-of-way on the Final Plat of the Kings Cove Subdivision.

115th Street roadway was never constructed as a part of the development of the Kings Cove Subdivision and it has been determined through a recent floodplain study that the land within and adjacent to this 115th Street right-of-way is located within the 100-year floodplain. In addition, municipal sanitary sewer, water and storm sewer infrastructure were never constructed in said right-of-way.

Based on the environmental floodplain restrictions on the land within and adjacent to the platted 115th Street right-of-way, it is unlikely that further development could occur west of the 115th Street right-of-way as originally anticipated.

On September 17, 2012 all required property owners were notified via regular mail; and the required Class 3 notice was published in the Kenosha News on September 24, October 1 and October 8, 2012 to notify the public of the Public Hearing being held by the Village Board on October 15, 2012.

The land on both sides of the proposed street discontinuance is owned by Banks of Wisconsin. Therefore, upon vacation of this portion of 115th Street the land will be transferred to the Banks of Wisconsin.

Recommendations:

On October 8, 2012, the Plan Commission recommended that the Village Board approve the **discontinuance** of a portion of 115th Street within the Kings Cove Subdivision as presented.

**VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION #12-35**

**RESOLUTION RELATING TO THE DISCONTINUANCE OF
115th STREET IN THE KINGS COVE SUBDIVISION
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

The Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, pursuant to Section 66.1003 of the Wisconsin Statutes, may initiate the discontinuance in whole or in part of any road, street, slip, lane or alley by the introduction of a Resolution declaring that the public interest requires it.

WHEREAS, the Village of Pleasant Prairie has initiated the discontinuance 115th Street within the Kings Cove Subdivision, which has been designated as a public right-of-way; and

WHEREAS, the 115th Street roadway was never constructed as a part of the development of the Kings Cove Subdivision and it has been determined through a recent floodplain study that the land within and adjacent to this 115th Street right-of-way is located within the 100-year floodplain; and

WHEREAS, municipal sanitary sewer, water and storm sewer infrastructure were never constructed in said right-of-way; and

WHEREAS, it is unlikely that with the environmental floodplain restrictions on the land within and adjacent to the platted 115th Street right-of-way, that further development would not occur west of the 115th Street right-of-way; and

WHEREAS, the adjacent land abutting the proposed portion of 115th Street to be vacated is owned by the Banks of Wisconsin; and

WHEREAS, the plat of survey and legal description of the public street encompassing the discontinuance is attached in **Exhibit A** to this Resolution; and

WHEREAS, on September 15, 2012 all required property owners were notified via regular mail; and a Class 3 notice was published in the Kenosha News on September 24, October 1 and October 8, 2012; and

WHEREAS, upon vacation of 115th Street, the north half of the vacated street shall be transferred and attached to Tax Parcel Number 93-4-123-303-0104 and the south half shall be transferred and attached to Tax Parcel Number 93-4-123-303-0103 owned by the Banks of Wisconsin.

WHEREAS, the Village of Pleasant Prairie Plan Commission reviewed said request at its October 8, 2012 and recommended approval of said discontinuance; and

WHEREAS, a Public Hearing to consider said discontinuance was held by the Village Board of Trustees on October 15, 2012.

NOW THEREFORE BE IT RESOLVED that 115th Street right-of-way located within the Kings Cove Subdivision as shown and legally described on **Exhibit A**, which has been designated by the Village of Pleasant Prairie as a public right-of-way, shall be discontinued and the Village shall transfer ownership of said property to the adjacent property owner(s) by the recording of this resolution at the Kenosha County Register of Deeds office.

Adopted this 15th day of October 2012.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

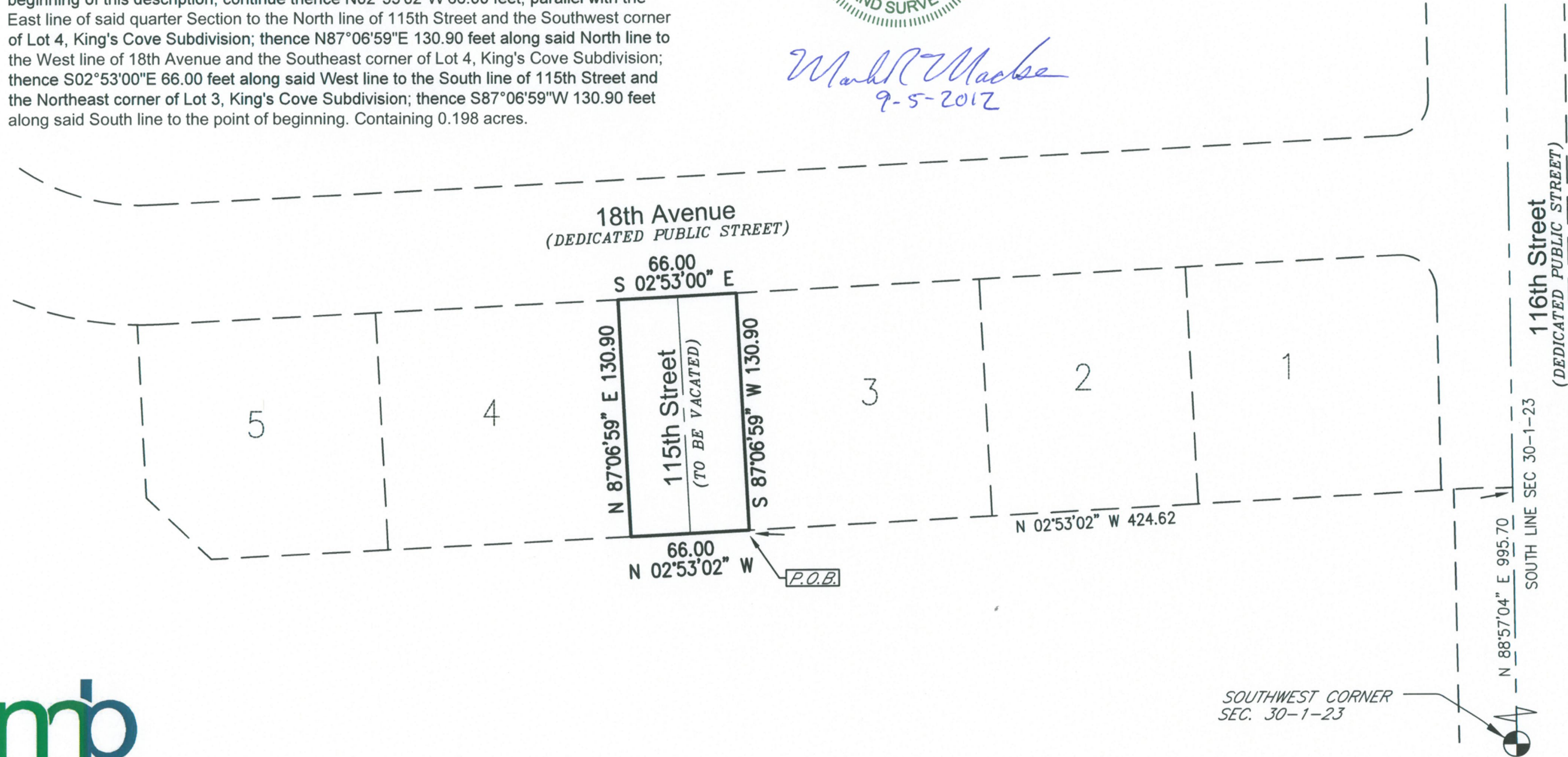
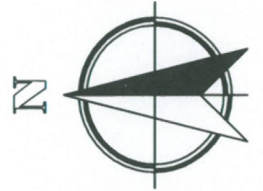
Jane M. Romanowski
Village Clerk

VACATION OF 115th STREET "KING'S COVE SUBDIVISION"

That part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 1 North, Range 23 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at a point on the South line of said Section 30 located N88°57'04"E 995.70 feet East of the Southwest corner of said 1/4 Section; thence N02°53'02"W 424.62 feet, parallel with the East line of said quarter Section to the South line of 115th Street and the Northwest corner of Lot 3, King's Cove Subdivision, a recorded plat and the point of beginning of this description; continue thence N02°53'02"W 66.00 feet, parallel with the East line of said quarter Section to the North line of 115th Street and the Southwest corner of Lot 4, King's Cove Subdivision; thence N87°06'59"E 130.90 feet along said North line to the West line of 18th Avenue and the Southeast corner of Lot 4, King's Cove Subdivision; thence S02°53'00"E 66.00 feet along said West line to the South line of 115th Street and the Northeast corner of Lot 3, King's Cove Subdivision; thence S87°06'59"W 130.90 feet along said South line to the point of beginning. Containing 0.198 acres.



Mark R. Madsen
9-5-2012



SOUTHWEST CORNER
SEC. 30-1-23

N 88°57'04" E 995.70
SOUTH LINE SEC 30-1-23

Scale: 1" = 60'
Drawn By: SCB
DATE: 4-6-2012
2011.0079.01



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

1458 Horizon Blvd. Suite 200, Racine, Wisconsin 53406
Phone (262) 634-5588 * Facsimile (262) 634-5024 * Website www.nmbc.net

115th Street Vacation Exhibit
KING'S COVE SUBDIVISION
Village of Pleasant Prairie, Wisconsin

The Village of Pleasant Prairie

Office of the Village President



❧ PROCLAMATION ❧

WHEREAS, for twenty six years, National Breast Cancer Awareness Month has educated the public about the importance of early detection for breast cancer, and;

WHEREAS, since the inception of National Breast Cancer Awareness Month, mammography use has doubled and breast cancer death rates have declined, and;

WHEREAS, mammography is the best available method of detecting breast changes that may be cancer long before physical symptoms can be seen or felt, and;

WHEREAS, a further decline in breast cancer death rates could be achieved through the use of mammography at regular intervals, and;

WHEREAS, we recognize the immeasurable, lifesaving value of educating the public about the importance of early detection for breast cancer;

NOW, THEREFORE, I, John P. Steinbrink, President of the Village of Pleasant Prairie, do hereby proclaim the week of October 14 – 20, 2012 as **Breast Cancer Awareness Week** in the Village of Pleasant Prairie and encourage citizens to increase their awareness of the benefits of early breast cancer detection.

GIVEN, under my hand and the Seal of the Village of Pleasant Prairie, on this 15th day of October, 2012.

John P. Steinbrink, President

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

Consider **Comprehensive Plan Amendments (Ord. #12-33)** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road for the development of a proposed warehouse distribution building; 1) to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and 2) to amend a portion of the Pleasant Farms Neighborhood Plan.

Recommendation: On October 8, 2012 the Village Plan Commission held a public hearing and approved Plan Commission Resolution #12-11 and further recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #12-33)** as presented.

rove amendments to the Comprehensive Plan as outlined in said Resolution.

Consider the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road for approval of a **Conceptual Plan** for the development of a proposed 1.2 million square foot warehouse/distribution facility building to be known as Majestic Center.

Recommendation: On October 8, 2012 the Village Plan Commission held a public hearing and recommended that the Village Board approve the **Conceptual Plan** subject to the comments and conditions of the Village Staff Report of October 15, 2012.

Consider a **Zoning Map Amendment (Ord. #12-34)** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road to rezone a portion of the property that is zoned A-2, General Agricultural District into the M-2, General Manufacturing District.

Recommendation: On October 8, 2012 the Village Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendment (Ord. #12-34)** as presented in the Village Staff Report of October 15, 2012.

VILLAGE STAFF REPORT OF OCTOBER 15, 2012

Consider **Comprehensive Plan Amendments (Ord. #12-33)** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road for the development of a proposed warehouse distribution building: 1) to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and 2) to amend a portion of the Pleasant Farms Neighborhood Plan.

Consider the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road for approval of a **Conceptual Plan** for the development of a proposed 1.2 million square foot warehouse/distribution facility building to be known as Majestic Center.

Consider a **Zoning Map Amendment (Ord. #12-34)** for the request of Adam Artz P.E. of Pinnacle Engineering on behalf of Majestic Realty Co., for land owned by WISPARK LLC that is generally located on the east side of 88th Avenue and south of Bain Station Road to rezone a portion of the property that is zoned A-2, General Agricultural District into the M-2, General Manufacturing District.

The petitioner is requesting several approvals for the development of approximately 88 acres of land located within the Pleasant Farms Neighborhood for a 1.2 million square foot warehouse/distribution facility to be known as Majestic Center, which would be generally located on the east side of 88th Avenue and south of Bain Station Road.

Conceptual Plan

At this time, there is no defined user for the building. The Conceptual Plan indicates that a 1.18 million square foot warehouse/distribution center is proposed but the building could be built in phases--initially as a 750,400 square foot building with a 430,080 square foot expansion. Startup is anticipated for 2013 with approximately 100 employees. It is likely that the facility could house two (2) shifts with approximately 25-50 employees per shift. When a defined user is identified, the exact hours and employment information will be provided to the Village.

Site and Operational Plans

Prior to issuance of permits, Site and Operational Plan approval is required for the building and site work proposed to be constructed. Site and Operational Plans must be prepared pursuant to Article IX of the Village Zoning Ordinance. Along with these plans, the Traffic Impact Analysis (TIA) must be completed per the identified scope of work provided by Kenosha County and the Village. [NOTE: any tenant that proposes to use/occupy 50% or more of a speculative building will also require Site and Operation Plan approval from the Plan Commission. Also, depending on the use proposed, the tenants may also require a Conditional Use Permit/Site and Operational Plan approval from the Plan Commission].

The Village Zoning Ordinance provides a process for a Preliminary Site and Operational Plan approval by the Plan Commission which would allow mass grading of the site. This option may be utilized if a floodplain boundary amendment is proposed to be completed prior to the building development on the site. More detailed grading, drainage, stormwater management plans and floodplain boundary adjustment plans and calculations will need to be submitted for the Village staff's review in order to complete the mass grading and floodplain boundary adjustment work on the site.

Certified Survey Map

A Certified Survey Map (CSM) will be required for the site development. The CSM must identify the dedication of additional right-of-way (dedicated public street area) along County Trunk Highway (CTH) H Avenue per Kenosha County's requirements of 60 feet from the centerline and the dedication of the following easements: 1) storm water management facilities/retention ponds easement; 2) relocation or expansion of the existing public sanitary sewer, access and maintenance easement; 3) landscape, berm and plantings, access and maintenance easement along CTH H; 4) wetland preservation and protection, access and maintenance easements; 5) floodplain preservation and protection, access and maintenance easements; and 6) woodland preservation and protection, access and maintenance easements.

2035 Comprehensive Plan

On December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan*. The 2035 Comprehensive Land Use Plan Map 9.9 sets forth the generalized land use designations of the Village and shall be consistent with other components of the Comprehensive Plan including Neighborhood Plans and the Village Zoning Map. Neighborhood Plans serve as a refinement to the 2035 Comprehensive Land Use Map and identify the location of future lot and roadway configurations, proposed floodplain boundary adjustments, future stormwater facilities and access to roadways pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map 9.9.

The Village's 2035 Comprehensive Land Use Plan Map 9.9 is consistent with the current multiple zoning designations on the property. The majority of the property is currently zoned M-2, General Manufacturing District, a portion of the property to the north is zoned A-2, General Agricultural District, and portions of the property in the south and north areas are zoned C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District.

However, the petitioner is requesting to amend the Village's Comprehensive Land Use Plan Map 9.9 and a portion of the Pleasant Farms Neighborhood Plan to be able to develop the entire site within the General Manufacturing District while preserving the wetlands and some floodplains and woodlands on the site. The 100-year floodplain is proposed to be modified as further discussed below. Separate amendments to the Village Zoning Map and the Comprehensive Land Use Plan will be required if and when the 100-year floodplain is proposed to be amended.

Pleasant Farms Neighborhood

The Pleasant Farms Neighborhood is generally bounded by Bain Station Road and Wilmot Road (CTH C) on the north, IH-94 on the west, the CP Railroad on the east and approximately 93rd Street on the south. The Neighborhood is located in a part of U.S. Public Land Survey Sections 16, 17 and 18 in Township 1 North, Range 22 East in the Village.

The petitioner submitted their first amendment to the Pleasant Farms Neighborhood in July, 2012. On August 10, 2012 the required 30-day notice was published in the Kenosha News for the September 10, 2012 public hearing to be held by the Village Plan Commission. On August 10, 2012 notices were sent to the property owners within 300 feet of the proposed Neighborhood Plan area. This matter was then tabled by the Plan Commission at their meeting because a second amendment was submitted for the same neighborhood by the petitioners. On September 8, 2012 another 30-day notice was published in the Kenosha News for the October 8, 2012 public hearing to be held by the Village Plan Commission and on September 8, 2012 notices were sent again to property owners within 300 feet of the proposed Neighborhood Plan area. Both requests are being considered at the October 8th Plan Commission meeting.

Request 1: The first request from the petitioner is to amend the Neighborhood Plan and 2035 Comprehensive Plan to allow for the development of manufacturing land uses east of 88th Avenue for the entire property identified as Tax Parcel Number 92-4-122-162-0301. This amendment requires the re-configuration of proposed public streets and lots on the property and to areas to the north and west of the development site.

Request 2: The second request from the petitioner is to amend the Neighborhood Plan and the 2035 Comprehensive Plan to identify the relocation of the proposed high school site from the west side of 88th Avenue to a more south-central location in the neighborhood in order to minimize the potential for conflicts between semi-truck traffic and school buses/automobile traffic on 88th Avenue.

The Village staff has discussed the school site location with the Kenosha Unified School District staff and they support the relocation of the future high school site further west in the south central portion of the Neighborhood. With the relocation of the school site, the Village staff is recommending that a multi-family area be shown adjacent to 88th Avenue where the proposed high school site was originally located. As a result of this relocation of the school, the roadways and single family lot layouts have been modified slightly and additional intersections, including roundabouts in the Neighborhood have been identified. Further study and traffic impact analysis work are required when and if future roadway improvements or roundabouts are constructed.

In addition, the amendment to the Neighborhood Plan also shows the as-built location of the Village sanitary sewer that was constructed as a part of the abandonment of Sewer D Sewerage Treatment Plant work. See **Exhibit 1 of Ord. #12-33** for specific details of the Neighborhood Plan Amendment.

In addition to these changes in the Neighborhood Plan, the 2035 Comprehensive Land Use Plan Map 9.9 is being amended to ensure that the Land Use Plan is consistent with the Pleasant Farm Neighborhood Plan Amendment. See **Exhibit 2 of Ord. #12-33** for the amendments to the 2035 Comprehensive Land Use Plan Map 9.9.

Zoning Map Amendment (Ord. #12-34)

As required by the Village Comprehensive Plan, the Zoning Map and the Comprehensive Land Use Plan Map 9.9 shall also be consistent. Therefore, in addition to the above noted amendments to the Comprehensive Plan, the following Zoning Map Amendments are being proposed on the property by Majestic Realty Co. (Tax Parcel Number 92-4-122-162-0301). The portions of the property that are zoned A-2, General Agricultural District are proposed to be rezoned into the M-2, General Manufacturing District. Portions of the property within the 100-year floodplain that are zoned FPO, Floodplain Overlay District and C-1, Lowland Resource Conservancy District will remain unchanged at this time. *[Note: Upon the completion of detailed wetland field delineation and the 100-year floodplain field survey (including floodplain boundary adjustments) additional amendments to the 2035 Comprehensive Land Use Plan and Zoning Map will be required. See comments below].*

Wetland, Shoreland, Floodplain and Woodland Delineations

Wetlands: The wetlands were evaluated on the site in 1999 but need to be re-evaluated by a certified biologist since wetland delineations per the WI Department of Natural Resources (WI DNR), are only valid for five (5) years. If the locations of the wetlands have changed, then the Village Zoning Map and the Land Use Plan Map will need to be amended. The wetland areas not to be disturbed will be required to be shown in a Wetland Preservation and Protection, Access and Maintenance Easement on the CSM. Legal descriptions of the WI DNR approved wetland delineations will also be required to be shown on the CSM.

Shorelands: Jerome Creek is located adjacent to the property. This Creek has been determined to be a navigable waterway. The location of the Ordinary High Water Mark (OHWM) shall be field identified by the WI DNR and shown on the plans with a legal description. The Plans shall also show the location of the 75 foot OHWM setback and the 300 foot shoreland jurisdictional area. Any work within 75 feet of the OHWM will require approval of a Stipulated Shoreland Permit and any work within 300 feet may require additional permits from the WI DNR.

Floodplains: The location of the 100-year floodplain associated with Jerome Creek shall be field delineated pursuant to the **attached** DFIRM Map panel 191D dated June 19, 2012 and the associated table for the Jerome Creek which identifies the 100-year floodplain elevations. The plans shall only show the location of the 100-year floodplain based on actual field survey elevations as depicted on the DFIRM Maps. According to the DFIRM Maps a portion of the 100-year floodplain is located within a Zone A where "*No base flood elevation has been determined*". A base flood elevation shall be determined for this area prior to filing for a floodplain boundary adjustment to ensure compliance with the Floodplain Ordinance requirements. The plans indicate that a floodplain boundary adjustment is proposed. Detailed drawings, calculations and documentation must be submitted to ensure that the required compensation is being provided for areas being filled. In addition, it is required that any area proposed to be removed from the 100-year floodplain shall be filled by two (2) feet.

After the required floodplain information is received the Village will request the WI DNR to review the documentation on behalf of the Village. After the WI DNR has completed its technical review and determines that the project meets the minimum requirements of the Village and the WI DNR, the Village will set the required public hearing for the proposed amendment to the floodplain and consideration of Preliminary Site and Operational Plans to allow for the mass grading of the site. The Plan Commission will hold the required public hearing and make recommendations to the Village Board. The Village Board will then consider a resolution of approval for the owner to obtain the required Conditional Letter of Map Revision-Based on Fill (CLOMR). After the CLOMR is obtained from FEMA, the Erosion Control Permit/NOI can be submitted to the Village so that the required permits can be issued by the Village for work to begin.

After the work is completed an as-built field survey/plan shall be submitted to the Village and the WI DNR to ensure compliance with the CLOMR and the Village's conditional approval. Upon review and approval by the WI DNR and the Village, the petitioner shall submit the as-built survey/plan and related documentation to FEMA for final approval and issuance of a Letter of Map Revision (LOMR) based on fill. Once the LOMR is obtained the petitioner shall submit the required application and fee to the Village to amend the Village Comprehensive Land Use Plan, and the Village Floodplain Zoning Map and Text. All of the work within the 100-year floodplain shall be completed before any permits are issued for any building construction within this (former floodplain) area of the site. The floodplain area not to be disturbed and will be required to be shown in a Floodplain Preservation and Protection, Access and Maintenance Easement on the CSM.

Woodlands: The location, size (trunk diameter and canopy area) and type of all the existing trees and large bush-like trees along the north property line adjacent to the cemetery and east of the cemetery along the north property line shall be surveyed and shown on the detailed tree survey. This plan shall be submitted to be determined which trees can be preserved and the location of the tree drip line area that shall not be disturbed. The woodland area not to be disturbed will be required to be shown in a Woodland Preservation and Protection, Access and Maintenance Easement on the CSM. The area to be included in this easement will be determined by the Village based on the extent of the canopy of the trees to be preserved. At a minimum, a 30-foot wide Woodland Preservation and

Protection, Access and Maintenance Easement area shall be located along the north property line east of the cemetery and shall be shown on the CSM and engineering plans. The grading and berming along the north property line east of the cemetery will need to be adjusted to protect the drip line of the black walnut trees.

Site Design and Layout

The M-2 District requires that the building meet the following minimum setback requirements:

- Street setback: minimum of 65 feet from CTH H.
- Side and rear setback: 45 feet minimum.
- Shore setback: 75 feet minimum from the OHWM of Jerome Creek.
- Wetland setback: 25 feet from the wetlands on the property.
- Separation setback distance between all buildings: 45 feet minimum.
- There is no setback to the 100-year floodplain; however no structures shall be located within the 100-year floodplain.

Setback for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) as measured from the back of curb shall meet the following minimum requirements:

- Industrial area parking setback: 50 feet minimum to the future residential lot area in the northeast corner of the site.
- A minimum of 20 feet from the front CTH H right-of-way.
- A minimum of 20 feet from other private roadways and drives to the side and rear lot lines, except to the property line to the north wherein a minimum setback of 30 feet or the distance of the tree drip line adjacent to the cemetery, whichever is greater, for woodland protection and preservation.
- A minimum of 50 feet from the north property line at the northeast end abutting future residential development.
- A minimum of 50 feet from any railroad right-of-way, excluding railroad spurs.
- In addition, parking areas shall not be located within any easements unless express written approval is allowed by the easement holder.

Site Access and Parking: A Traffic Impact Analysis (TIA) will be required to be prepared, reviewed and approved by the Village and Kenosha County. The detailed scope of the traffic study is set forth as an attachment to this memorandum. Improvements as referenced in the Study shall be constructed as required in the Study. Also, an examination of a speed limit reduction (from 45 mph to 35 mph) in this road section of CTH H shall be discussed in the TIA. Some of the TIA general requirements include:

- Operational analysis and recommended design of the two (2) access points to the Majestic property. This includes the need for turn lanes, passing lanes, and truck turning radii.
- Plans for the recommended ultimate future road improvements and right-of-way requirements associated with the proposed development, Pleasant Farms Neighborhood Plan, and bike or pedestrian path needs/plans.
- Development impacts, operational analysis and recommended improvements of the intersections of CTH H and Bain Station Road, CTH H and 95th Street, and CTH H and CTH C resulting from the Majestic development.

- A dedication of about 60 feet for a total of a 120 foot-wide CTH H right-of-way.
- Address the five (5) foot wide bicycle lanes to be constructed on both sides of CTH H by Kenosha County in 2013.

Employee, client, visitor vehicular and secondary truck access to the site will be from two (2) driveways on 88th Avenue. The northern entrance will be directly south of the cemetery. As noted above, a detailed tree survey shall be submitted to verify the exact setback from the north property line (20 feet minimum; however depending on the tree survey a greater setback may be required to protect the tree line). The southern driveway will be located north of the proposed retention facility approximately 900 feet north of the south property line.

All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The plan includes 314 automobile parking spaces plus 416 trailer spaces. The truck court faces west 88th Avenue and east.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a manufacturing use would require five (5) spaces, plus one (1) space per employee on the largest shift and the required number of handicapped accessible parking spaces pursuant to the State Code. The minimum on-site parking spaces for a warehouse/distribution center is based on one (1) space for every two (2) employees during any 12-hour period and the required number of handicapped accessible parking spaces pursuant to the State Code. At the time that the proposed building size, use and number of employees are known, adequate on-site parking shall be identified and provided.

Public Sewer and Water

The development shall be served by public sanitary sewer and water. Municipal water is located in 88th Avenue and public sanitary sewer is located within an easement on the site.

The location of the parking areas, fire lanes and maneuvering lanes may be allowed over the existing sanitary sewer easement subject to certain conditions. Easement language will be provided by the Village for the CSM. It is important to note that the Village must be able to obtain easy access to and over the sewer main for maintenance purposes. The location of the proposed building, the guard station, the retaining walls and their proximity to the sewer line shall be further evaluated along with the amount of fill proposed to be placed over the sewer easement area. Extensive fill over the sewer easement area will not be allowed. Further discussion related to the need for additional easement area or relocation of the sewer main outside the development area (at the owner's expense) will need to be further discussed. If additional easements are needed or the public sewer is required to be relocated, then modified easements shall be shown on the CSM.

Grading

The proposed site grading was not reviewed in any detail due to the large drawing scale. Grading plans for the development shall be provided at a larger scale. The grading and elevations of the building compared to the CTH H road elevation(s) is unclear but appears to be quite a bit lower than the road. The grading shall be clarified and a street view rendering of the development shall be provided.

Driveway entrance details will also need to be examined as it appears that the entrance is wider than what is allowed by ordinance. The entrance driveways/roadways shall be located on the site to allow for entrances that are not steeply sloped in order to allow for the transition of trucks to enter and exit the site. The owners engineer shall use the proposed refined grading plan as a reference when preparing the traffic study.

Driveway designs shall allow an entering vehicle maximum turning speed of 15 mph to help reduce interference with the CTH H through-traffic.

Open Space, Stormwater Retention and Landscaping

The M-2 District requires that at a minimum, 25% of the site must be open space. The Site and Operational Plans shall provide the verified amount (area and percentage) of open space on the site to ensure that this minimum is being met.

The retention basin edge shall be a minimum of 20 feet setback to the CTH H right-of-way (after dedication).

The truck dock areas adjacent to 88th Avenue shall be extensively screened with a combination of berms and evergreens and other more dense-like landscaping. If adequate screening cannot be accomplished by berming (minimum of 4 feet) and landscaping (plantings at a minimum of 6 feet at planting) alone, retaining walls and fencing (not chain link or wood) shall be installed to screen the site from the adjacent highway/bike trail and existing residential and future residential development proposed to the west of 88th Avenue. All berms, fencing and landscape screening shall be installed within the adjusted property boundaries (after the dedication of the additional right-of-way on 88th Avenue). In addition, the owner will be required to install street trees adjacent to the roadway within the CTH H right-of-way per the Village requirements.

RECOMMENDATIONS:

On October 8, 2012 the Village Plan Commission held a public hearing and approved Plan Commission Resolution #12-11 and further recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #12-33)** as presented.

On October 8, 2012 the Village Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendment (Ord. #12-34)** as presented.

On October 8, 2012 the Village Plan Commission held a public hearing and recommended that the Village Board approve the **Conceptual Plan** subject to the comments and following conditions:

1. Approval of the Comprehensive Plan Amendments (Ord. #12-33), that includes amendments to the Comprehensive Land Use Plan and the Neighborhood Plan Amendment.
2. Approval of the Zoning Map Amendment (Ord. #12-34).
3. The Conceptual Plan approval will be valid for a period of one (1) year from the Village Board approval. Prior to the expiration of the Conceptual Plan, Site and Operational Plans shall be approved by the Village Plan Commission.
4. The Conceptual Plan has been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed. **The following changes shall be made to the plans and incorporated into the required Site and Operational Plans.**
 - a. The location of all field delineated environmental features shall be shown on the revised Conceptual Plan:

- i. The location of the existing 100-year floodplain based on actual field delineations, not the illustrative line shown on the Village's Zoning Map or the DFIRM Maps. The base flood elevation shall be determined and shown on the plans.
 - ii. The location of the existing 100-year floodplain area proposed to be filled and the location of the existing floodplain proposed to be created.
 - iii. The location of the field delineated wetlands including a note related to who staked the wetlands, the date they were staked, the date the staking was approved by the WI DNR, and the legal description of the wetlands. A copy of the delineation report and written approval letter from WI DNR shall also be provided to the Village.
 - iv. The location of the OHWM of Jerome Creek, the date staked by the WIDNR, the required 75 foot setback line, the required 300 foot shoreland jurisdictional boundary, and a legal description of the OHWM.
 - v. A field delineated tree survey for the area along the north property line. The tree survey shall include at a minimum the location, size (trunk diameter and canopy area) and type of all the existing trees along the north property boundary. Upon completion of this survey the Village will determine which trees shall be preserved and the location of the area that shall not be disturbed.
- b. If consideration is being given to decreasing the required minimum 20 foot parking setback for a portion of the truck court along 88th Avenue (where the 88th Avenue R-O-W expands to 65 feet), a zoning variance will need to be applied for and granted by the Zoning Board of Appeals.
 - c. Is the 62-vehicle parking lot at the northeast corner of the site needed?
 - d. The "8 Foot High Future Chain Link Fence" shall be black, vinyl-coated chain link.
 - e. On Plan Sheets A1, A2 & A3, change the notation in the title block from "Kenosha" to "Pleasant Prairie", Wisconsin.
 - f. On Plan Sheet T1, include the Tax Parcel Number 91-4-122-162-0301.
 - g. On Plan Sheet T1, change the "811" to "Diggers Hotline".
 - h. On Plan Sheet A1, label the "CP Railroad".
 - i. Label all property line dimensions.
 - j. Label width of Wisconsin Electric Power Co. Easement.
 - k. A 30 foot wide Woodland Preservation and Protection, Access and Maintenance Easement area located along the north property line east of the cemetery shall be shown on the plans. Other woodland areas may also need to be identified.
 - l. On Plan Sheets A1, C-1.0 and Landscape Plan, remove the "property line" that dissects the property from east to west. This is ONE parcel of land, not two. In 2003, Tax Parcel Numbers 92-4-122-163-0100 and 92-4-122-162-0300 were combined into the current Tax Parcel Number 92-4-122-162-0301.

- m. Further discussion on the entrance width of the driveways is warranted. The maximum width is typically 35 feet unless there is a boulevard entrance and written approval by Kenosha County.
- n. The existing public water main(s) along CTH H shall be shown and labeled on the plan. The required street trees shall not conflict with the water main location within the right-of-way of 88th Avenue.
- o. Proposed grading for the site was not reviewed in detail due to the drawing scale. Grading plans for the development shall be provided at a larger scale. The grading and elevations of the building compared to the CTH H road elevation(s) is unclear but appears quite a bit lower than the road. The grading shall be clarified and a street view rendering of the development provided.
- p. A preliminary storm water management report shall be submitted. In addition, the following items shall be clarified or addressed:
 - i. It appears that the south pond storm sewer outlet goes off site, presumably to the Jerome Creek. The plan shall show the entire storm sewer route, existing wetland areas, and identify required off-site easements.
 - ii. The proposed retention pond flood storage volume shall be outside the floodplain and above the 100-year floodplain elevation. The design engineer shall verify the design concept.
 - iii. Verify that the preliminary ponds were sized to meet the Village required peak flow reduction and water quality requirements.
 - iv. The storm water report shall identify the offsite drainage area(s) contributory to the site and existing / proposed drainage paths to Jerome Creek.
 - v. It appears that there may be some un-detained areas of the development in which drainage is not conveyed to the retention pond. This issue will need to be addressed in the report and further evaluated during the detailed design submittals.
 - vi. It appears that the back truck dock pavement area sheet flows to the pond. Pond side slope erosion protection provisions will need to be incorporated into the plans.
 - vii. A cross-section of the pond(s) shall be provided in the detailed engineering plans. Also, existing soil types and ground water elevation(s) shall be determined at the pond locations.
 - viii. A Chapter #30 permit from the WI DNR may likely be required for the grading work in proximity to a navigable waterway. The site engineer should confirm this matter with the WI DNR.
- q. The following items pertaining to the sanitary sewer shall be address:
 - i. Clearly label the "Public Sanitary Sewer, Access and Maintenance Easement" that traverses the property.
 - ii. Creation of an accessible maintenance path for the existing public sanitary sewer shall be discussed with Public Works Department and incorporated into the plans.

- iii. The development impacts to the sanitary sewer located at the south-east corner of the building site needs to be discussed with the Village and addressed. The sanitary sewer at this location is estimated to be approximately 15-17 feet deep based on our record drawings. The development appears to be filling this area approximately 10-feet making the sewer 25-27 feet deep, in proximity to a 10-foot wall and other structures / utilities making rehabilitation or emergency trench operations very difficult. The design engineer shall evaluate the ability to re-route the sewer segment to the east and south outside the development impact area. This may include obtaining off-site easements.
 - iv. Public Sanitary Sewer, Access and Maintenance Easement widths will need to be further evaluated and potentially increased based on the review of detailed engineering plans.
 - r. The southeast corner of the building site is located within the "floodplain based on elevation". The Concept Plan shall identify the proposed adjustment and floodplain volume compensatory area.
 - s. Curb and gutter shall be provided for all parking areas and drives except for the back truck dock area from gate to gate.
 - t. Further information should be provided regarding the berm and landscaping along CTH H. The undulating berms shown on the plan are in the CTH H right-of-way. This is unacceptable. The landscaping, berms, retaining walls and/or fencing shall not be located within the existing right-of-way and the right-of-way being dedicated. The exact width of the right-of-way required to be dedicated will be determined upon approval of the TIA.
 - u. The design engineer shall contact the WIDNR regarding permit requirements pertaining to grading in proximity to Jerome Creek.
 - v. The detailed TIA in response to the Scope of Work shall be provided for the Village and Kenosha County's review and approval. The TIA shall identify the timing and construction schedule for the improvements as referenced in the TIA.
5. Compliance with the **attached** memo dated August 21, 2012 from the Village Fire & Rescue Department.
 6. Traffic Impact Analysis (TIA) shall be prepared, reviewed and approved by the Village and Kenosha County. (See above comments).
 7. Floodplain determination and Floodplain Boundary Adjustment shall be completed. (See above comments).
 8. The petitioner may apply for Preliminary Site and Operational Plan approval in connection with an erosion control permit application for early mass grading (including the floodplain boundary adjustment), or in connection with an early foundation permit. Preliminary Site and Operational Plan application shall include a survey, a site plan, a grading and drainage plan, an operational plan (and if an early foundation permit is sought, a preliminary building plan, plus any additional requirements imposed by the Village Zoning Administrator in light of the particular facts and circumstances of the situation). [*Note: Preliminary Site and Operational Plan approval shall vest no rights in the applicant against changes in any ordinance requirements that occur prior to final Site and Operational Plan approval*].

9. A Certified Survey Map is required for the development of this property. At a minimum the following dedications and easements shall be shown on the CSM. Upon review of a draft CSM, the Village will prepare the Dedications and Easement Provisions and Restrictive Covenant language for inclusion on the CSM. The language will include the following:
 - a. Dedication of additional right-of-way (Dedicated Public Street) based on approval of the Traffic Impact Analysis (TIA) being completed. The right-of-way shall be wide enough to accommodate future widening of 88th Avenue including any required acceleration/deceleration lanes and the proposed pedestrian trail. The final width of the right-of-way required to be dedicated will be determined upon approval of the TIA.
 - b. Provisions for additional Sanitary Sewer, Access and Maintenance Easement language which addresses the requirements of filling over the existing sanitary sewer main and the Village's need to obtain access to the sewer main for maintenance and repairs. The area at the southeast corner of the building/parking area needs to be further evaluated to determine if the sanitary sewer needs to be relocated further to the south or if the location is acceptable.
 - c. Provisions for Stormwater Drainage, Access and Maintenance Easements over the stormwater retention facilities, to allow the Village access to the ponds for monitoring and providing the Village the right to maintain the pond, and assess and associated costs to the owner if the owner fails to maintain the facilities.
 - d. Provisions for Wetland Preservation and Protection, Access and Maintenance Easements over any field delineated wetlands. The CSM shall include the location of the field delineated wetlands and their legal descriptions.
 - e. Provisions for Floodplain Preservation and Protection, Access and Maintenance Easements over all 100-year floodplain that will remain on the property after any floodplain boundary adjustments are completed.
 - f. Provisions for Landscaping, Berm, Access and Maintenance Easement over the landscape screen area adjacent to CTH H.
 - g. Provisions for Woodland Preservation and Protection, Access and Maintenance Easements over the protected woodland areas along the northern perimeter of the site.
10. Prior to the development of this property, detailed Site and Operational Plans are required to be submitted and approved by the Plan Commission pursuant to Article IX of the Village Zoning Ordinance (Chapter 420). Also, depending on the use proposed, the occupant use may require a Conditional Use Permit along with Site and Operational Plan approval from the Plan Commission. The Site and Operational Plans shall include all components specified in Article IX (See Section 420-57 for contents of plan components and related documents that are part of the submittal). The following are general comments related to the Site and Operational Plans.
 - a. All easements shall be shown on the required Site and Operational Plans submitted for review and approval as each lot is proposed to be developed.
 - b. All downspouts for all proposed buildings within the development shall be interconnected to the private storm sewer system and shown on the Plans.
 - c. All commercial buildings will be required to install a sanitary sewer sampling

manhole. The location and details shall be shown on the Site and Operational Plans required for each site. Contact the Village Engineer to confirm an approved location and the current details to include on the plans.

- d. Details of the required garbage dumpster enclosures shall be provided on the required Site and Operational Plans for the development of each lot. The dumpster enclosures shall be constructed of similar brick, block or stone materials as the building and be part of the building. Detached garbage enclosures are not allowed. A wooden fence enclosure is not allowed. Sample materials, doors and paint colors of the dumpster enclosures shall be submitted for review and approval.
 - e. Details (cut sheet details) of the proposed exterior lighting on the building, in the parking areas shall be provided on the required 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. Concrete bases shall not exceed 18 inches above grade and shall be located in landscape island areas.
 - f. All landscaped areas will be required to be irrigated with a sprinkler system. The base map for the landscape and irrigation plans shall include the approved grading plan. In addition, the location of all pedestals and transformers and proposed screening shall be shown on the Site and Operational Plans.
 - g. A primary monument sign is required to be installed for this building that includes the building address. Due to the size of the site two (2) primary monument signs may be allowed near each entrance. All signs shall comply with Chapter 420 Article X of the Village Municipal Code. Sign details and locations shall be shown on the required Site and Operational Plans.
 - h. The Site and Operational Plans shall be identical to the State approved plans submitted for building permits.
11. The following comments are from the Village Building Inspection Department:
- a. All building, plumbing, and HVAC plans will need to be designed to the IBC Codes, Wisconsin Plumbing Code and be State Approved prior to submitting (2 sets) for building permits from the Village of Pleasant Prairie.
 - b. As of September 1, 2000 Lighting plans are no longer reviewed at the State level but are reviewed by the Village. The details on Lighting Worksheets L-1 through L-5 are required for the Village's review and approval.
 - c. Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, Comm 16.46, 51.15(5), 54.06(2), and 54.11. The Village Fire & Rescue Department should be contacted for further information and requirements. Contact Fire & Rescue Chief Doug McElmury at 262-694-8027.
 - d. If the water main is to serve both domestic and fire protection combined, the plans will need Department of Commerce approval and Village Fire & Rescue Department approval prior to obtaining permits and commencing work.
 - e. Complete erosion control measures, silt fence and gravel access drives must be installed per Wisconsin Construction Site Best Management Practice Handbook and be inspected within 24 hours of any land disturbing activity.

- f. A \$2,000 Street Sweeping Cash Deposit is required to be paid with the issuance of the erosion control permit (see below).
- g. This parcel and building must comply with all requirements of Barrier-Free Design.
- h. The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form SBD 9720, **prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.**
- i. The electrical contractor will be required to be licensed by the Village of Pleasant Prairie. The electrical contractor shall obtain a permit from the Village prior to beginning work.
- j. All mechanical contractors shall obtain a permit from the Village prior to beginning work.
- k. Building plans shall show details on fire stopping of all penetrations through fire rated walls and fire separation walls as required by emergency rule that took effect on January 28, 1998.
- l. Sprinkler plans and all fire alarm installations are required to be submitted to, and reviewed by the Village Fire & Rescue Department.

General Comments

- 13. Upon approval of the Site and Operational Plans, and prior to the issuance of the required permits an electronic pdf of all plan sheets shall be provided to the Village.
- 14. The Commercial Building Permit applications and required State approved plans; a Village Work in the right-of-way permit application and plan; and an Erosion Control Permit Application and plans with a copy of the Wisconsin Department of Natural Resources N.O.I. shall be submitted for the Village's review and approval. *[Note: The required \$2,000 street sweeping cash deposit shall be deposited with the Village. The street sweeping cash deposit is refundable, less 6% for administrative processing, if the amount is not drawn upon by the Village for maintaining the adjacent roadways by keeping them free from dirt, mud clumps and mud tracking during the construction process. Silt fence shall be installed and inspected prior to any work starting.]* As stated above Preliminary Site and Operational Plan approved may allow for permits to be submitted in phases.
- 15. Municipal connection fees shall be paid prior to the connections to the sanitary sewer system.
- 16. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon \$1.94 per \$1,000 of valuation as determined by the Market & Swift software analysis prepared by the Village Assessing Department).
- 17. Prior to work commencing on the site, all required permits shall be issued by the Village, all required erosion control measures are in place on the site and a pre-construction conference shall be held at the Village Offices. The preconstruction conference shall be scheduled and moderated by the designing Engineer of record.
- 18. After the installation of the footing and foundations and prior to the setting the wall an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to verify that the building meets all of the required setbacks.
- 19. All required landscaping or screening shall be installed prior to occupancy of the building. Written verification and/or certification shall be provided to the Village by

the landscape designer that the landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/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 they shall grant the Village a temporary easement to complete the landscaping (if not completed in the agreed upon time frame), and 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 guarantee the future completion of any landscaping improvements.

20. Prior to written occupancy of the 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, above ground structures and all impervious surfaces meet the minimum setbacks and that all pavement markings were marked per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans. In addition, written certification from the landscaping and signage companies that the landscaping and signage was installed pursuant to the approved Site and Operational Plans shall be submitted.
21. Prior to written occupancy, an as-built record drawing of graphical data of all private sewer, water, and storm sewer facilities and underground irrigation system 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.
22. For security reasons, the construction site shall be surrounded with a six (6) foot high chain link fence. A fence permit is required for the temporary fencing.
23. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
24. There shall be no construction parking permitted on 88th Avenue (CTH H). On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
25. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in Village rights-of-way. All construction related signage shall be approved and permitted by the Village.
26. The site 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.
27. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit. The size is restricted per the Zoning Ordinance.
28. The owner shall comply with all provisions of the Site & Operational Plan approvals, including compliance with the Village Performance Standards.

29. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
30. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
31. There shall be no outside banners, strings of pennants, flags, inflatable devices or streamers affixed or attached to the building(s), light poles, ground or landscaping, etc.
32. There shall be no long-term semi-truck/trailer or box truck parking permitted on the site that is not used in the daily operations of the facility.
33. There shall be no outdoor storage or display of materials, goods or equipment on this site, unless as approved by the Village.
34. 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.
35. 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.
36. Each handicapped accessible parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.
37. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
38. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
39. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
40. All Village fees incurred by the Village Community Development Department and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

FLOODING SOURCE		FLOODWAY				1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD 88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	WIDTH REDUCED FROM PRIOR STUDY (FEET)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
JEROME CREEK									
A	2,123	824	1,421	0	0	676.2	676.2	676.2	0.0
B	2,978	349	820	0.3	0	676.2	676.2	676.2	0.0
C	4,422	15	127	1.1	0	676.6	676.6	676.6	0.0
D	4,516	15	148	1.0	0	678.0	678.0	678.0	0.0
E	5,224	197	276	0.5	0	678.1	678.1	678.1	0.0
F	5,631	136	239	0.6	0	678.2	678.2	678.2	0.0
G	5,911	17	123	1.1	0	588.9	678.2	678.2	0.0
H	5,957	17	123	1.1	0	678.2	678.2	678.2	0.0
I	6,337	160	675	0.2	0	678.3	678.3	678.3	0.0
J	6,967	282	789	0.2	0	678.3	678.3	678.3	0.0
K	7,495	18	148	1.0	0	678.3	678.3	678.3	0.0
L	7,555	18	149	0.9	0	678.3	678.3	678.3	0.0
M	8,655	42	117	1.2	0	678.5	678.5	678.5	0.0
N	10,664	5	27	2.5	0	679.5	679.5	679.5	0.0
O	10,765	5	32	2.2	0	680.4	680.4	680.4	0.0
P	11,018	430	1,556	0.1	0	680.5	680.5	680.5	0.0
Q	12,084	370	1,052	0.1	0	680.5	680.5	680.5	0.0
R	12,406	104	584	0.1	0	680.5	680.5	680.5	0.0
S	12,690	104	484	0.2	0	681.1	681.1	681.1	0.0
T	14,073	17	113	2.0	0	681.2	681.2	681.2	0.0
U	14,473	200	609	0.4	0	681.6	681.6	681.6	0.0
V	16,559	465	1,490	0.2	0	681.6	681.6	681.6	0.0
W	17,231	379	457	0.5	0	681.6	681.6	681.6	0.0
X	17,409	301	395	0.6	0	681.6	681.6	681.6	0.0
Y	17,752	259	406	0.6	0	681.7	681.7	681.7	0.0
Z	17,973	375	221	1.0	0	681.8	681.8	681.8	0.0

¹FEET ABOVE CONFLUENCE WITH DES PLAINES RIVER

TABLE 9

FEDERAL EMERGENCY MANAGEMENT AGENCY
**KENOSHA COUNTY, WI
AND INCORPORATED AREAS**

FLOODWAY DATA

JEROME CREEK

FLOODING SOURCE		FLOODWAY				1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD 88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	WIDTH REDUCED FROM PRIOR STUDY (FEET)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
JEROME CREEK (CONTINUED)									
AA	19,108 ¹	415	300	0.8	0	682.4	682.4	682.4	0.0
AB	20,396 ¹	137	79	0.8	0	682.7	682.7	682.7	0.0
AC	22,091 ¹	29	25	1.4	0	689.0	689.0	689.0	0.0
AD	22,503 ¹	60	15	2.3	0	693.9	693.9	693.9	0.0
AE	23,464 ¹	21	15	1.2	0	703.7	703.7	703.7	0.0
AF	23,505 ¹	55	160	0.1	0	588.9	706.7	706.7	0.0
AG	23,711 ¹	133	245	0.1	0	706.7	706.7	706.7	0.0
AH	24,286 ¹	28	12	1.6	0	714.9	714.9	714.9	0.0
KENOSHA BRANCH									
A	370 ²	*	*	*	*	593.0 ³	*	*	*
B	1,426 ²	*	*	*	*	593.9	*	*	*
C	2,693 ²	*	*	*	*	598.1	*	*	*
D	3,907 ²	*	*	*	*	602.8	*	*	*
E	4,541 ²	*	*	*	*	610.6	*	*	*
F	4,699 ²	*	*	*	*	614.2	*	*	*
G	5,122 ²	*	*	*	*	619.0	*	*	*
H	5,438 ²	*	*	*	*	619.0	*	*	*

¹FEET ABOVE CONFLUENCE WITH DES PLAINES RIVER, ²FEET FROM CONFLUENCE WITH PIKE RIVER, ³INCLUDES BACKWATER EFFECTS FROM PIKE RIVER, *DATA NOT AVAILABLE

TABLE 9

FEDERAL EMERGENCY MANAGEMENT AGENCY
KENOSHA COUNTY, WI
 AND INCORPORATED AREAS

FLOODWAY DATA

JEROME CREEK - KENOSHA BRANCH

Jean Werbie-Harris

From: Jean Werbie-Harris
Sent: Monday, August 27, 2012 5:03 PM
To: 'Burroughs, John'
Cc: Semcken III, John; Wheeler, Josh; Talt, Taylor; John Bieberitz (jbieberitz@traffic-ad.com); gsipsma@co.kenosha.wi.us; Mike Spence; Mike Pollocoff; Tom Shircel
Subject: RE: Traffic Study Scope of Work
Attachments: Additional Traffic Study Scope Requirements.pdf

John – Attached is the revised “Attachment A” Scope of Services for the CTH H traffic study per the Village. The data collection and traffic analysis/operational analysis scope must be expanded to include the areas as noted in red on Attachment A. Also- the Report (Task 3) shall be provided to the Client, Kenosha County (Gary Sipsma) and the Village (Mike Spence) and (Jean Werbie-Harris).

Call either Mike Spence, Village Engineer (262-948-8931) or me if you have any questions,
Thanks--
Jean

From: Burroughs, John [mailto:jburroughs@commercelp.com]
Sent: Thursday, August 23, 2012 12:03 PM
To: Jean Werbie-Harris
Cc: Semcken III, John; Wheeler, Josh; Talt, Taylor; John Bieberitz (jbieberitz@traffic-ad.com)
Subject: Traffic Study Scope of Work

Jean, attached is the Scope of Work document prepared by John Bieberitz. I understand that this is based on John’s discussion with Gary Sipsma. Please confirm back to us that the Village of Pleasant Prairie has “approved” the scope of work as described in the attached. Thanks much!

John R Burroughs, LEED AP

President
Direct: 562-948-4380 | Fax: 562-699-4796
Email: jburroughs@commercelp.com



Commerce Construction Co., L.P.

13191 Crossroads Parkway North, 6th Floor, City of Industry, CA 91746
<http://www.commercelp.com>

ATLANTA • BETHLEHEM • DALLAS • DENVER • LAS VEGAS • LOS ANGELES

ATTACHMENT A

Include intersections:
• CTH H & STH 165
• CTH H & CTH C
• CTH H & STH 50

SCOPE OF SERVICES

Engineer shall provide the Services described below. As indicated, Tasks 1-4 include activities involved with preparation of a Kenosha County Traffic Impact Analysis (TIA) for the proposed industrial building on the east side of CTH H for Kenosha County and Village of Pleasant Prairie approval.

Task 1 - Data Collection

Engineer will obtain and review available traffic count information from the Wisconsin Department of Transportation (WisDOT) consisting of daily and hourly traffic counts on CTH H. As required by Kenosha County, Engineer will supplement this data with additional traffic turning movement counts, at the following intersections during the following time periods:

- CTH H with Bain Station Road – 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM
- CTH H with 95th Street – 6:00 AM to 9:00 AM and 3:00 PM to 6:00 PM

Engineer will collect intersection geometric data and other geometric information on CTH H at the proposed site as well as the CTH H intersections with Bain Station Road and 95th Street. Engineer will compile the traffic count data and geometric data for a base map for the traffic analysis.

Engineer will also conduct a traffic gap study on CTH H at the proposed development's southern access driveway during the weekday morning and evening peak hours to determine the number of gaps in the existing CTH H traffic stream, which would be acceptable for trucks to enter and exit the driveway.

Engineer will compile the historical WisDOT 24-hour traffic count data on CTH H from 1976 to present to develop a traffic projection to year 2023. Engineer will utilize the historical data to develop a growth rate from 2012 to Year 2023 based on a statistical regression analysis. Engineer will utilize the growth rate to develop the Year 2023 weekday AM and PM peak hour turning movement volumes at the study area intersections.

Task 2 - Traffic Analysis

Trip Generation and Distribution – Year 2013

Engineer will estimate the volume of traffic expected to be generated by the full buildout/occupancy of the proposed industrial building based on the trip generation rate data documented in the *ITE Trip Generation Manual* for Land Use Code 152. Traffic will be generated for the weekday 24-hour, weekday AM and PM peak hours. The weekday AM and PM peak hour traffic generated will be distributed to the study area intersections based on the existing traffic patterns. The distributed traffic will be added to the existing traffic and will be used as the basis for the traffic analysis.

Traffic Operational Analysis – Year 2013

Engineer will develop the existing and future build volumes (with the industrial development) for the following study area intersections:

- CTH H with CTH C
- CTH H with Bain Station Road
- CTH H with the two proposed development driveways
- CTH H with 95th Street

CTH H & STH 165
CTH H & STH 50

Engineer will analyze the study area intersections for the typical weekday AM and PM peak hours for the following scenarios:

1. Existing conditions
2. Build conditions (with the full buildout/occupancy of the industrial development)

all intersections
STM 165 to
STM 50

Engineer will make recommendations on intersection geometrics and other improvements required to provide LOS 'D' or better for all traffic movements at the study area intersections. Engineer will conduct a peak hour traffic signal warrant analysis at the CTH H intersections with Bain Station Road and 95th Street. It is noted that Engineer will NOT analyze the CTH H intersection with CTH C, but will provide only the projected development traffic volumes at this intersection for the County's future use in the intersection design at this location. Engineer will recommend intersection/driveway geometrics at the CTH H intersections with the proposed development driveways.

Trip Generation and Distribution – Year 2023

Engineer will estimate the volume of traffic expected to be generated by the proposed full buildout of the Pleasant Farms Neighborhood and new high school, to be located on the west side of CTH H, south of Bain Station Road. Traffic will be generated based on the proposed land uses in the neighborhood plan and the applicable trip generation rates documented in the *ITE Trip Generation Manual*. Traffic will be generated for the weekday 24-hour and the weekday AM and PM peak hours. The weekday AM and PM peak hour traffic generated will be distributed to the study area intersections. The distributed traffic will be added to the future Year 2023 traffic and will be used as the basis for the Year 2023 traffic analysis.

Traffic Operational Analysis – Year 2023

Engineer will develop the Year 2023 Base (no development) and future build volumes (with the Pleasant Farms Neighborhood, with and without the industrial development) for the following study area intersections:

- CTH H with CTH C
- CTH H with Bain Station Road
- CTH H with the two proposed development driveways
- CTH H with 95th Street

all intersections
STM 165 to
STM 50

Engineer will analyze the study area intersections for the typical weekday AM and PM peak hours for the following scenarios:

1. Year 2023 Base Conditions (no development)
2. Year 2023 Build Conditions (with only the Pleasant Farms Neighborhood, but without the proposed industrial development)
3. Year 2023 Total Build Conditions (with the Pleasant Farms Neighborhood, with the proposed industrial development)

Engineer will make recommendations on intersection geometrics and other improvements required to provide LOS 'D' or better for all traffic movements at the study area intersections. Engineer will conduct a peak hour traffic signal warrant analysis at the CTH H intersections with Bain Station Road and 95th Street. It is noted that Engineer will NOT analyze the CTH H intersection with CTH C, but will provide only the projected development traffic volumes at this intersection for the County's future use in the intersection design at this location. Engineer will recommend intersection/driveway geometrics at the CTH H intersections with the proposed development driveways.

Task 3 – Report

A "draft" Traffic Impact Analysis report documenting the findings of the analysis will be prepared by the Engineer and submitted to the Client for review and comments. The report will include text, tables and exhibits. The Client shall provide comments to the Engineer so the Engineer can finalize the report and submit final copies to the Client and WisDOT.

the Village of Pleasant Prairie

Task 4 - Meetings

No meetings are included in this scope of services. It is assumed that all correspondence can be conducted via phone or e-mail. If meeting(s) are required with attendance by the Engineer, it will be considered as additional services and will be billed as time and materials.



Office of the Village
Fire & Rescue Chief
Doug McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire & Rescue Department
CC: Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Concept Plan for Majestic Center
DATE: 21 August, 2012

This is a review of the Concept Plan for the proposed building currently known as Majestic Center. The facility is an industrial speculative building, with a proposed square footage of 750,000 S.F. with a possible 430,080 S.F. expansion. The building is located on east side of 88th Avenue.

The Facility is classified under Wisconsin Administrative Code, and the International Building Code, specifically: Factory - Industrial: F-1 (Moderate Hazard); Storage: S-1 (Moderate Hazard) not separated; Construction Class Type 2B, unprotected with automatic fire sprinkler system.

The Fire & Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. The concerns of the Fire & 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 & 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:

- This is a review of the Concept Plan, however, it is understood, that typical and customary fire protection features have not been shown of the plans, dated: 7/5/12.
- AED. Because of the overall building size the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire & 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/fire pump room. Remote annunciator panel location(s) will need to be determined.
- Gates are shown on the submitted drawing. Gates will need to open automatically on receipt of a fire alarm or be manually controlled by a fire department authorized locking system, independent of the fire alarm system.
- 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: Must meet the Village Ordinance of a maximum distance of 350 feet apart around the building. Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged.
- Truck staging shall not decrease the width of the fire lanes to less than 30 feet.
- Rack storage: If it is the intent to use rack storage, that rack storage configuration must be reviewed by the fire protection contractor to assure adequate fire sprinkler protection. Rack storage shall not adversely affect the maximum exit distance requirements. This process needs to begin immediately to assure no interruption in the construction timeline and to assure the opening date will be met.
- 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.
- The building shall be re-evaluated at such time a tenant(s) is secured.

4. Fire and Rescue Department Review and Comments:

A. Site and Operational Permits

- Site accessibility
- Fire Pump Location
- Pumper Pad
- Fire hydrant spacing

B. Conditional Use and Operational

- | | |
|--------------------------------|--------------------------------|
| 1. Standpipe outlet locations | Not shown at this time. |
| 2. Fire alarm pull stations | Not shown at this time. |
| 3. Emergency and Exit Lighting | Not shown at this time. |
| 4. Fire extinguishers | Not shown at this time. |
5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. 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. **Hazardous Occupancies:** The Fire & Rescue Department will need more than the typical four week time period to review proposed Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
8. **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:
Square footage, Manufacturing including maintenance and equipment:
Square footage, receiving space:
Square footage, shipping space:
Square footage, warehouse space:
Exterior storage:
Fire protection:

9. **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

An invoice for permit fees will be issued upon achieving a satisfactory review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

10. **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.
11. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire & 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.
12. **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 entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. All exterior exit pathways as well as access to the Fire Pump Room shall have a hard surface, leading to a hard surface.
 - c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
13. **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.

14. **Fire Pump:** At such time a Fire Pump becomes part of a fire sprinkler system, there shall be sufficient room to maneuver within the fire pump room. There shall be direct ingress/egress from the fire pump room directly to the exterior of the building; a paved surface shall lead to the fire pump room. There shall be Emergency Lighting installed within the Fire Pump Room. The pump test header location shall comply with 180-16.
- **Storage:** The Owner and Tenant both need to be aware of the restrictions that apply to the storage of pallets, cardboard, finished products, etc. Maximum height, width and aisle ways must be maintained and will be enforced. The same concerns apply to the storage of large quantities of combustibles (plastics, plastic wrap and cardboard) such as those used in packaging and storage.
- NOTE:** Dependent upon storage configurations and the possible use of in rack storage; in rack sprinkler protection may be required.
15. **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.
16. **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. This building has been planned for future expansion. Provisions must be made now to limit the interruption of the fire protection systems and the future expansion of the underground.
17. **Standpipes:** In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-1/2 inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.
18. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, 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.
19. **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.

20. 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.
21. 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.

NOTE: The Fire Protection Designer must meet with the Fire & Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.

22. **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.

23. **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.
24. **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.
25. **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. **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

- 26. **Knox Box:** Knox Boxes shall be provided for the building, a determination of the exact number required will need to be made during the pre-construction meeting. One by each riser door, fire pump room and other needed access routes. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
- 27. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Pump Room.

28. **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 & Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
29. **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. The Fire & Rescue Department will evaluate this lighting prior to occupancy during the evening hours after sunset. An Emergency light shall be placed within the fire pump room. Emergency and Exit lighting will be inspected after sunset to assure it is adequate and meets the Code.
30. **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. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - j. 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.
 - k. 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.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED, in place at such time a tenant takes occupancy.
 - n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.
 - o. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.

31. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.

ORD. # 12-33
ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended as follows:

1. **To amend the Pleasant Farm Neighborhood Plan (*Neighborhood Plan 17 of Appendix 9-3 of the Comprehensive Plan*) as shown and described in Exhibit 1.**

2. **The Village of Pleasant Prairie Land Use Plan Map 9.9 is hereby amended as follows:**

The 2035 Land Use Plan is hereby amended to identify the location of the future public school site in the south-central portion of the Pleasant Farm Neighborhood; and the location of the Industrial land use designation and the location of the Utility and Transportation land use designation east of 88th Avenue as shown on ***Exhibit 2*** that are consistent with the amendments to the Pleasant Farms Neighborhood Plan.

3. **Appendix 10-3 entitled "Amendments to the 2035 Land Use Plan Map 9.9 is hereby updated to reference said amendment.**

The Village Community Development Director is hereby directed to record these Amendments to the Comprehensive Plan on the appropriate pages of said Plan and to update Appendix A in Chapter 390 of the Village Municipal Code to include said amendment.

Adopted this 15th day of October, 2012.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk

Ayes: ____ Nays: ____ Absent: ____

Posted: _____

Neighborhood Plan 17 of Appendix 9-3
Pleasant Farms Neighborhood

Pleasant Farms Neighborhood Plan has been prepared and was adopted by the Plan Commission on February 25, 2008 by Resolution #08-07 and the Village Board adopted a resolution of support on April 7, 2008 by Resolution #08-12. **The Plan was further amended by Plan Commission Resolution #12-11 and Ordinance #12-33 as approved by the Village Board on October 15, 2012.**

The Pleasant Farms Neighborhood is bounded by the CP Railway east of 88th Avenue on the east, IH-94 on the west, Bain Station Road on the north and at approximately 93rd Place on the south in the Village. In ~~2008~~**2012**, this Neighborhood ~~is~~ **was** primarily farmland with a number of home sites adjacent to the arterial roadways, with the exception of residential development in the vicinity of CTH C and 104th Avenue and along 114th Avenue (River Road) south of CTH C.

The Pleasant Farms Neighborhood Plan includes:

- **FREEWAY COMMERCIAL AREAS:** Approximately 14 acres of land within the Neighborhood is identified as Freeway Commercial. The Freeway Commercial area includes the area south of CTH C east and west of the reconstructed East Frontage Road of IH-94.
- **INDUSTRIAL AREA:** Approximately ~~54~~**65** acres of land within the Neighborhood is identified as Industrial. The Industrial area includes ~~area-the~~ land on the east side of 88th Avenue adjacent to the Pleasant Prairie Power Plant.
- **GOVERNMENT/INSTITUTIONAL AREA (INCLUDING UTILITY/TRANSPORTATION AREA):** Approximately ~~102~~**105** acres of land within the Neighborhood is identified as Governmental/Institutional **and Utility/Transportation land** uses, including: **the existing utility easement adjacent to the CP Railroad**, the existing ~~sewerage treatment plant~~ **Village owned land** at 10201 Wilmot Road, the Kenosha County Cemetery on the east side of 88th Avenue, and the **approximately 88 90** acre future high school site in the ~~southeast~~ **south central** portion of the Neighborhood **adjacent to Prairie Springs Park**. [The Village staff continues to work with the Kenosha Unified School District on proposed developments and the locating of future schools. This site is intended for development in approximately 15 years depending on the development status of the surrounding neighborhood and the need for another high school. In addition, the high school site could share athletic facilities and stormwater management facilities with the ~~major~~ **Regional** Park adjacent to and south of the future school site.]
- **OPEN SPACE:** This Neighborhood Plan identifies approximately ~~480~~**475** acres or 40% of the lands within the Neighborhood would remain as open space.
 - **FLOODPLAIN AREAS:** The 100-year floodplain (approximately 336 acres) is currently located adjacent to the Des Plaines River in the west and central portion of the Neighborhood and adjacent to the Jerome Creek located south of the Neighborhood Plan and along the CP Railway on the eastern portion of the Neighborhood. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances, property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (WI DNR)

and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation of at least two (2) feet above the elevation of the 100-year regional flood elevation.

- **WETLAND AREAS:** The Neighborhood Plan identifies approximately 210 acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the WI DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **NEIGHBORHOOD PARK:** The Neighborhood Plan identifies approximately 14 acres of land for a Neighborhood Park to be located south of Bain Station Road, west of 88th Avenue and along 94th Avenue. The Plan also indicates ~~the location for interconnection of~~ **that the Park is interconnected to** a pedestrian trail system. The Park location and trail system is consistent with the Village's Park and Open Space Plan component of the Village Comprehensive Plan.
- **OTHER OPEN SPACE:** The Neighborhood Plan indicates locations of existing retention facilities within the developed areas and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements. In addition, approximately ~~six-(6)~~ **11** acres of woodlands are proposed to be preserved in the neighborhood. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer will need to have a detailed tree survey prepared and any trees greater than 8" in diameter may be required to be preserved.
- **RESIDENTIAL AREA:** The Neighborhood is primarily farm land with a number of home sites adjacent to the arterial roadways with the exception of residential development in the vicinity of CTH C and 104th Avenue including the Heritage Valley Subdivision, Crosby's Addition to Pleasant Prairie Subdivision and other residential development along CTH C and 104th Avenue and along 114th Avenue south of CTH C.

There are ~~80~~ **81** existing single family lots/homes within the Neighborhood and ~~779~~ **743** new single family lots **and 114 multi-family units (21-2 unit buildings and 18-4 unit buildings)** proposed to be developed within the Neighborhood. Therefore, full development of this Neighborhood could provide for ~~859~~ **938** dwelling units to be developed on approximately ~~430~~ **431** acres of land.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan is ~~21,805~~ **18,424** square feet per dwelling unit (approximately 430 net residential acres--excluding existing and future rights-of-way, Commercial, Government/Institutional, Industrial, Public Park, 100-year floodplain and wetlands multiplied by 43,560 square feet in an area divided by ~~859~~ **938** dwelling units). The lot size per dwelling is ~~higher than~~ **within** the range provided in the Village's Comprehensive Plan.

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

Current population within the Neighborhood:

- ~~80~~ **81** dwelling units
- ~~218~~ **220** persons (which includes an estimated 50 school age children)

Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

- ~~859~~ **938** dwelling units
- ~~2,345~~ **2,542** persons (which includes an estimated ~~539~~ **575** school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning. Pursuant to the information provided by the Kenosha Unified School District a total of 361 new public school age children are likely to come from this neighborhood at full build-out.

*[Note: Based on the ~~2000~~ **2010** Census information for the Village of Pleasant Prairie the average number of persons per household is ~~2.73~~ **2.71** and school age children between the ages of 5 and 19 make up ~~23%~~ **22.6%** of the population. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of new students that will attend public school is 42% of the number of dwelling units.]*

- **ACCESS TO ARTERIAL ROADS:** 94th Avenue is intended to be a collector street extending through the Neighborhood ~~that connects STH 50 to~~ **from** the future high school site **to STH 50**. Access to CTH H and to CTH C will be limited with no direct driveway or private roadway access. ~~A proposed roundabout is shown at CTH C and Bain Station Road.~~ This roundabout location **s within the neighborhood** will be further evaluated at the time that ~~the proposed~~ development is **proposed** ~~considered~~.

**Neighborhood Plan Map 17
Pleasant Farms Neighborhood**

**Adopted by Plan Commission Resolution #08-07 and Village Board Resolution #08-12
and amendments adopted by Plan Commission Resolution #12-11 and Ord. #12-33.**



Amendments to the 2035 Comprehensive Land Use Plan Map 9.9



Legend

RESIDENTIAL LANDS

- LOW DENSITY RESIDENTIAL**
(19,200 Square Feet or More Per Dwelling Unit)
- LOW-MEDIUM DENSITY RESIDENTIAL**
(12,000 To 16,999 Square Feet Per Dwelling Unit)
- UPPER-MEDIUM DENSITY RESIDENTIAL**
(6,200 To 11,999 Square Feet Per Dwelling Unit)
- HIGH DENSITY RESIDENTIAL**
(Less Than 6,200 Square Feet Per Dwelling Unit)



- MIXED USE LANDS**
 - VG Village Green Center
 - CTC Hawthorne Transit Center
- COMMERCIAL LANDS**
 - N Neighborhood Retail and Service Centers
 - C Community Retail and Service Centers
 - F Freeway-Oriented Service Centers
 - O Freeway Office Centers
 - R Freeway-Oriented Regional Retail Centers
 - BA-1 PD-1 Business Area 1 Sub-District
 - BA-2 PD-1 Business Area 2 Sub-District
 - BA-3 PD-1 Business Area 3 Sub-District

OTHER TRANSPORTATION, COMMUNICATIONS AND UTILITIES

- P** Research Facility, Power Plant
 - L** Active Landfill
 - RR** Railroads
 - W** Water Station
 - T** Overhead High Tension Wires
- GOVERNMENTAL AND INSTITUTIONAL LANDS**
- M** Municipal Administrative Offices
 - F** Fire Station
 - P** Police Station
 - H** Hospital
 - E** Public Elementary School
 - MS** Public Middle School
 - S** Public Senior High School



PARK, RECREATION AND OTHER OPEN SPACE LANDS

- R** Regional Park
 - C** Community Park
 - N** Neighborhood Park
- INDUSTRIAL LANDS**
- L** Limited Industrial
 - G** General Industrial
 - CA PD-1** Core Area Sub-District
- Agricultural Lands**

- Primary Environmental Corridors**
- Secondary Environmental Corridors**
- Isolated Natural Resource Areas**

- Surface Water**
- Field Verified Wetlands**
- Interpolated Wetlands (2005 WIDNR Final Inventory Maps)**
- 100-Year Floodplain**

RIGHT-OF-WAY

- Existing Right-of-Way (September 2005)**
 - Dedicated but not constructed Right-of-Ways (September 2005)**
- URBAN RESERVE AREAS (OVERLAY)**
- Urban Reserve Areas (Overlay)**

LINEAR FEATURES

- Property Lines**

ORD. # 12-34

**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 property is generally located south of Bain Station Road on the east side of 88th Avenue within U.S. Public Land Survey Section 16, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-162-0301 and is hereby rezoned as follows: the portions of the property that are zoned A-2, General Agricultural District are hereby rezoned into the M-2, General Manufacturing District. The portions of the property within the 100-year floodplain that are zoned FPO, Floodplain Overlay District and portions of the property that are zoned C-1, Lowland Resource Conservancy District will remain unchanged.

The Village Zoning Administrator is hereby directed to record this Zoning Map Amendment 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 15th day of October, 2012.

VILLAGE BOARD OF TRUSTEES

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

Posted: _____

34-Majestic A-2 to M-2 .doc

8/6/2012

Jean Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

**Re: REQUEST FOR COMPREHENSIVE PLAN AMENDMENT,
ZONING MAP AND TEXT AMENDMENT, AND CONCEPT PLAN REVIEW**
MAJESTIC CENTER, PLEASANT PRAIRIE, WI
PEG Job No. 117.00

Mr. Werbie-Harris,

On the behalf of our client Majestic Realty Co., Pinnacle Engineering Group (PEG) would like to formally request an amendment to the Village 2035 Comprehensive Land Use Plan and the Pleasant Farms Neighborhood Plan to allow for the proposed Majestic Center development. We also request review of a concept plan submittal of a probable development scenario.

The site of the proposed Majestic Center is approximately 87.5 acres of undeveloped land situated on the east side of County Trunk Highway H just south of Bain Station Road. The Parcel is bounded on the south by undeveloped wetlands along the Jerome Creek, on the east by an American Transmission Company distribution line parcel, and to the north by undeveloped farmland and a cemetery.

The site can alternatively be defined as Village Parcel 92-4-122-162-0301.

The Majestic Center Development will consist of Flexible Industrial Building(s) with an approximate Floor Area to Site Area Ratio of 0.31, totaling approximately 1.2 million square feet of building area coverage with additional impervious surfaces for driveways, vehicle maneuvering, and parking stalls (commercial and non-commercial).

To support our request, please find the following information:

Comprehensive Plan Amendment:

The 2035 Comprehensive Plan forecasts multiple usage classifications on the subject site including a majority designated as Industrial Lands along with a minor area designated as Open Space and Low-Medium Density Residential with Urban Reserve Overlay.

The amendment request is intended to allow for full utilization of site areas outside of wetlands and floodway to be developed into industrial type classifications. We do not anticipate negative impacts to the overall Comprehensive plan.

Zoning Map and Text Amendment:

The amendment request is intended to rezone the existing A-2 area to M-2 to form an expanded M-2 area.

Neighborhood Plan Amendment:

The Pleasant Farms Neighborhood Plan illustrates a concept industrial parcel layout within the Industrial Lands portion of the subject property and a parcel layout for Low-Medium Residential Subdivision within the open space and residential portions of the parcel as defined within the 2035 Comprehensive Plan.

The amendment request is intended to redefine these areas as a single industrial use. To support the reclassification intent, we have included two exhibits. Exhibit 1 depicts a single industrial parcel. Exhibit 2 depicts a potential single building layout overlaid on the neighborhood plan.

Concept Plan Submittal:

The Concept plan illustrates a single building structure at full build out. This parcel allows for the construction of an approximately 1.2 million square foot cross dock building with supporting parking and maneuvering areas.

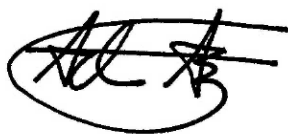
On Behalf of Majestic Realty, we would like to reaffirm our request for amendments to the 2035 Comprehensive Plan, Zoning Map and Zoning Text, and Pleasant Farms Neighborhood Plan along with approval of the provided concept plan.

With successful amendments and approvals, the development team will be able to further pursue the ultimate development of the parcel.

If you have any questions about the information presented within, please do not hesitate to contact us.

Sincerely,

PINNACLE ENGINEERING GROUP

A handwritten signature in black ink, appearing to read 'A. Artz', enclosed within a hand-drawn oval.

Adam R. Artz, P.E.
Senior Project Manager | Principal



Filed 8/7 2012 Published 8/27 2012
 Public Hearing 9/10 2012 9/3 2012
 Fee Paid 8/7 2012 Approved 20
 Notices Mailed 8/10 2012 Denied 20

R E C E I V E D
 AUG 7 2012

**VILLAGE OF PLEASANT PRAIRIE
 CONCEPTUAL PLAN APPLICATION**

1. Development Name: Majestic Center
2. General Location of Development: 88 Acres South of Bain Station Rd East Village of Pleasant Prairie
3. Tax Parcel Number(s): 92-4-122-162-030.1
4. Number of Lots: 1 Number of Outlots: 0
5. Size of Development: 88 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

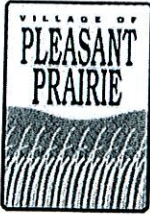
I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Todd Rizzo
 Signature: [Signature]
 Address: 301 W. Wisconsin Ave / Ste 400
Milwaukee WI 53203
 (City) (State) (Zip)
 Phone: (414) 274-4606
 Fax: (414) 274-4640
 Date: 08/07/2012

OWNER'S AGENT:

Print Name: Adam Artz
 Signature: [Signature]
 Address: 15850 W. Bluemound Rd / Ste 310
Brookfield WI 53005
 (City) (State) (Zip)
 Phone: (262) 754-8888
 Fax: (262) 754-8880
 Date: 08/07/2012



Filed 8/7 2012 Published 8/27 2012
 Public Hearing 9/10 2012 9/3 2012
 Fee Paid 8/7 2012 Approved _____ 20____
 Notices Mailed 8/10 20____ Denied _____ 20____

R E C E I V E D
 AUG 7 2012

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 ZONING MAP AND TEXT AMENDMENT APPLICATION**

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:
 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 rezoned from the present A-2/M-2

_____ District(s) to M-2 District(s). The property petitioned

to be rezoned is located at: 88th Ave and is legally described

as follows: SEE Attached (address)

Tax Parcel Number(s): 92-4-122-162-0301

The proposed use for this property is: Industrial/Manufacturing/Distribution Center

Flexible Building for single or multiple tenants

Petitioner's interest in the requested rezoning: _____

Compatibility with adjacent land uses: Property to East is zoned M-4 / Adjacent to L.V. Corporate Park

I (We) are also requesting a Zoning Text Amendment to amend Section _____ of the Village Zoning Ordinance.

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: Todd Rizzo

Signature: Todd Rizzo

Address: 301 W. Wisconsin Ave | Ste 400

Milwaukee W.I. 53203
 (City) (State) (Zip)

Phone: (414) 274-4606

Fax: (414) 274-4640

Email: trizzo@wispsck.com

Date: 08/07/2012

OWNER'S AGENT:

Print Name: Adam Artz

Signature: Adam Artz

Address: 15850 W. Bluemound Rd | Ste 310

Brookfield W.I. 53005
 (City) (State) (Zip)

Phone: (262) 754-8888

Fax: (262) 754-8850

Email: adam.artz@pinnacle-engr.com

Date: 08/07/2012

Parcel Legal Description

Majestic Center – Pleasant Prairie, WI

A parcel of land being that part of the Southwest Quarter and Northwest Quarter of Section 16, Township 1 North, Range 22 East, all located in the Town of Pleasant Prairie, Kenosha County, State of Wisconsin bounded and described as follows:

Commencing at the Southwest Corner of the SW1/4 of Section 16, Township 1 North, Range 22 East;

THENCE North 02 degrees 46 minutes 43 seconds West for a distance of 550.24 feet along the west line of said SW1/4;

THENCE North 88 degrees 56 minutes 32 seconds East for a distance of 45.02 feet to a point on the west right-of-way line of C.T.H. 'H' also being the point of beginning of this description;

THENCE along said west right-of-way line North 02 degrees 46 minutes 36 seconds West for a distance of 1741.81 feet to the north line of said SW1/4;

THENCE continuing along said west right-of-way line North 01 degrees 08 minutes 25 seconds West for a distance of 700.38 feet;

THENCE along said west right-of-way line North 04 degrees 33 minutes 50 seconds West for a distance of 800.67 feet;

THENCE North 88 degrees 32 minutes 16 seconds East for a distance of 685.91 feet;

THENCE North 02 degrees 46 minutes 28 seconds West for a distance of 180.00 feet;

THENCE North 88 degrees 32 minutes 16 seconds East for a distance of 1132.29 feet;

THENCE South 18 degrees 09 minutes 30 seconds West for a distance of 3635.90 feet;

THENCE South 88 degrees 56 minutes 32 seconds West for a distance of 513.85 feet to the point of beginning of this description;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 88.34 acres more or less.

The Property is also described as follows:

The South 1/2 of the Northwest 1/4; the North 1/2 of the Southwest 1/4; and the North 23-1/3 acres of the Southwest 1/4 of the Southwest 1/4 Section 16, EXCEPTING THEREFROM THE FOLLOWING:

A) That part lying east of the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company;

B) Beginning at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 16; thence east along and upon the north line of said 1/4 1/4 Section, 726 feet; thence South parallel with the west line of said 1/4 1/4 Section, 180 feet; thence West parallel with the north line of said 1/4 1/4 Section, 726 feet to the west line of said 1/4 1/4 Section; thence North along and upon the west line of said 1/4 1/4 Section, 180 feet to the point of beginning.

C) Beginning at the intersection of the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and the north line of the Southeast 1/4 of the Northwest 1/4 of said Section 16, which point is 50 feet, more or less, westerly of the original center line of the westerly main track of said railroad measured at right angles to the track; thence Southerly along said right-of-way line, 800 feet; thence Westerly at right angles to said right-of-way line, 25 feet; thence Northerly on a line parallel to and 25 feet from said right-of-way line to an intersection with the north line of said 1/4 1/4 Section; thence Easterly along said 1/4 1/4 Section line to the point of beginning;

D) Beginning at a point on the east-west 1/4 line of said Section 16 which is South 88 degrees 18 minutes 53 seconds West, 994.52 feet from the Center of said Section; thence South 18 degrees 09 minutes 30 seconds West on the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way, 2235.15 feet; thence South 88 degrees 56 minutes 11 seconds West on a line parallel with and 33.333 rods north on the south line of said Section 16, 264.76 feet; thence North 18 degrees 09 minutes 30 seconds East, 2232.10 feet to a point on the east-west 1/4 line of said Section 16; continuing thence North 18 degrees 09 minutes 30 seconds East, 1404.00 feet to a point on the north line of the Southeast 1/4 of the Northwest 1/4 of said Section 16; thence North 88 degrees 32 minutes 00 seconds East on the north line of the Southeast 1/4 of the Northwest 1/4 of said Section 16, 215.72 feet to a point of curvature on the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way; thence Southwesterly on the arc of a curve of southeasterly convexity, a distance of 496.80 feet, said curve having a radius of 5654.65 feet and a chord which bears Out 15 degrees 38 minutes 29 seconds West, 496.64 feet to a point of tangency; thence South 18 degrees 09 minutes 30 seconds West, 303.19 feet; thence South 71 degrees 50 minutes 30 seconds East, 25.00 feet; thence South 18 degrees 09 minutes 30 seconds West on the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way 586.87 feet to the point of beginning;

E) That part described in Award of Damages recorded February 20, 1964 in Volume "661" Records, pages 588-589, document number 459501;

all in Town 1 North, Range 22 East, of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

Source: ALTA/ACSM LAND TITLE SURVEY, Prepared By Earth Tech, Dated 01/08/2003

CONCEPT PLAN SUBMITTAL FOR MAJESTIC CENTER

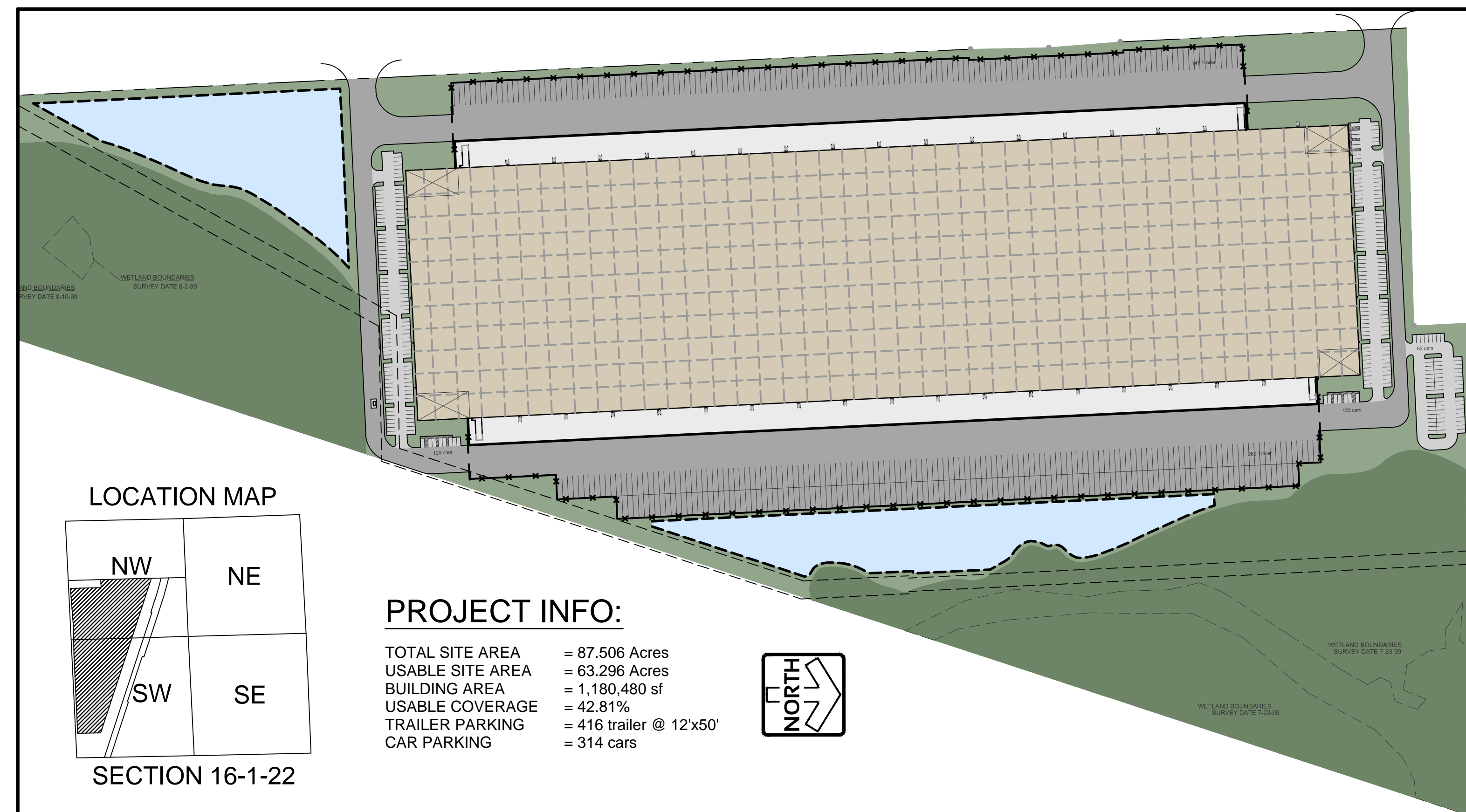
PLEASANT PRAIRIE, WI

PLANS PREPARED
FOR

MAJESTIC REALTY COMPANY
13191 CROSSROAD PARKWAY | SIXTH FLOOR
CITY OF INDUSTRY, CA 91746

INDEX OF SHEETS

- T1: COVER SHEET
- A1: SITE PLAN
- A2: ELEVATIONS
- A3: ELEVATIONS
- C1: CONCEPT ENGINEERING PLAN
- L1: LANDSCAPE PLAN OVERALL



SUBJECT PARCEL LEGAL DESCRIPTION

A parcel of land being that part of the Southwest Quarter and Northwest Quarter of Section 16, Township 1 North, Range 22 East, all located in the Town of Pleasant Prairie, Kenosha County, State of Wisconsin bounded and described as follows:

Commencing at the Southwest Corner of the SW1/4 of Section 16, Township 1 North, Range 22 East;

THENCE North 02 degrees 46 minutes 43 seconds West for a distance of 550.24 feet along the west line of said SW1/4;

THENCE North 88 degrees 56 minutes 32 seconds East for a distance of 45.02 feet to a point on the west right-of-way line of C.T.H. 'H' also being the point of beginning of this description;

THENCE along said west right-of-way line North 02 degrees 46 minutes 36 seconds West for a distance of 1741.81 feet to the north line of said SW1/4;

THENCE continuing along said west right-of-way line North 01 degrees 08 minutes 25 seconds West for a distance of 700.38 feet;

THENCE along said west right-of-way line North 04 degrees 33 minutes 50 seconds West for a distance of 800.67 feet;

THENCE North 88 degrees 32 minutes 16 seconds East for a distance of 685.91 feet;

THENCE North 02 degrees 46 minutes 28 seconds West for a distance of 180.00 feet;

THENCE North 88 degrees 32 minutes 16 seconds East for a distance of 1132.29 feet;

THENCE South 18 degrees 09 minutes 30 seconds West for a distance of 3635.90 feet;

THENCE South 88 degrees 56 minutes 32 seconds West for a distance of 513.85 feet to the point of beginning of this description;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 88.34 acres more or less.

CONTACTS

LAND OWNER:
WISPARK, LLC
ATTN: TODD RIZZO - VICE PRESIDENT
301 W. WISCONSIN AVE | SUITE 400
MILWAUKEE, WI 53203
(414) 274-4606

APPLICANT:
MAJESTIC REALTY COMPANY
ATTN: JOHN SEMCKEN, III - VICE PRESIDENT
13191 CROSSROADS PKWY NORTH | 6TH FLOOR
CITY OF INDUSTRY, CA 91746-3497
(562) 692-9581

APPLICANT'S AGENT/CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP, LLC
ATTN: ADAM ARTZ, P.E. - SR. PROJ. MANAGER
15850 W. BLUEMOUND ROAD | SUITE 310
BROOKFIELD, WI 53005
(262) 754-8888

ARCHITECT:
COMMERCE CONSTRUCTION COMPANY, L.P.
JOE ROBERTSON - VICE PRESIDENT
13191 CROSSROADS PKWY NORTH | 6TH FLOOR
CITY OF INDUSTRY, CA 91746-3497
(562) 948-4323

GENERAL NOTES

- BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- ELEVATIONS ARE BASED ON THE CONTROL SURVEY SUMMARY DIAGRAM FOR SECTION SURVEYS IN THE TOWN OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN. SOUTHEAST CORNER OF SECTION 16-1-22, ELEV: 680.50 (DATUM: 1929 ADJUSTMENT. ELEVATIONS SHOWN ON THIS MAP ARE BASED ON MEAN SEA LEVEL)
- FLOODPLAIN LIMITS CONTAINED IN THE SITE PLAN WERE TAKEN FROM AN ALTA/ASCM SURVEY UNDERTAKEN BY EARTH TECH (DATED 08-06-2003). FLOODPLAIN CONTAINED WITHIN SURVEY WAS AN OVERLAY OF KENOSHA COUNTY ZONING MAPS, NOT BASED ON ELEVATION. THE CONCEPT ENGINEERING PLAN SHOWS A DASHED LINE WHICH REPRESENTS THE LIMITS OF FLOODPLAIN BASED ON ELEVATION CONTAINED WITHIN THE FLOOD INSURANCE RATE STUDY AS PUBLISHED BY FEMA CONVERTED TO THE SITE SURVEY DATUM.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

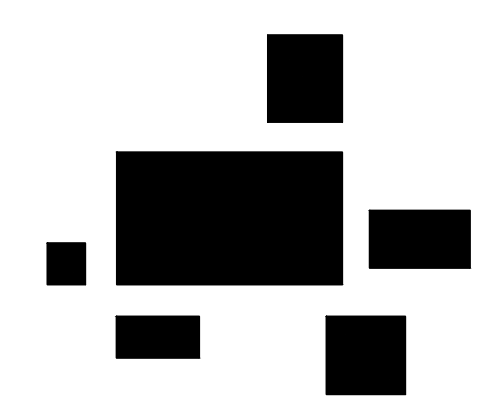


EXPIRATION DATE: NOVEMBER 30, 2013 Formerly JULIE 1-800-892-0123

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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15850 W. BLUEMOUND ROAD | SUITE 310 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM | P: (262) 754-8888 | F: (262) 754-8850

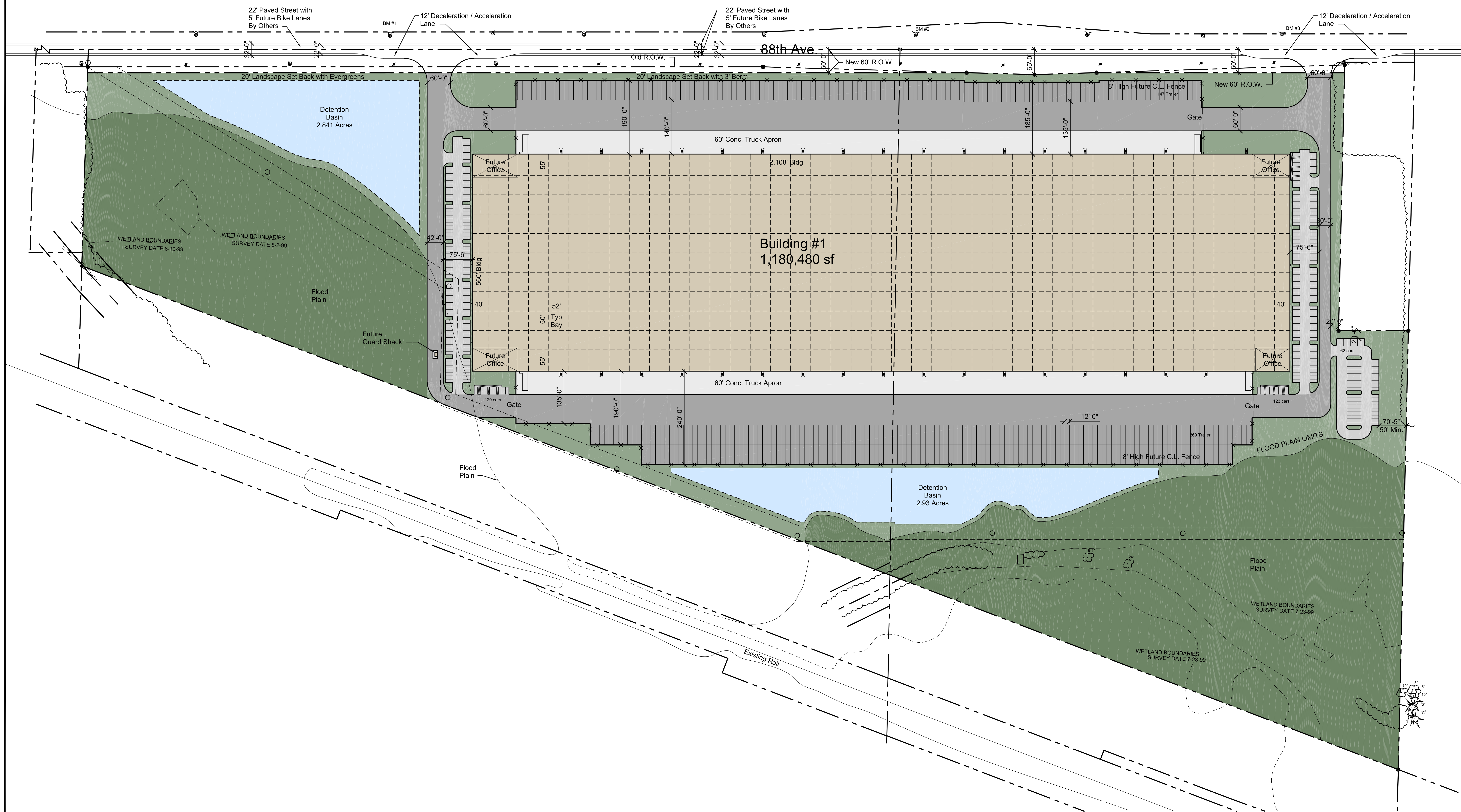
PLAN | DESIGN | DELIVER

PEG PROJ. NO.:	117.00-WI	ISSUED FOR REVIEW	SHEET NO.:
APPROVED BY:	ARA		T1
DATE ISSUED:	8/07/2012		
PLAN MODIFICATIONS:			

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PROJECT INFO:

TOTAL SITE AREA = 87,506 Acres
 USABLE SITE AREA = 63,296 Acres
 BUILDING AREA = 1,180,480 sf
 USABLE COVERAGE = 42.81%
 TRAILER PARKING = 416 trailer @ 12'x50'
 CAR PARKING = 314 cars



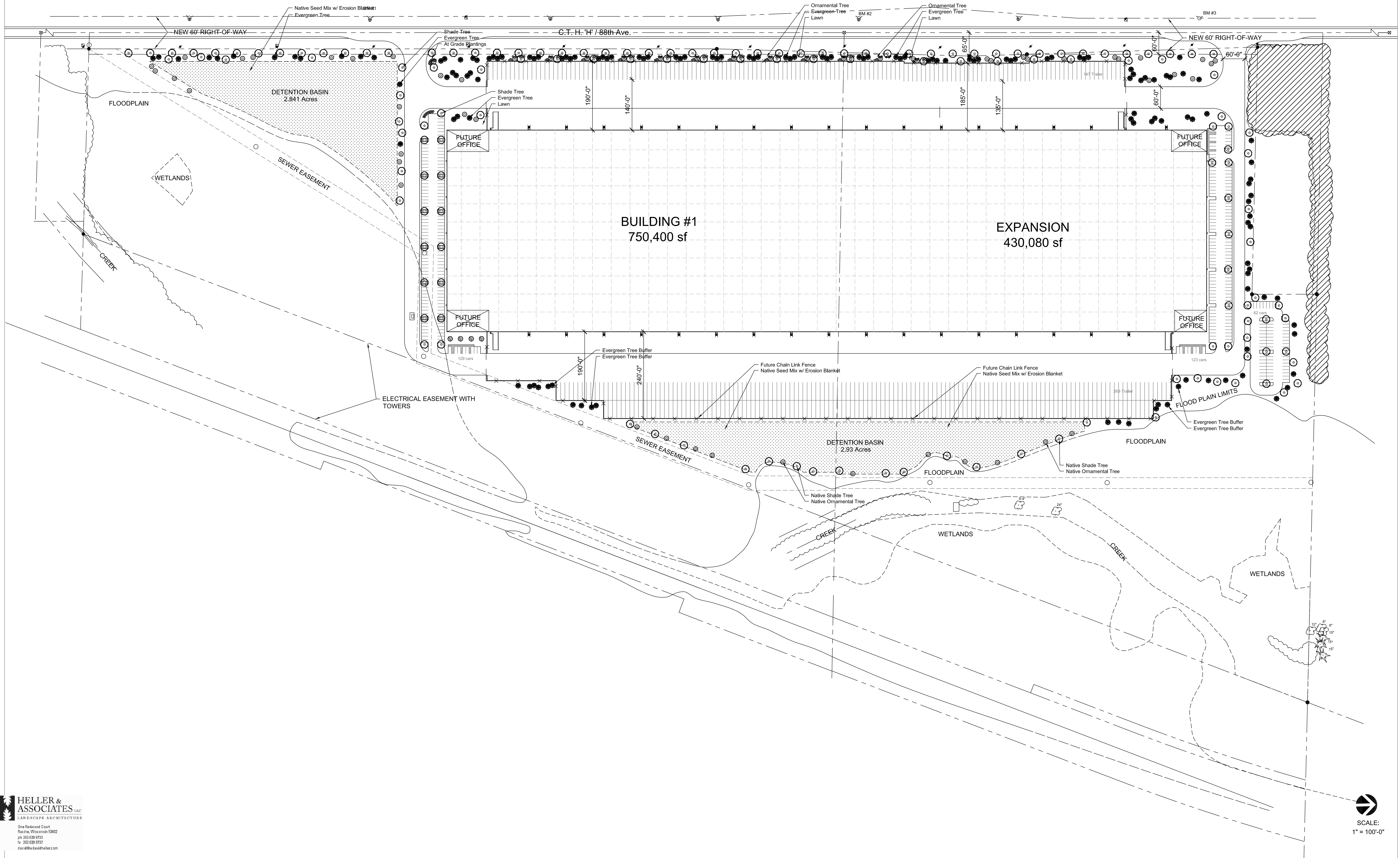
<p>COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (302) 689-0453 License No. 723302</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 50%;">BY</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISIONS	BY	DATE																								
REVISIONS	BY	DATE																										
<p>SITE PLAN PROPOSED BUILDINGS KENOSHA, WISCONSIN</p>																												
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<p>CCC JOB NO. 6568</p>																												
<p>SHEET NO. A1</p>																												



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 Milwaukee Area (414) 259-1181
 Heating/Insulation (720) 800-5432/2288
 www.Diggersatoll.com

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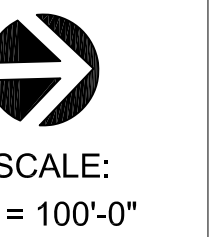
TOTAL SITE AREA = 52.152 Acres
 USABLE SITE AREA = 41.115 Acres
 BUILDING AREA = 750,400 sf
 USABLE COVERAGE = 41.89%
 TRAILER PARKING = 271 trailer @ 12'x50'
 CAR PARKING = 176 cars



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DESIGNED: DESIGNER REVIEWED: REVIEWER DRAFTED: DRAFTER

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE
 One Redwood Court
 Racine, Wisconsin 53402
 PH 262 639 9733
 FX 262 639 9737
 david@heller.com



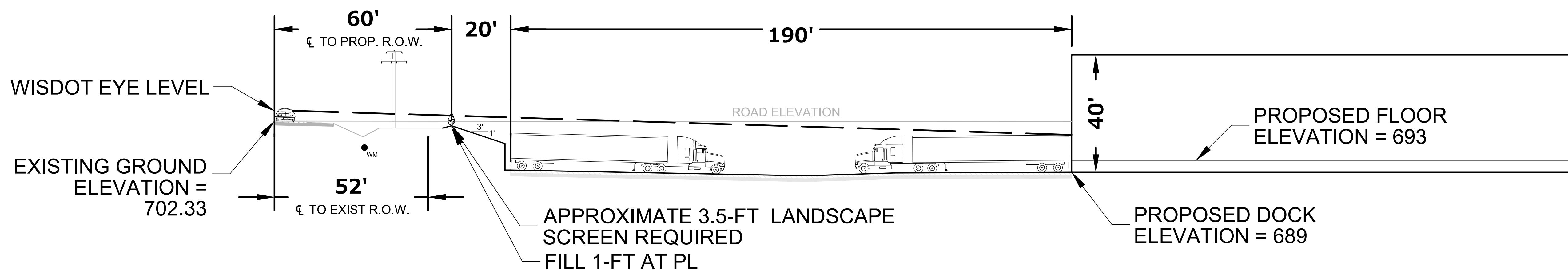
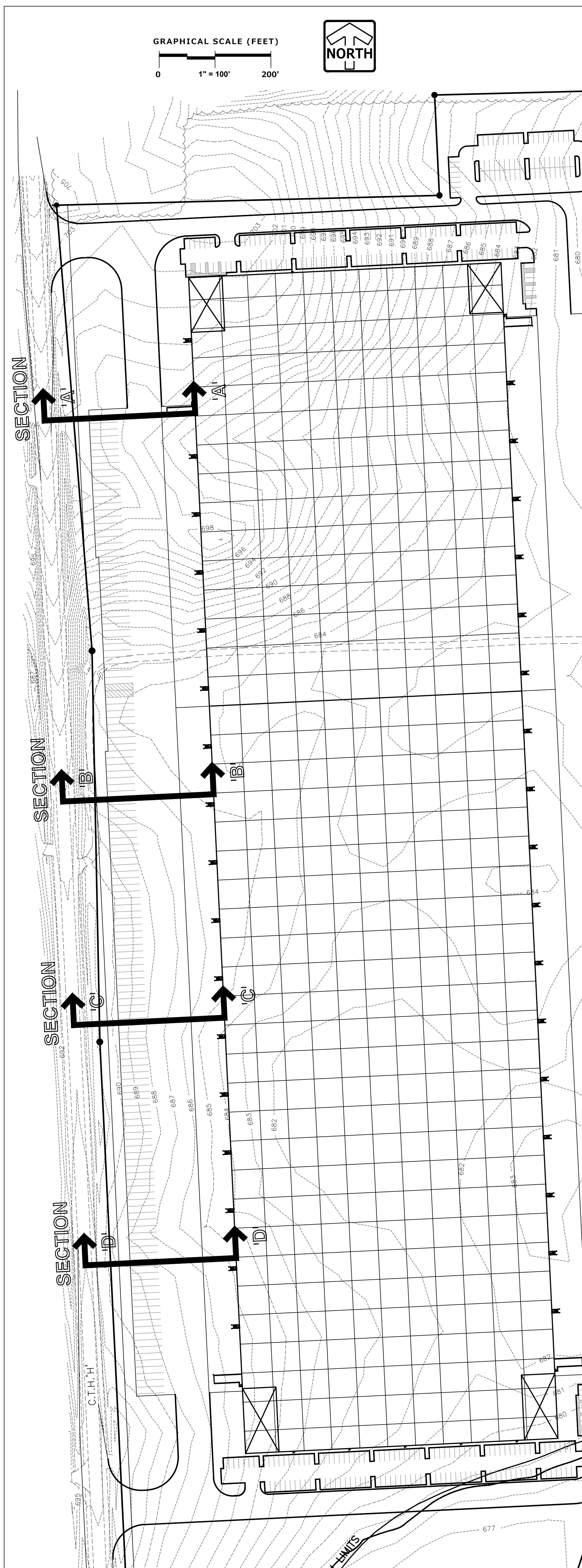
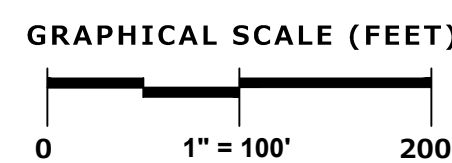
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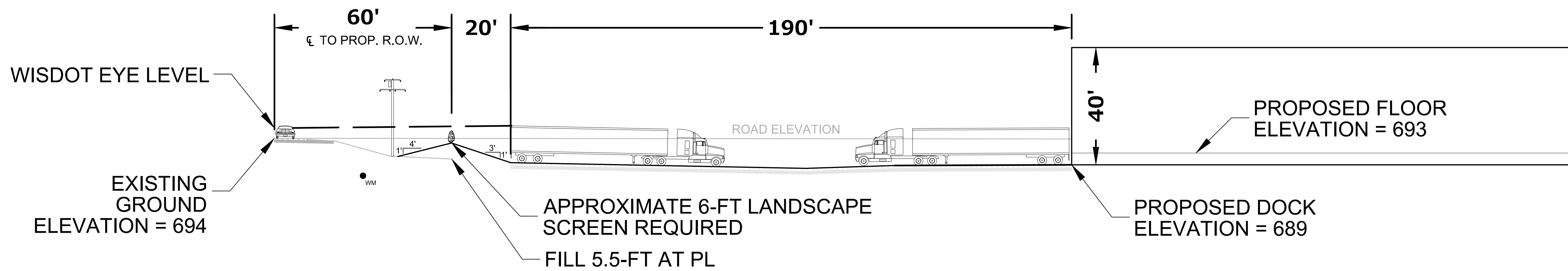
REG. NO. 12-083
 REG. STATE: WA
 START DATE: 8/09/12
 SCALE: 1"=100'

SHEET 1 of 3

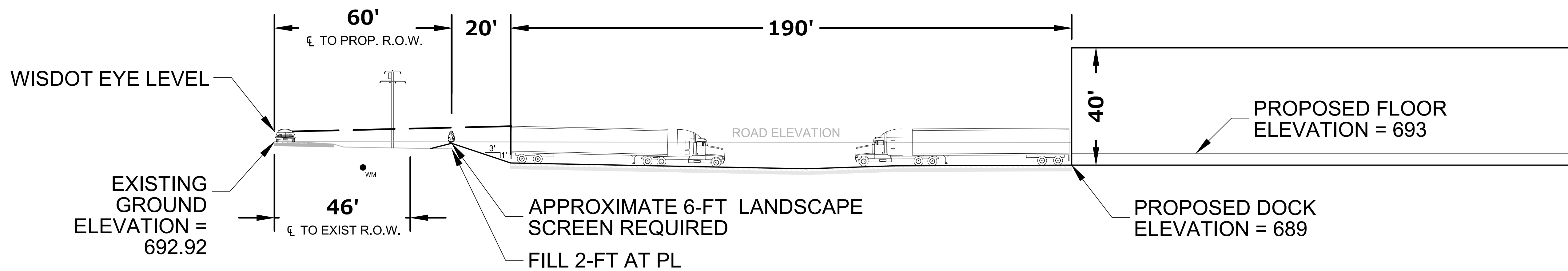
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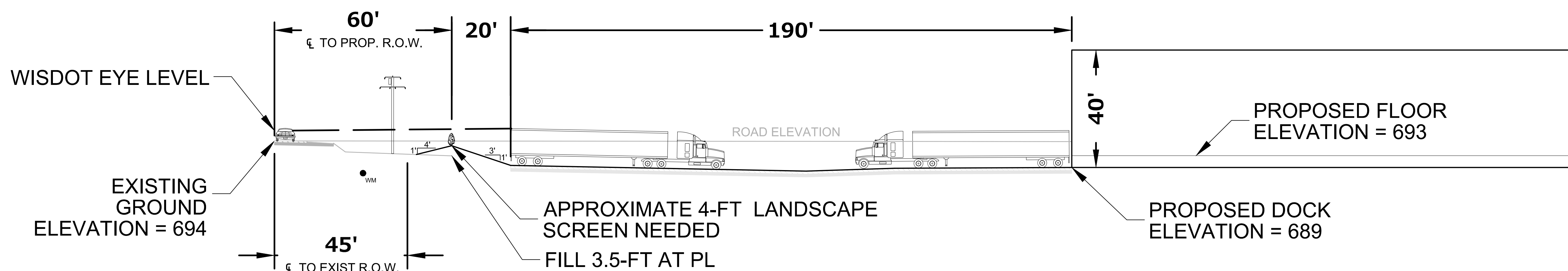
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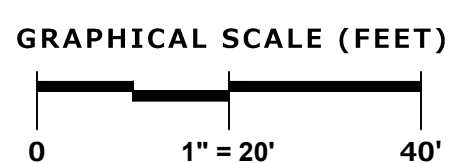
CROSS SECTION B-B



CROSS SECTION C-C



CROSS SECTION D-D

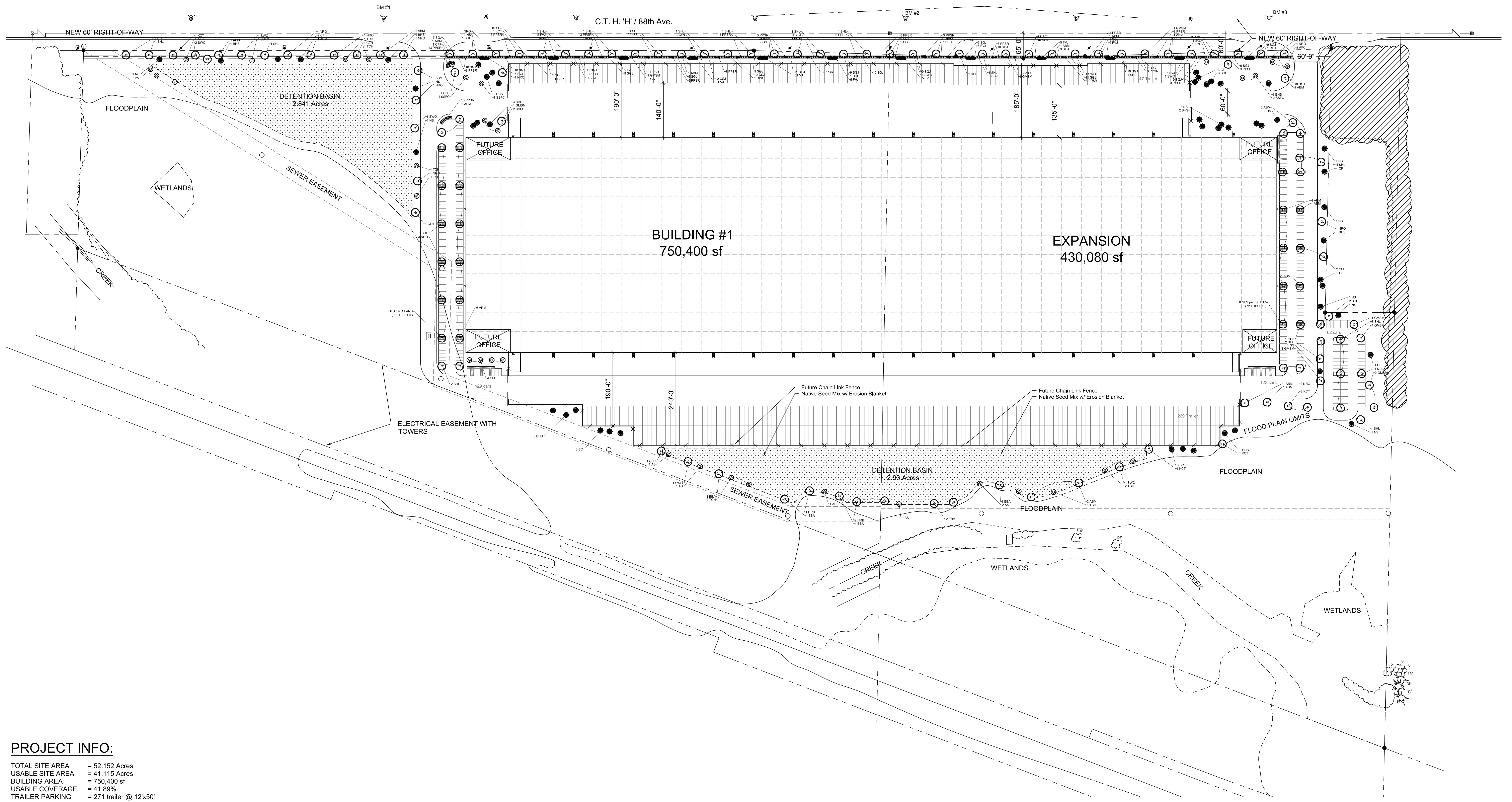


LANDSCAPE SCREENING TO BE OBTAINED VIA THE USAGE OF SEA GREEN JUNIPERS OR SIMILAR MATERIAL. INITIAL PLANTING TO BE 5 GALLON MATERIAL AT 5' O.C. (SEE PRELIMINARY LANDSCAPE PLANS)

<small>The Designer, Engineer or Drafter of this Drawing or the Approving Professional Engineer, Surveyor, or Geotechnical Engineer shall be responsible for the accuracy of the information shown on this drawing. The user of this drawing shall be responsible for the accuracy of the information shown on this drawing. The user of this drawing shall be responsible for the accuracy of the information shown on this drawing.</small>	
REVISIONS	BY DATE
REVISIONS	BY DATE
COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (626) 689-0453 License No. 723302	
SIGHT LINE PERSPECTIVES MAJESTIC CENTER PLEASANT PRAIRIE, WI	
Drawing Plot Bar <small>Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 3" high along the physical side of drawing has changed.</small>	
DRAWN BY DATE PEG 10/03/2012	
CCC JOB NO.	
SHEET NO.	
EX-1.0	



Toll Free (800) 242-8511
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 National Inquiries (800) 450-2225
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PROJECT INFO:

TOTAL SITE AREA = 52.152 Acres
 USABLE SITE AREA = 41.115 Acres
 BUILDING AREA = 750,400 sf
 USABLE COVERAGE = 41.89%
 TRAILER PARKING = 271 trailer @ 12'x50'
 CAR PARKING = 176 cars



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 fx 262.639.9737
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 BROOKFIELD, WI 53005
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

**DISTRIBUTION CENTER
 PLEASANT PRAIRIE, WISCONSIN**

OVERALL LANDSCAPE CONCEPT

REVISIONS

NO.	DATE	DESCRIPTION
1	TEST	

REG. NO. 12-083
 REG. PH. AA
 START DATE 10.03.12
 SCALE 1"=100'

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4

DESIGNED: REVIEWER
 DRAFTER: DESIGNER

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BM #1

BM #2

NEW 60' RIGHT-OF-WAY

C.T.H. 'H' / 88th Ave.

DETENTION BASIN
2.841 Acres

WETLANDS

CREEK

FUTURE OFFICE

FUTURE OFFICE

BUILDING #1
750,400 sf

ELECTRICAL EASEMENT WITH TOWERS

Future Chain Link Fence
Native Seed Mix w/ Erosion Blanket

DETENTION BASIN
2.93 Acres

SEWER EASEMENT

SCALE:
1" = 60'-0"

PROJECT INFO:

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DISTRIBUTION CENTER
PLEASANT PRAIRIE, WISCONSIN

LANDSCAPE CONCEPT

REVISIONS

NO.	TEXT	DATE
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REG. NO. 12-083
 REG. PA. AA
 START DATE 10.09.12
 SCALE 1"=60'

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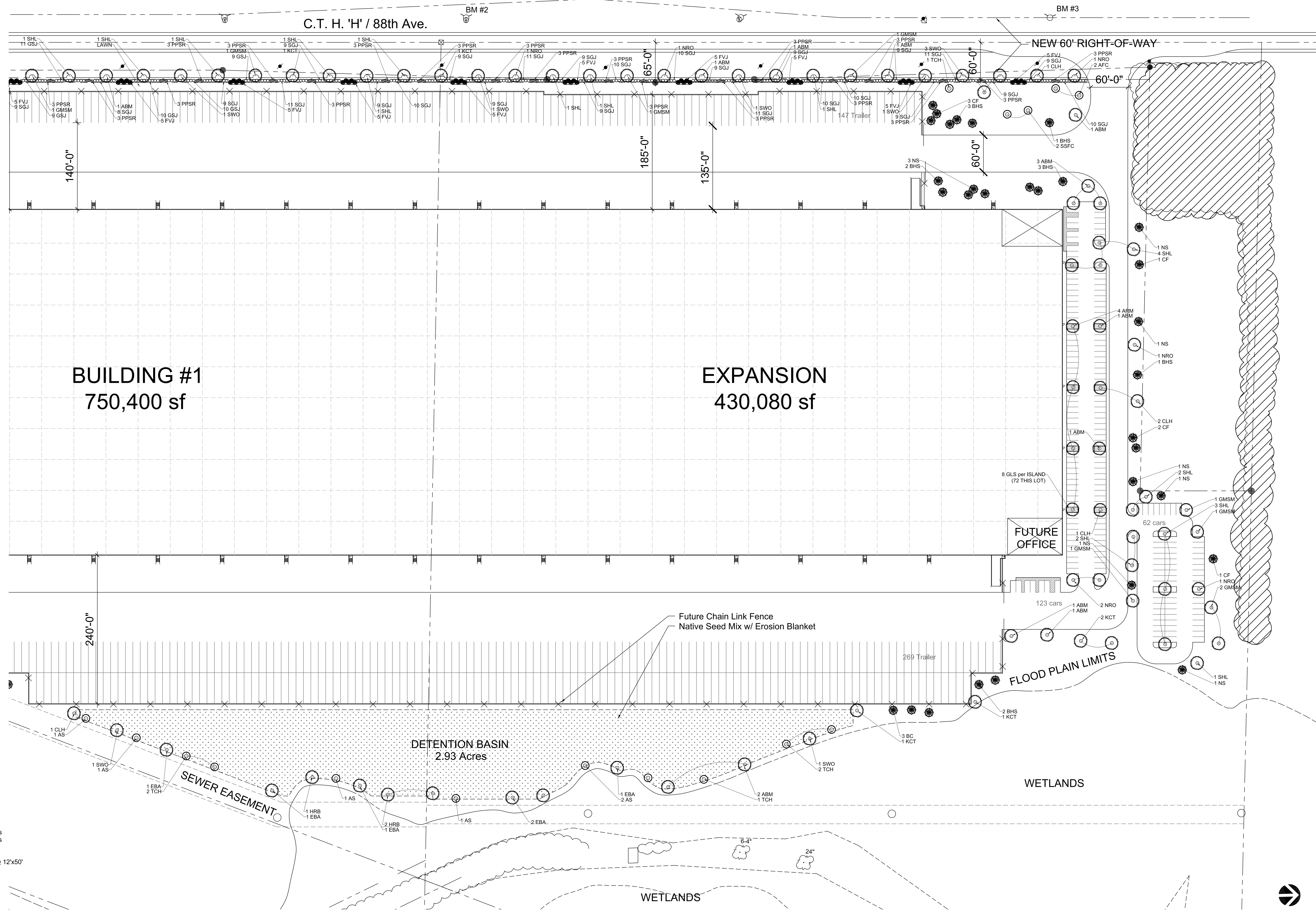
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PINNACLE ENGINEERING GROUP
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 (262) 754-8888

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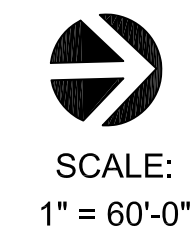
LANDSCAPE CONCEPT NORTH

REVISIONS

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REG. NO. 12-083
 REG. STATE: WA
 START DATE: 10.03.12
 SCALE: 1"=60'

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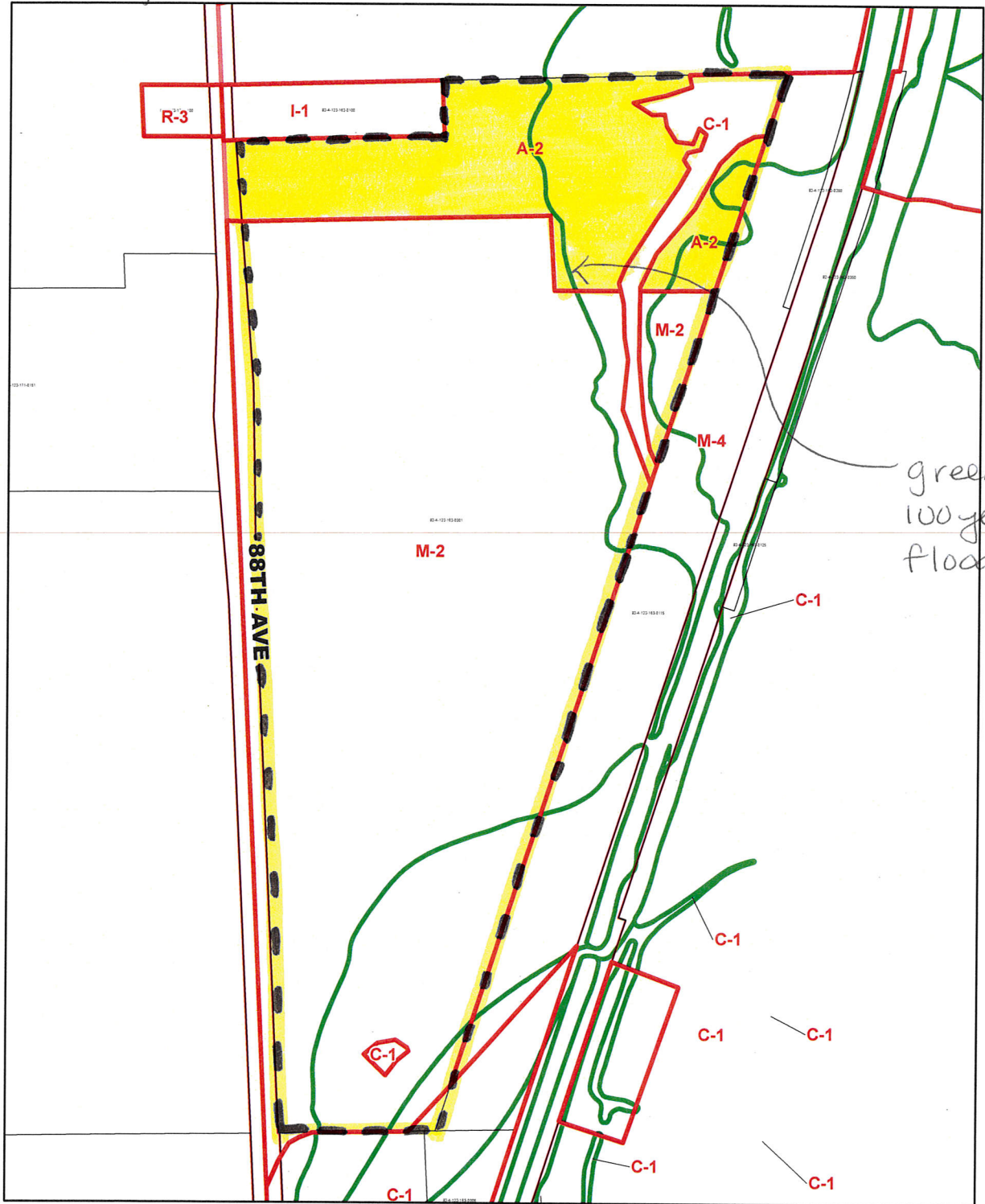


SCALE:
 1" = 60'-0"

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 LANDSCAPE PLAN NORTH

Village of Pleasant Prairie Zoning Map

-- property boundary
(portion of)
area being rezoned from A-2 to M-2



green line
100 year
floodplain



0 237.5475 950 1,425 1,900 Feet

Source: Village of Pleasant Prairie
Zoning: August 2012

Note: No change to 100 year floodplain or areas zoned C-1

Consider **Comprehensive Plan Amendments (Ord. #12-35)** for the request of Martin Hanley, President of Land & Lakes Development Company to amend the Village Green Neighborhood Plan and to approve the Village Green Center Sub-Neighborhood Plan.

Recommendation:

On October 8, 2012 the Village Plan Commission held a public hearing and approve Plan Commission Resolution #12-13 and further recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #12-35)** as presented.

VILLAGE STAFF REPORT OF OCTOBER 15, 2012

Consider **Comprehensive Plan Amendments (Ord. #12-35)** for the request of Martin Hanley, President of Land & Lakes Development Company to amend the Village Green Neighborhood Plan and to approve the Village Green Center Sub-Neighborhood Plan.

History of the Village Planning Efforts

In the winter of 2004, nearly 15 years since the Village's first discussions emerged regarding the creation of a Village center, Pleasant Prairie LLC, the Owner and Developer of a large portion of the area contracted with Schreiber/Anderson Associates, Inc., a planning and architectural firm from Madison, WI to jumpstart the visioning process with the community to prepare a Plan for the "Village Green Center".

As a part of this Village Green Center planning effort, the Village Board re-appointed a Village Green Technical Advisory Committee comprised of Village residents, Village Board, Plan Commission, Park Commission members, and Kenosha County Highway officials together with the assistance of the Village staff to provide input and to develop a "Village Green Neighborhood Plan" and a mixed-use commercial center to be known as the "Village Green Center". In 2006, a new developer purchased the property and is organizing a marketing and design team to continue the planning and the development of the property.

In 2007, the Village held the first Village Green Café to assist in the conceptual planning of the Villages downtown. The first Café that was held on November 15, 2007 to provide information about the Village Green planning process, to form a vision of the Village Green Center, to provide information about what makes village centers successful, to discuss places that people liked and that they did not like and what issues and opportunities need to be further explored.

A second Café was scheduled for January 17, 2008 to discuss concepts for future development of the Village Green Center, including proposed land uses, open spaces, streets, infrastructure, and development character for the Village Green Center.

During 2009 and 2010, the Developer and its consultants worked with the Village staff to prepare a Master Plan for the Development of the Village Center, a series of Workshops were held between June and September to gather input related to transportation, architectural and landscape features, and elements of the plan. The planning work continued into 2011 and 2012.

Current planning Efforts

At this time, Martin Hanley, President of Land & Lakes Development Company and agent for land owned by Pleasant Prairie LLC within the Village Green Center, is requesting approval of an amendment to the Village Green Neighborhood Plan and approval of the Village Green Center Sub-Neighborhood.

On December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan*. The 2035 Comprehensive Land Use Plan Map 9.9 sets forth the generalized land use designations of the Village and shall be consistent with other components of the Comprehensive Plan including Neighborhood Plans and the Village Zoning Map.

Neighborhood Plans serve as a refinement to the 2035 Comprehensive Land Use Map and identify the location of future lot and roadway configurations, future stormwater facilities and access to roadways pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map 9.9.

The Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan defines the Village Green Center Sub-Neighborhood as a sub-neighborhood within the Village Green Neighborhood.

The Village Green Neighborhood is generally located south of 93rd Street, west of the Kenosha County Bike Trail (approximately 30th Avenue), north of STH 165 (104th Street and east of approximately 55th Avenue) in a part of U.S. Public Land Survey Sections 23 and 24, Township 1 North, Range 22 East in the Village.

The Village Green Center (VGC) is generally located south of approximately 97th Street, west of approximately 37th Avenue, north of STH 165 (104th Street), and east of approximately 47th Avenue. The Village Green Center is located within the demographic center of the Village at Springbrook Road and 39th Avenue (CTH EZ) and is a proposed mixed use commercial/residential development encompassing approximately 183.5 acres.

The VGC is also a Smart Growth Area as discussed in the Land Use Element (Chapter 9) and within the Economic Development Element (Chapter 7) of said Comprehensive Plan. A Smart Growth Area is defined as *"an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, State, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental, and utility costs."*

The VGC is intended to be the center of the community both functionally and symbolically. The VGC is located northeast of the STH 165 (104th Street) and Springbrook Road intersection and northeast and northwest of the Springbrook Road and CTH EZ (39th Avenue) intersection. Away from busy regional highways like STH 31 and STH 50, the VGC will feature more neighborhood-oriented commercial and residential land uses. While the VGC is located away from existing commercial corridors, it will feature a transit stop that will link it to future transit services to Kenosha and to other Village recreational, retail, and employment areas.

The integrated mix of commercial, residential, open space uses and the variety of housing types within the VGC will become a unique way to create a high quality, walkable center of Village life. While the street and open space network is established by this sub-neighborhood plan, the sub-neighborhood plan and the future development regulations will allow flexibility in the form and density/intensity of development. It is anticipated that the VGC will develop incrementally over the long-term. Therefore, the plan is intended to permit flexibility within a predefined range of acceptable outcomes. To accomplish this, a specific and detailed regulatory framework will be developed to guide development and ensure high-quality development and a desirable neighborhood form is achieved. To best respond to the site's location and topography and the evolving market forces for neighborhood commercial, mixed use, and residential units, the VGC plan enables a limited range of permissible building types and uses on each block. While the new regulations for the VGC will provide some flexibility, the scale and character of development will be tightly controlled through design standards. Due to this flexibility, this VGC plan provides a range of minimum and maximum acreage for commercial, mixed use, and residential uses.

Neighborhood Plan Map 29a-1 in Exhibit 2 of Ord. #12-35 shows the proposed land use designations within the VGC. **Neighborhood Plan Maps 29a-2 and 29a-3 in Exhibit 2 of Ord. #12-35** are illustrative master plan indicating how each block could be developed (Option 2 indicates that the intersection of Main Street and the existing Springbrook Road could be a roundabout as well as the intersection of Main Street and the north-south road between Springbrook Road and 39th Avenue).

The VGC Plan as shown in **Exhibit 2** includes:

COMMERCIAL AND MIXED USE AREAS: Centered on 39th Avenue, the commercial heart of VGC will be a concentrated collection of neighborhood-serving businesses. The VGC commercial areas are intended to provide for a unique community center and gathering place for the Village. Residents and visitors will comfortably and safely stroll on wide sidewalks in front of downtown-style retail and offices. Mixed use buildings and live-work townhouses will feature first-floor retail and upper floor housing. Approximately 24.1 acres of land within the VGC can be developed as

commercial, mixed use, or live-work, providing opportunities to develop between approximately 135,000 and 276,000 square feet of commercial uses.

RESIDENTIAL AREAS: Residential units in the VGC will be unlike any other Pleasant Prairie neighborhood. A wide range of housing, including live-work units, small-lot detached single family homes, two-family homes, attached and detached townhomes, multi-unit homes, upper-floor flats and age-restricted (senior or active adult) housing will be allowed in the VGC. Through the mix of housing types, it is anticipated that the VGC will welcome residents of mixed incomes, ages and family sizes. Implementing regulations will define the permitted housing types; the anticipated housing forms include:

- Twin Homes – duplexes, private exterior entries, deep front setback, maximum 2.5 stories.
- Detached Cottage Homes - private exterior entries, deep front setback, maximum 2.5 stories.
- Detached Townhomes - private exterior entries, 10' side setback, minimum 2 stories, maximum 3 stories.
- Row houses – private exterior entries, no side and minimum front setbacks, minimum 2 stories, maximum 3 stories.
- Courtside Homes – common and private exterior entries, adjacent to public or private open space, minimum 2 stories, maximum 2.5 stories.
- Multi-Unit Homes – common and private exterior entries, minimum 2 stories, maximum 2.5 stories.
- Apartment Homes – interior corridor with common entry, minimum 2 stories, maximum 3 stories.
- Senior Housing.

There are 17 existing single family lots within the VGC along STH 165, Springbrook Road, and 39th Avenue that are anticipated to be incrementally redeveloped into different housing types when those owners choose to sell their land to a developer. This transformation is not required, however, the plan considers these alternative future uses when, and if, these properties transition.

Approximately 51.3 acres of land within the VGC are proposed to be developed as residential, which could include between 950 and 1,850 residential units.

INSTITUTIONAL AREAS: The existing institutional centers of the Village Hall, Fire Station, Post Office, and Village Green Center will provide places for community gatherings and celebrations. Approximately 12.1 acres of land within the sub-neighborhood are identified as institutional use.

OPEN SPACE AREAS: The amount and diversity of open space will differentiate the VGC from all other neighborhoods in the Village. Parks and open spaces will be nearby all residential areas, sufficient spaces are reserved for aesthetically pleasing stormwater management areas, and a large natural conservation area will be within easy walking distance of VGC and the adjacent Village Green Heights Subdivision. Community parks will be the site of farmers markets, parades, and informal recreation opportunities. A bike trail and path will connect the VGC open spaces with the Kenosha County Bike Trail to the east and the emerging Village Green Neighborhood Park to the northwest.

The VGC's open spaces will help maintain and create value for developers and homeowners and improve the quality of life of neighborhood residents and Village residents. The open spaces will be a mixture of publicly and privately owned spaces. The larger parks, conservation areas, and

open spaces will be publicly owned and open to all community residents. Smaller internal courtyards and greens will be privately owned and maintained by adjacent residential owners.

The anticipated amount of public open space is clearly defined. Approximately 22.6 acres of land within the VGC are identified as open space. This open space is comprised of many different types of open space: active and passive recreational areas, preserved wooded areas, wetlands, and retention areas.

Recreational Open Spaces: Recreational open spaces, totaling approximately 11.2 acres, are comprised of five (5) types:

- **Village Square:** Approximately 3.3 acres, located on the west side of 39th Avenue, near the intersection of 39th Avenue and 100th Street is identified as the Village Square. The publicly-owned and maintained Village Square is prominently located at the eastern terminus of Main Street along 39th Avenue. The Square is designed to serve both neighborhood residents and the larger Pleasant Prairie community. The edges of the open space will be defined by first floor commercial uses and/or higher density housing, with a commercial use overlooking the southeast area of the park. It is intended to be the Village's preferred location for formal gatherings such as local farmers markets, celebrations, and festivals. It should also be designed to support informal activities such as an evening stroll after dining at a nearby restaurant. The Village Square consists of an open lawn, edge landscaping, walking paths, and a pond. This pond serves not only as an aesthetic amenity and gateway feature, but also provides treatment of stormwater from the adjacent uses and the anticipated 39th Avenue reconstruction. The Neighborhood Plan identifies a potential location for a future community building near the northwest corner of the square. The community building may be developed as an open-air structure or enclosed building and has the potential to support future programs and events that the Village may choose to offer.
- **Neighborhood Commons:** Approximately 4.2 acres, located in the northwest corner of Springbrook Road and Main Street is identified as the Neighborhood Commons. The publicly-owned and maintained Neighborhood Commons is centrally located in the residential heart of the Village Green Center and is primarily designed to meet the needs of local residents. A wide variety of spaces that support a diverse range of uses and activities are envisioned. On the western edge, a large open area of lawn allows for informal recreational activities. As this area of open lawn transitions to the center of the Commons, the area becomes more defined and is highlighted by a central shelter. Adjacent to and cradling the shelter, a series of terraced lawn areas creates an informal amphitheater. The small pond and meadow plantings create the perfect backdrop for neighborhood concerts and recitals while also serving the functional purpose of cleansing local stormwater from nearby residential areas. The park will be a focal point for those traveling on Springbrook Road and serves as an amenity that supports the development of housing while effectively transitioning from the quasi-industrial uses at the post office building.
- **Neighborhood Parks:** Neighborhood Parks are located throughout the neighborhood in close proximity and within a short walk of all residents. These privately-owned and maintained spaces are typically located within smaller sub-neighborhoods and provide opportunities for smaller groups of local residents to gather and socialize. While the size and design for each will vary, Neighborhood Parks typically should include benches, walking paths, and small open lawn areas suitable for informal play. Play equipment may be considered in some Neighborhood Parks.
- **Urban Plazas:** Urban Plazas are located throughout the commercial and mixed-use areas of the neighborhood. These small privately-owned and maintained spaces are typically found adjacent the public street and sidewalk, offering people a comfortable place to sit

and relax while watching the activities of urban life. Nearby cafes may find these areas particularly appealing as suitable locations for setting up tables and chairs for outdoor dining or drinking a cup of coffee. As Urban Plazas serve as extensions of the adjacent public sidewalks, it is common for these areas to be paved with specialty treatments and landscaped with canopy trees to provide a comfortable and shady respite.

- **Greens:** Greens are privately-owned and maintained exterior spaces partially surrounded by adjacent residences. Greens serve as linkages to other open space areas and the adjacent public street. Homes that front these areas are likely to have small private yards while sharing this larger open space as a common yard available for the use of all residents.

Preserved Wooded/Conservation Areas: The VGC plan preserves approximately 9.9 acres of wooded areas located in the west central portion of the Center. Approximately 0.58 acres are preserved by an existing conservation easement. The residential development pattern protects and features these wooded areas. Homes will be permitted outside wide buffers. Walking paths through the natural areas should be constructed where permitted.

Wetland Areas: The VGC plan identifies approximately 4.5 acres of land within wetlands, mostly located on the west central edge of the sub-neighborhood. Prior to consideration of any Conceptual Plan for this area, the wetlands shall be field verified by a certified biologist and approved by regulatory agencies in accordance with federal, State, and local criteria and procedures. Some of the wetlands within the undeveloped area have been field verified. However, the wetland delineations are only valid for up to five (5) years. Since the last wetland delineation in this area was completed more than five years ago (August 2005), the delineations will need to be updated.

On July 10, 2009, DNR and the U.S. Army Corps of Engineers issued a permit allowing approximately 0.46 acres of wetlands in the existing waterway draining easterly from approximately Springbrook Road to 39th Avenue to be filled to accommodate new development. This was allowed in exchange for purchase of 0.69 acres of wetland credits at the nearby Legacy Bogs wetland bank. The time limit for completing the permitted work was three (3) years from the date of authorization (July 10, 2009), which has been since been extended to July 10, 2015.

Floodplain: There is no mapped floodplain area located in the VGC.

Stormwater Management Areas: A conceptual stormwater management plan has been prepared in support of this VGC plan. The stormwater management plan identifies three (3) primary stormwater management ponds in the neighborhood located near natural stormwater outfalls from the project site. These areas are intended to provide peak discharge control and sediment treatment from proposed development area in accordance with Village and State requirements. While the design of these facilities will allow individual properties to be constructed without individual large-scale stormwater treatment practices, smaller scale best management practices such as rain gardens, permeable pavement, and biofiltration basins will be encouraged. Another option was submitted by the Developer wherein they converted the south central stormwater pond and open space area to the development area Option 2 Illustrative Plan.

The proposed stormwater management ponds are not intended to provide stormwater infiltration since native soils do not meet permeability requirements. Also, proposed ponds are not intended to trap oil and grease. Therefore, uses that may become sources of oil and grease runoff (such as large parking lots) may require supplemental practices such as inlet inserts or oil-water separators incorporated into the drainage systems.

Roadway Jurisdiction: STH 165 will remain under Wisconsin Department of Transportation (WIDOT) Jurisdiction. The jurisdiction for Springbrook Road through the VGC was transferred from Kenosha County to the Village in January 2009.

39th Avenue Street Improvements: The Village has received a grant from the WIDOT to make improvements to 39th Avenue between STH 165 to 97th Street through the VGC. The improvements will include a boulevard street with two travel lanes, parking lanes, bicycle lane and sidewalks. The Village will be sending out a request of proposal to design the roadway improvements by the end of this year. Roadway improvements are anticipated to begin in 2015.

NEXT STEPS:

As the developer continues to market his property and other property owners within the neighborhood develop their vacant land or convert their existing single family land use to a new land use, this Neighborhood Plan will be used as a guide for how and where the future land uses could develop.

A Planned Development (PD) Zoning Ordinance will be written for the VGC development that addresses the specific details related to building uses, types, forms, materials and setbacks, street designs, open spaces, parking lots and landscaping requirements etc. The PD Zoning Ordinance will also include specifications set forth in a Regulating Plans (see attached draft). The PD Zoning Ordinance will be presented to the Village Plan Commission and Village Board prior to the development of the VGC properties.

After the PD Ordinance is adopted and prior to submittal of Site and Operational Plans, Conceptual Plans (includes preliminary engineering, building and landscaping) will be required for the area(s) proposed to be developed. Conceptual Plans will also require detailed environmental investigations to be completed or updated, traffic studies to be completed or updated and stormwater management analysis to be completed to ensure that as land develops on an incremental basis it is done in an orderly fashion that does not detrimentally affect adjacent properties. As detailed Conceptual Plans area submitted for consideration, the VGC Plan may also need to be modified. Upon approval of Conceptual Plans, then Site and Operational Plans will be required to be submitted and approved by the Village for each new development.

Recommendation:

On October 8, 2012 the Village Plan Commission held a public hearing and approve Plan Commission Resolution #12-13 and further recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #12-35)** as presented.

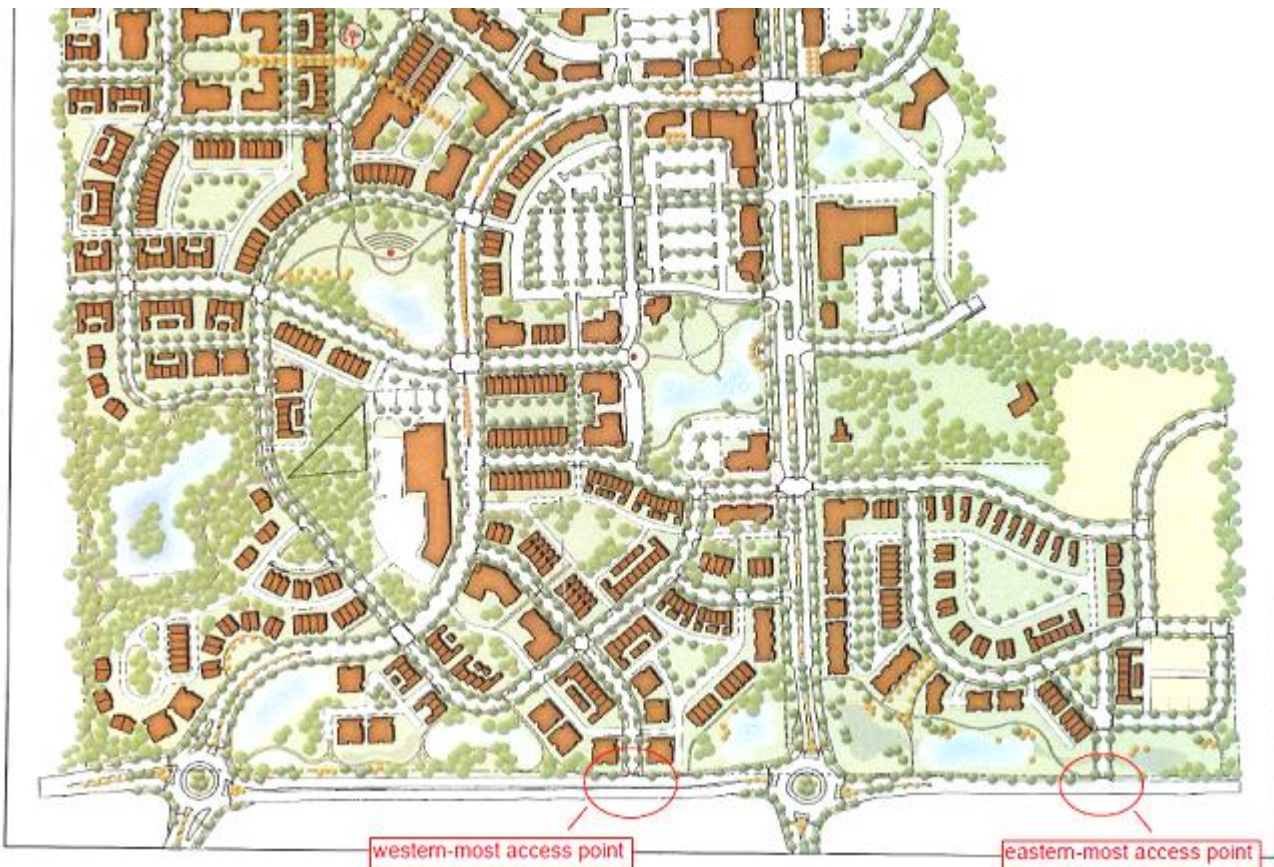
Peggy Herrick

From: McElmeel, Timothy J - DOT <Timothy.McElmeel@dot.wi.gov>
Sent: Friday, October 05, 2012 8:53 AM
To: Peggy Herrick; CommunityDevelopment
Cc: Voight, Susan - DOT; Baumann, Art - DOT
Subject: Response to Notice of Public Hearing - Village Green Center

Follow Up Flag: Follow up
Flag Status: Flagged

Jean and Peggy,

I am writing in response to the notice of a public hearing to consider an amendment to your comprehensive plan to include conceptual changes and proposed land uses to the Village Green Center sub-neighborhood. After a review of the conceptual design we would like to request that if you decide to pursue with this layout further, both proposed access points connecting to STH 165 (circled below) should be reviewed by our development review team and access management coordinator regarding the potential effect to traffic operations on STH 165. The eastern-most access point labeled below is included as a future road in the functional plans for the STH 165 corridor study, which was completed in 2007. However, there is no scheduled construction for this project within the next 6 years. Therefore, DOT would like to be able to re-evaluate this proposed access point along with the western-most access point closer to the time of construction or during a subdivision review for this development.



Please keep us informed if you decide to move forward with this conceptual design.

Tim McElmeel

Urban and Regional Planner
WisDOT Systems Development SE Region

141 NW Barstow Street
Waukesha WI 53187
timothy.mcelmeel@dot.wi.gov
262-548-5940

ORD. # 12-35

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended as follows:

1. **To amend the Village Green Neighborhood Plan (*Neighborhood Plan 29 of Appendix 9-3 of the Comprehensive Plan*) as shown and described in Exhibit 1.**
2. **To amend the Village Green Center-Sub Neighborhood Plan (*Neighborhood Plan 29a of Appendix 9-3 of the Comprehensive Plan*) as shown and described in Exhibit 2.**

The Village Community Development Director is hereby directed to record these Amendments to the Comprehensive Plan on the appropriate pages of said Plan and to update Appendix A in Chapter 390 of the Village Municipal Code to include said amendment.

Adopted this 15th day of October, 2012.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk

Ayes: ____ Nays: ____ Absent: ____

Posted: _____

Neighborhood Plan 29 ~~and 29a~~ of Appendix 9-3
Village Green Neighborhood ~~and Village Green Center Sub-Neighborhood~~

A Neighborhood Plan for the Village Green Neighborhood was revised in 2006 and adopted by the Plan Commission on February 13, 2006 by Resolution #06-02 and the Village Board adopted a resolution of support on February 20, 2006 by Resolution #06-12. **An amendment to the Village Green Neighborhood Plan for the Village Green Center Sub-Neighborhood was adopted by Plan Commission Resolution #12-13 on October 8, 2012 and by the Village Board on October 15, 2012 by Ord. #12-35.**

The 2035 Comprehensive Plan defines a sub-neighborhood within the Village Green Neighborhood to be known as the Village Green Center Sub-Neighborhood. This sub neighborhood is being further defined and a detailed Plan is being prepared. The Village Green Center Sub-neighborhood Area is a Smart Growth Area as discussed in the Land Use Element (Chapter 9) and within the Economic Development Element (Chapter 7).

The Village Green Neighborhood is bounded by 93rd Street on the north, the Kenosha County Bike Trail on the East, STH 165 on the south and approximately 57th Avenue (tower lines) on the west in the Village.

Over the years several neighborhood plans and amendments for the Village Green Neighborhood have been presented to the residents, the Plan Commission and the Village Board prior to the adoption of the 2006 Neighborhood Plan including:

- Plan Commission Resolution #96-04 and #96-05, adopted on April 22, 1996 related to the Village Green Neighborhood Plan and the Village Green Center Plan as reviewed and recommended by the Village Green Technical Advisory Committee.
- Plan Commission Resolution #99-12, adopted on June 14, 1999 related to amendments to the 1996 Neighborhood Plan at the northeast corner of the STH 165 and CTH EZ and at the southeast corner of the Springbrook Road and CTH EZ.
- Plan Commission Resolution #99-20, adopted on November 22, 1999 related to amendments to the 1996 Neighborhood Plan at the southwest corner of 93rd Street and CTH EZ.
- Plan Commission Resolution #00-21, adopted on November 27, 2000 related to amendments in the southwestern portion of the Neighborhood and this Plan incorporated all the changes adopted since 1996 within the entire neighborhood.
- Plan Commission Resolution #04-01, adopted on January 4, 2004 related to amendment to the 2000 Neighborhood Plan generally located north and west of Springbrook Road and CTH EZ; and

The 2006 Neighborhood Plan included changes to the road and lot configurations as a result of detailed wetland stakings conducted on property west of Meadowdale Estates on the south side of 93rd Street and revisions to the location of the Neighborhood Park.

The Village Green Neighborhood Plan includes:

COMMERCIAL AREAS: Approximately 43 acres of land within the neighborhood is identified as commercial. The Commercial area includes the Village Center commercial area generally located east of CTH EZ and Springbrook Road and a Community Commercial Area at the corner of Springbrook Road and CTH EZ. The Village Center commercial area is intended to provide for a unique community center and gathering place for the Village. The layout was slightly modified in 2000 from the 1996 Neighborhood Plan and provides for areas for commercial shops and offices a center boulevard area as shown is large enough for Village events such as a farmer' market, a winter festival or other such community wide activities in the Village Center. [Note: The Village Green Technical Advisory Committee has been reconvened and is evaluating the Village Center

Plan and an amendment to this portion of the neighborhood will be forthcoming by the end of the year.] Main Street is intended to be a collector through the neighborhood that connects the Village Center west through the Neighborhood into the Highpoint Neighborhood to a future school site. See additional comments below in the section entitled, "Access to Arterial Roads".

INSTITUTIONAL AREA: Approximately 114 acres of land within the neighborhood is identified as Institutional use, including: All Saints Cemetery, Victory Baptist Church, We Energies Substation, Village Hall and Fire Station #1 and the Pleasant Prairie Post Office.

RESIDENTIAL AREA: Approximately 519 acres of land (excluding existing and future rights-of-way, commercial, institutional, wetland and floodplain) within the neighborhood are proposed to be developed as Residential.

There are 395 existing single family lots within the Neighborhood and these existing residential developments include: Meadowdale Estates, Village Green Heights, Rolling Meadows, Rolling Meadow Woods, Hill N Dale; residential development along STH 165, Springbrook Road, 94th Place, 39th Avenue, and 93rd Street. 402 new single family units are proposed to be constructed within the neighborhood.

The proposed 396 multi-family units in the neighborhood include: 9-4 unit condominium buildings known as Sagewood Condominiums at Village Green located north of STH 165 at 47th Avenue; 7-4 unit condo buildings for the second stage of Sagewood Condominiums, 100 condominium units north of Main Street known as Village Green Townhomes North; 232 condominium units located in a combination of 2 to 12 unit condominium buildings are shown in the Village Center located at Main Street and Springbrook Road. *[Note: The Village Green Technical Advisory Committee has been reconvened and is evaluating the Village Center Plan and an amendment to this portion of the neighborhood will be forthcoming by the end of the year.]*

The Neighborhood Plan proposes a total of 797 single family units and 396 multi-family units for a total of 1193 dwelling units.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood recommends that the Neighborhood be developed within the Low Density Residential land use category with the average lot area per dwelling unit shall be 19,000 square feet or more. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The net density of the neighborhood as shown on the Neighborhood Plan is 20,477 square feet per dwelling unit (560 net residential acres multiplied by 43,560 square feet in an area divided by 1193 dwelling units). This density is in compliance with the Village Comprehensive Plan.

OPEN SPACE: This Neighborhood Plan identifies approximately 107 acres or 11% of the lands within the neighborhood to remain as open space. This open space includes approximately 3 acres of floodplain, 32 acres of wetlands, and 53 acres for Neighborhood Parks including the Kenosha County Bike Trail that abuts this Neighborhood on the east and 19 acres of other open space. (These open space numbers do not include additional wooded areas proposed to be preserved.)

- **FLOODPLAIN AREAS:** The Neighborhood Plan identifies approximately 2 acres of land within the 100-year floodplain generally located south of 93rd Street at approximately 57th Avenue. Prior to consideration of any Conceptual Plans on this property, the floodplains location shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is

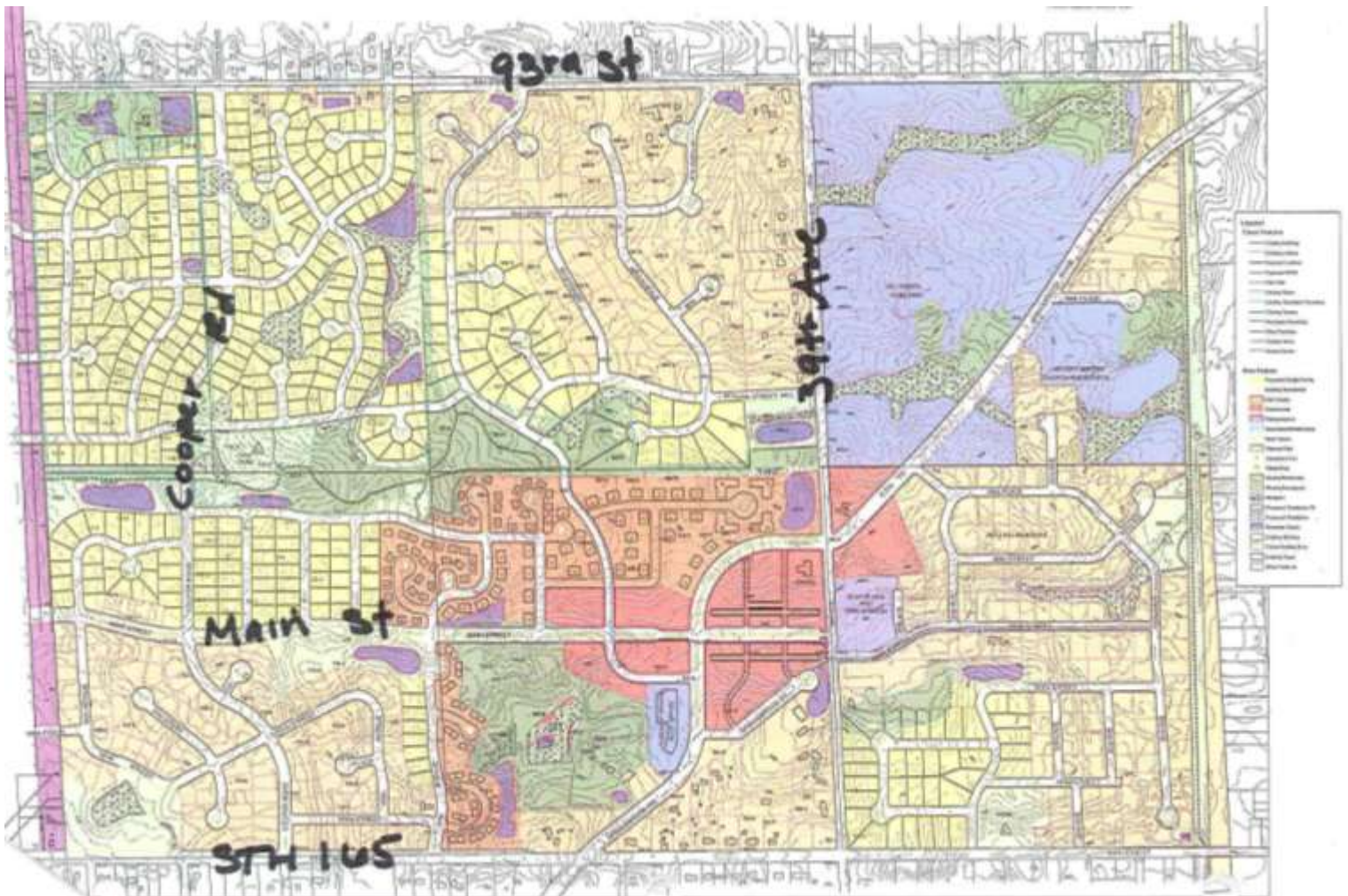
removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation. The neighborhood Plan indicates that a floodplain adjustment in this area will be required.

- **WETLAND AREAS:** The Neighborhood Plan identifies approximately 32 acres of land within wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered in order to preserve the wetlands. The Plan indicates that a number of small wetland pockets will need to be filled in order for Cooper Road to connect from 93rd Street to STH 165 and a future connection at 97th Street west of Meadowdale Estates Development. The owners of this property have been working with the DNR to mitigate these wetland areas as noted on the Plan.

Neighborhood Plan Map 29

Village Green Neighborhood

Adopted by Plan Commission Resolution #06-02 and Village Board Resolution #06-12



- **NEIGHBORHOOD PARKS:** The Neighborhood Plan identifies approximately 53 acres of land for three Neighborhood Parks including 13 acres of land encompassing the Kenosha County Bike Trail that abuts this neighborhood on the east.
 - The existing 3 acres (approx.) neighborhood park is located adjacent to the Bike Trail at 99th Street in the Rolling Meadows Subdivision.
 - A proposed 4 acre (approx.) neighborhood park is located north of STH 165 and west of the Hill N Dale Subdivision at 36th Avenue.
 - A proposed 33 acre (approx.) neighborhood park is proposed to be located at in the west central portion of the neighborhood. The wooded eastern portion of this park will be dedicated to the Village as part of Meadowdale Estates Addition # 1 Final Plat, the southern portion of the park will be dedicated to the Village as part of the Village Green Heights Addition #1 Final Plat, the northern portion of the park east of Cooper Road is proposed to be dedicated to the Village as part of the Devonshire Subdivision and the northern portion of the park is proposed to be dedicated to the Village as part of the Stonebridge Subdivision. It is proposed that several park amenities be constructed in this park including: softball fields, soccer fields, tennis courts, play equipment, shelter, and parking. The Village is in negotiations with the Developer of Devonshire Development to pay for the installation of these improvements. The park corridor that is being created in this neighborhood is proposed to continue into the Highpoint Neighborhood to the west to provide a pedestrian connection to a future school site and nature preserve. In addition, a trail system is linked east through the Village Center to 100 Street that will connect to the Kenosha County Bike Trail through the Rolling Meadows Neighborhood Park.

RETENTION AREAS: The Neighborhood Plan indicates areas within existing retention facilities and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements.

ACCESS TO ARTERIAL ROADS: The Department of Transportation (WisDOT) is preparing a Corridor Study of STH 165 from STH 31 to STH 32. This study upon its completion will indicate the amount of right-of-way needed for future expansion and the restricted roadway access to STH 165. The access shown to STH 165 is based on the best available information known at this time. Prior to any development adjacent to STH 165, the WisDOT may require a Traffic Impact Analysis (TIA) to be completed and the Village may require the developer to provide funds to the Village for the future improvements to STH 165. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that CTH EZ, 93rd Street and Springbrook Road should be improved or widened when traffic counts/new developments warrant such improvements.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this neighborhood will not develop until the property owners wish to develop their land; which makes neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The neighborhood plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.

Current population within the neighborhood:

- 395 dwelling units--assumes that each existing lot has an occupied dwelling unit
- 1078 persons (which includes 275 school age children)

Projected populations within the neighborhood based on the total number of households proposed for this neighborhood when fully developed:

- 1193 dwelling units
- 3257 persons (which includes 749 school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), therefore; a total of 501 public school age children are likely to come from this neighborhood.

The above relates to the Village Green Neighborhood Plan Map 29 and the following relates to the Village Green Center Sub-Neighborhood Plan Map 29a adopted by Plan Commission Resolution #12-13 on October 8, 2012 and by the Village Board on October 15, 2012 by Ord. #12-35.

***Neighborhood Plan 29a of Appendix 9-3
Village Green Center Sub-Neighborhood***

An amendment to the Village Green Neighborhood Plan for the Village Green Center Sub-Neighborhood was adopted by Plan Commission Resolution #12-13 on October 8, 2012 and by the Village Board on October 15, 2012 by Ord. #12-35.

The Village Green Center Sub-Neighborhood Plan includes:

COMMERCIAL AND MIXED USE AREAS: Centered on 39th Avenue, the commercial heart of VGC will be a concentrated collection of neighborhood-serving businesses. The VGC commercial areas are intended to provide for a unique community center and gathering place for the Village. Residents and visitors will comfortably and safely stroll on wide sidewalks in front of downtown-style retail and offices. Mixed use buildings and live-work townhouses will feature first-floor retail and upper floor housing. Approximately 24.1 acres of land within the VGC can be developed as commercial, mixed use, or live-work, providing opportunities to develop between approximately 135,000 and 276,000 square feet of commercial uses.

RESIDENTIAL AREAS: Residential units in the VGC will be unlike any other Pleasant Prairie neighborhood. A wide range of housing, including live-work units, small-lot detached single family homes, two-family homes, attached and detached townhomes, multi-unit homes, upper-floor flats and age-restricted (senior or active adult) housing will be allowed in the VGC. Through the mix of housing types, it is anticipated that the VGC will welcome residents of mixed incomes, ages and family sizes. Implementing regulations will define the permitted housing types; the anticipated housing forms include:

- Twin Homes – duplexes, private exterior entries, deep front setback, maximum 2.5 stories.
- Detached Cottage Homes - private exterior entries, deep front setback, maximum 2.5 stories.
- Detached Townhomes - private exterior entries, 10' side setback, minimum 2 stories, maximum 3 stories.
- Row houses – private exterior entries, no side and minimum front setbacks, minimum 2 stories, maximum 3 stories.
- Courtside Homes – common and private exterior entries, adjacent to public or private open space, minimum 2 stories, maximum 2.5 stories.
- Multi-Unit Homes – common and private exterior entries, minimum 2 stories, maximum 2.5 stories.
- Apartment Homes – interior corridor with common entry, minimum 2 stories, maximum 3 stories.
- Senior Housing.

There are 17 existing single family lots within the VGC along STH 165, Springbrook Road, and 39th Avenue that are anticipated to be incrementally redeveloped into different housing types when those owners choose to sell their land to a developer. This transformation is not required, however, the plan considers these alternative future uses when, and if, these properties transition.

Approximately 51.3 acres of land within the VGC are proposed to be developed as residential, which could include between 950 and 1,850 residential units.

INSTITUTIONAL AREAS: The existing institutional centers of the Village Hall, Fire Station, Post Office, and Village Green Center will provide places for community gatherings and celebrations. Approximately 12.1 acres of land within the sub-neighborhood are identified as institutional use.

OPEN SPACE AREAS: The amount and diversity of open space will differentiate the VGC from all other neighborhoods in the Village. Parks and open spaces will be nearby all residential areas, sufficient spaces are reserved for aesthetically pleasing stormwater management areas, and a large

natural conservation area will be within easy walking distance of VGC and the adjacent Village Green Heights Subdivision. Community parks will be the site of farmers markets, parades, and informal recreation opportunities. A bike trail and path will connect the VGC open spaces with the Kenosha County Bike Trail to the east and the emerging Village Green Neighborhood Park to the northwest.

The VGC's open spaces will help maintain and create value for developers and homeowners and improve the quality of life of neighborhood residents and Village residents. The open spaces will be a mixture of publicly and privately owned spaces. The larger parks, conservation areas, and open spaces will be publicly owned and open to all community residents. Smaller internal courtyards and greens will be privately owned and maintained by adjacent residential owners.

The anticipated amount of public open space is clearly defined. Approximately 22.6 acres of land within the VGC are identified as open space. This open space is comprised of many different types of open space: active and passive recreational areas, preserved wooded areas, wetlands, and retention areas.

Recreational Open Spaces: Recreational open spaces, totaling approximately 11.2 acres, are comprised of five (5) types:

- **Village Square:** Approximately 3.3 acres, located on the west side of 39th Avenue, near the intersection of 39th Avenue and 100th Street is identified as the Village Square. The publicly-owned and maintained Village Square is prominently located at the eastern terminus of Main Street along 39th Avenue. The Square is designed to serve both neighborhood residents and the larger Pleasant Prairie community. The edges of the open space will be defined by first floor commercial uses and/or higher density housing, with a commercial use overlooking the southeast area of the park. It is intended to be the Village's preferred location for formal gatherings such as local farmers markets, celebrations, and festivals. It should also be designed to support informal activities such as an evening stroll after dining at a nearby restaurant. The Village Square consists of an open lawn, edge landscaping, walking paths, and a pond. This pond serves not only as an aesthetic amenity and gateway feature, but also provides treatment of stormwater from the adjacent uses and the anticipated 39th Avenue reconstruction. The Neighborhood Plan identifies a potential location for a future community building near the northwest corner of the square. The community building may be developed as an open-air structure or enclosed building and has the potential to support future programs and events that the Village may choose to offer.
- **Neighborhood Commons:** Approximately 4.2 acres, located in the northwest corner of Springbrook Road and Main Street is identified as the Neighborhood Commons. The publicly-owned and maintained Neighborhood Commons is centrally located in the residential heart of the Village Green Center and is primarily designed to meet the needs of local residents. A wide variety of spaces that support a diverse range of uses and activities are envisioned. On the western edge, a large open area of lawn allows for informal recreational activities. As this area of open lawn transitions to the center of the Commons, the area becomes more defined and is highlighted by a central shelter. Adjacent to and cradling the shelter, a series of terraced lawn areas creates an informal amphitheater. The small pond and meadow plantings create the perfect backdrop for neighborhood concerts and recitals while also serving the functional purpose of cleansing local stormwater from nearby residential areas. The park will be a focal point for those traveling on Springbrook Road and serves as an amenity that supports the development of housing while effectively transitioning from the quasi-industrial uses at the post office building.
- **Neighborhood Parks:** Neighborhood Parks are located throughout the neighborhood in close proximity and within a short walk of all residents. These privately-owned and maintained spaces are typically located within smaller sub-neighborhoods and provide opportunities for smaller groups of local residents to gather and socialize. While the size and design for each will vary, Neighborhood Parks typically should include benches, walking paths, and small open lawn areas suitable for informal play. Play equipment may be considered in some Neighborhood Parks.

- **Urban Plazas:** Urban Plazas are located throughout the commercial and mixed-use areas of the neighborhood. These small privately-owned and maintained spaces are typically found adjacent the public street and sidewalk, offering people a comfortable place to sit and relax while watching the activities of urban life. Nearby cafes may find these areas particularly appealing as suitable locations for setting up tables and chairs for outdoor dining or drinking a cup of coffee. As Urban Plazas serve as extensions of the adjacent public sidewalks, it is common for these areas to be paved with specialty treatments and landscaped with canopy trees to provide a comfortable and shady respite.
- **Greens:** Greens are privately-owned and maintained exterior spaces partially surrounded by adjacent residences. Greens serve as linkages to other open space areas and the adjacent public street. Homes that front these areas are likely to have small private yards while sharing this larger open space as a common yard available for the use of all residents.

Preserved Wooded/Conservation Areas: The VGC plan preserves approximately 9.9 acres of wooded areas located in the west central portion of the Center. Approximately 0.58 acres are preserved by an existing conservation easement. The residential development pattern protects and features these wooded areas. Homes will be permitted outside wide buffers. Walking paths through the natural areas should be constructed where permitted.

Wetland Areas: The VGC plan identifies approximately 4.5 acres of land within wetlands, mostly located on the west central edge of the sub-neighborhood. Prior to consideration of any Conceptual Plan for this area, the wetlands shall be field verified by a certified biologist and approved by regulatory agencies in accordance with federal, State, and local criteria and procedures. Some of the wetlands within the undeveloped area have been field verified. However, the wetland delineations are only valid for up to five (5) years. Since the last wetland delineation in this area was completed more than five years ago (August 2005), the delineations will need to be updated.

On July 10, 2009, DNR and the U.S. Army Corps of Engineers issued a permit allowing approximately 0.46 acres of wetlands in the existing waterway draining easterly from approximately Springbrook Road to 39th Avenue to be filled to accommodate new development. This was allowed in exchange for purchase of 0.69 acres of wetland credits at the nearby Legacy Bogs wetland bank. The time limit for completing the permitted work was three (3) years from the date of authorization (July 10, 2009), which has been since been extended to July 10, 2015.

Floodplain: There is no mapped floodplain area located in the VGC.

Stormwater Management Areas: A conceptual stormwater management plan has been prepared in support of this VGC plan. The stormwater management plan identifies three (3) primary stormwater management ponds in the neighborhood located near natural stormwater outfalls from the project site. These areas are intended to provide peak discharge control and sediment treatment from proposed development area in accordance with Village and State requirements. While the design of these facilities will allow individual properties to be constructed without individual large-scale stormwater treatment practices, smaller scale best management practices such as rain gardens, permeable pavement, and biofiltration basins will be encouraged. Another option was submitted by the Developer wherein they converted the south central stormwater pond and open space area to the development area Option 2 Illustrative Plan.

The proposed stormwater management ponds are not intended to provide stormwater infiltration since native soils do not meet permeability requirements. Also, proposed ponds are not intended to trap oil and grease. Therefore, uses that may become sources of oil and grease runoff (such as large parking lots) may require supplemental practices such as inlet inserts or oil-water separators incorporated into the drainage systems.

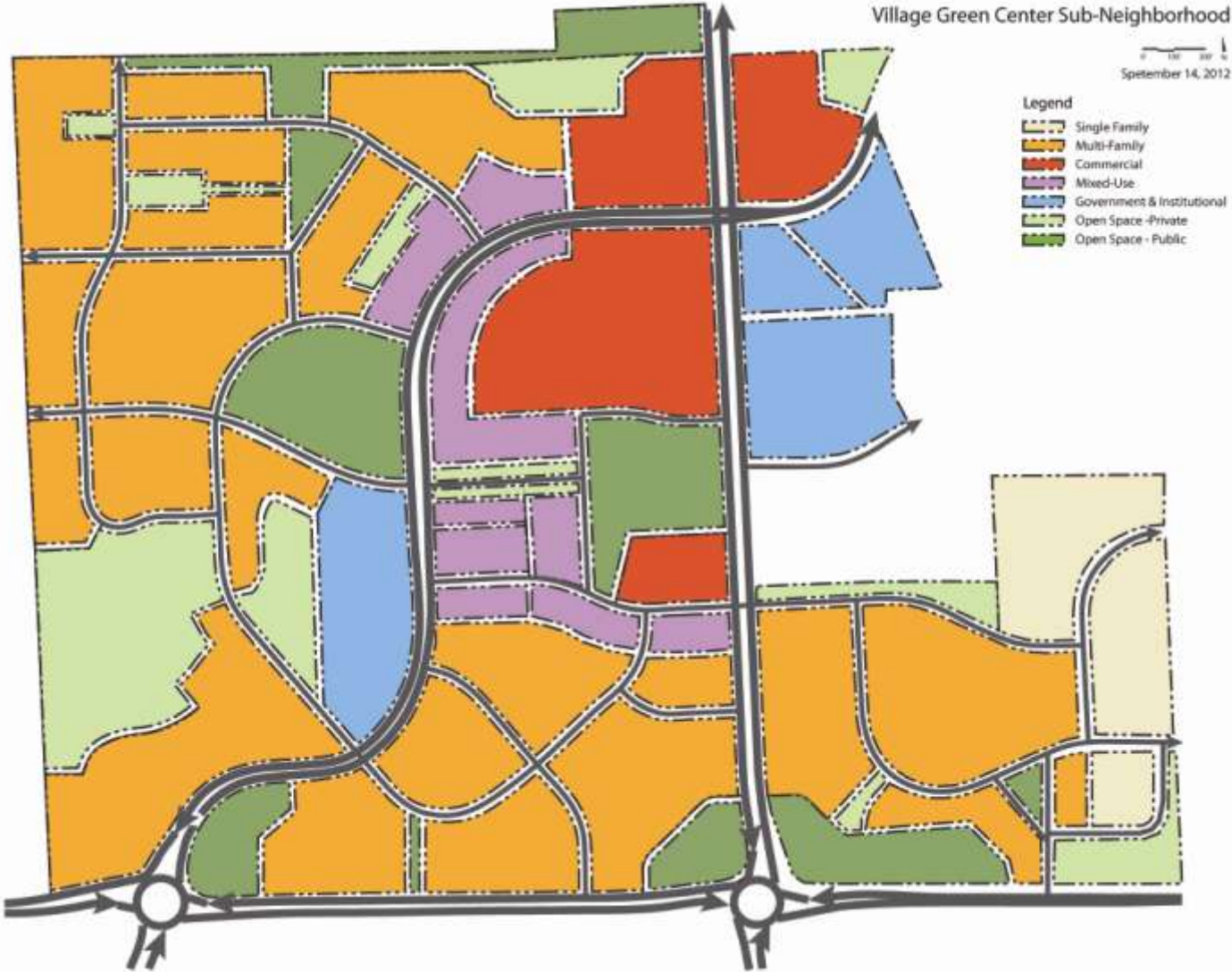
Roadway Jurisdiction: STH 165 will remain under Wisconsin Department of Transportation (WIDOT) Jurisdiction. The jurisdiction for Springbrook Road through the VGC was transferred from Kenosha County to the Village in January 2009.

39th Avenue Street Improvements: The Village has received a grant from the WIDOT to make improvements to 39th Avenue between STH 165 to 97th Street through the VGC. The improvements will include a boulevard street with two travel lanes, parking lanes, bicycle lane and sidewalks. The Village will be sending out a request of proposal to design the roadway improvements by the end of this year. Roadway improvements are anticipated to begin in 2015.

Neighborhood Plan Map 29a-1

Village Green Center Sub-Neighborhood

Adopted by Plan Commission Resolution #12-13 and Ord. #12-35 adopted by the Village Board on October 15, 2012



Neighborhood Plan Map 29a-2

**Village Green Center Sub-Neighborhood
Illustrative Plan (Option 1)**

Adopted by Plan Commission Resolution #12-13 and Ord. #12-35 adopted by the Village Board on October 15, 2012



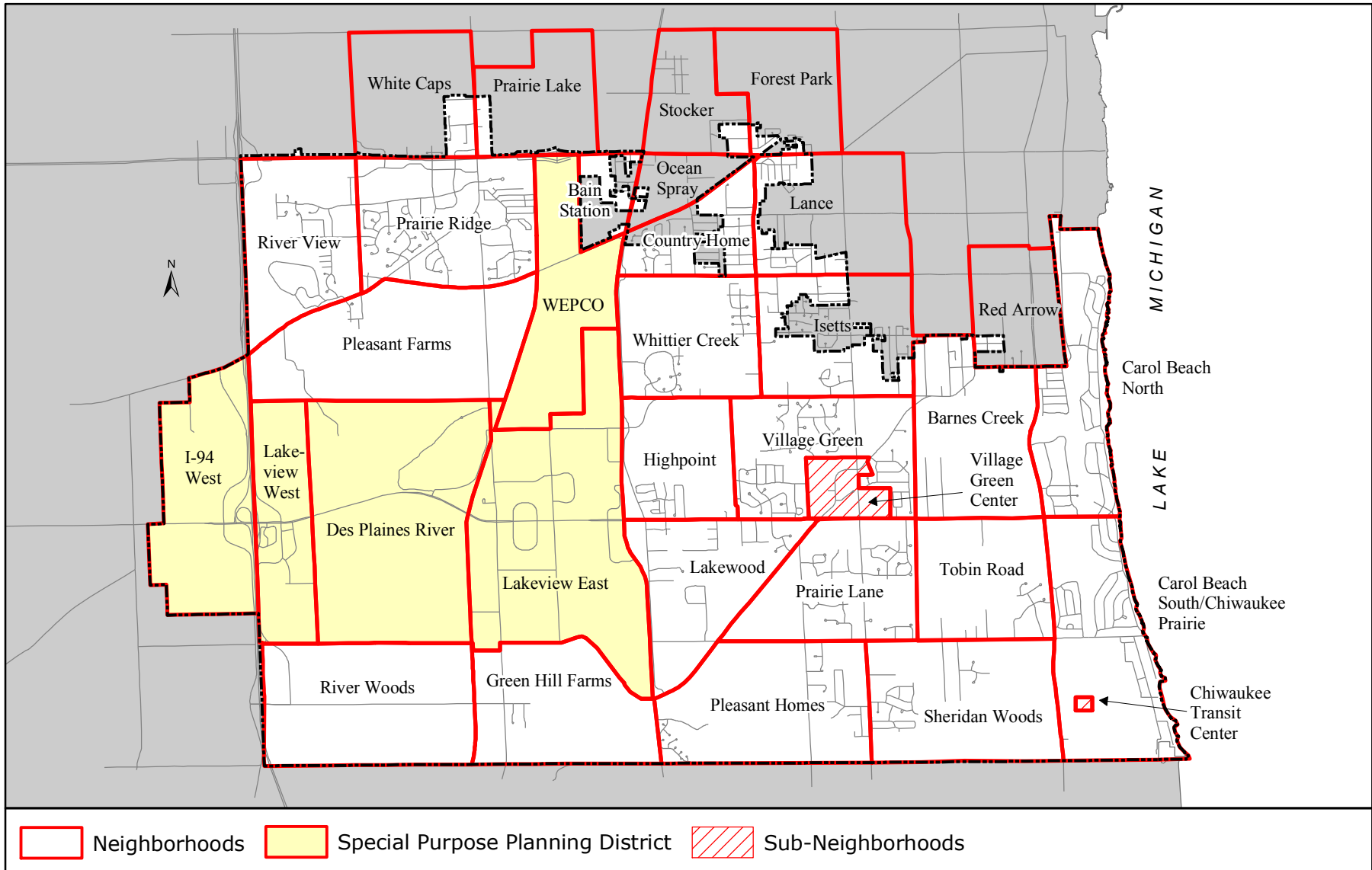
Neighborhood Plan Map 29a-3

**Village Green Center Sub-Neighborhood
Illustrative Plan (Option 2)**

Adopted by Plan Commission Resolution #12-13 and Ord. #12-35 adopted by the Village Board on October 15, 2012



Village Neighborhoods, Sub-Neighborhoods and Special Planning Districts Map (revised December 2009)



Village Green Center Regulating Plan

0' 100' 200' N
September 14, 2012



Building Types

- E** Block
- 2** Sub Area
- CB** Commercial Building
- MU** Mixed-Use Building
- LW** Live / Work Building
- AH** Apartment Homes
- MH** Multi-unit Homes
- CS** Courtside Homes
- RH** Rowhouse
- DT** Detached Townhouse
- DC** Detached Cottage Home
- TH** Twin Home
- SH** Senior Housing
- I** Institutional
- U** Urban Plaza
- V** Urban Plaza
- Q** Urban Plaza
- H** Urban Plaza
- K** Urban Plaza
- J** Urban Plaza
- L** Urban Plaza
- M** Urban Plaza
- N** Urban Plaza
- O** Urban Plaza
- X** Urban Plaza
- Y** Urban Plaza
- Z** Urban Plaza
- AA** Urban Plaza
- BB** Urban Plaza
- CC** Urban Plaza
- DC** Urban Plaza
- TH** Urban Plaza
- AA** Urban Plaza
- DC** Urban Plaza

- P** Public Parks & Open Space
- S** Neighborhood Park
- C** Village Square
- OS** Neighborhood Commons
- OS** General Parks and Open Space
- Private Parks & Open Space**
- U** Urban Plaza
- G** Green
- N** Natural
- Focal Element**
- PC** Parking Court
- Conservation Easement**
- Single Landowner Parcel Line**

Thoroughfare Standards

- ←** Vehicular Access
- Build to Line
- ///** Required Commercial Frontage

Development Summary Chart

Village Green Center Sub-Neighborhood

		Scenario A Lowest DU, Least Comm SF		Scenario B Highest DU, Most Comm SF		Scenario C Lowest DU, Most Comm SF		Scenario D Highest DU, Least Comm SF	
		Total Dwelling Units	Commercial SF	Total Dwelling Units	Commercial SF	Total Dwelling Units	Commercial SF	Total Dwelling Units	Commercial SF
Land and Lakes Ownership	Institutional	0	0	0	0	0	0	0	0
	Twin homes	49	0	12	0	49	0	12	0
	Detached Cottage Homes	6	0	0	0	6	0	0	0
	Detached Townhomes	20	0	0	0	20	0	0	0
	Rowhouses	255	0	0	0	249	0	0	0
	Courtside Homes	0	0	124	0	0	2	124	0
	Multi-unit homes	48	0	261	0	48	0	261	0
	Live-Work	124	0	29	11,600	65	26,000	0	0
	Apartment Homes	0	0	33	0	0	2	133	0
	Mixed-Use	199	106,618	80	33,991	59	31,433	199	106,618
	Senior Housing	0	0	283	4,566	0	2	496	0
	Commercial	0	0	0	166,783	0	170,853	0	0
	Land and Lakes Ownership	701	106,618	822	216,940	496	228,293	1,225	106,618
Miscellaneous Ownership	Institutional	0	0	0	0	0	0	0	0
	Twin homes	53	0	52	0	53	0	52	0
	Detached Cottage Homes	105	0	55	0	105	0	55	0
	Detached Townhomes	0	0	0	0	0	0	0	0
	Rowhouses	313	0	0	0	307	0	0	0
	Courtside Homes	0	0	0	0	0	0	0	0
	Multi-unit homes	0	0	412	0	0	0	282	0
	Live-Work	0	0	0	0	0	0	0	0
	Apartment Homes	0	0	35	0	0	0	35	0
	Mixed-Use	53	28,048	5	2,558	0	0	53	28,048
	Senior Housing	0	0	146	0	0	0	161	0
	Commercial	0	0	0	44,075	0	48,146	0	0
	Miscellaneous Ownership	524	28,048	705	46,633	465	48,146	638	28,048
Total (all ownership)	1,225	134,666	1,527	263,573	961	276,438	1,863	134,666	

Assumptions:

- (1) Efficient layout assumes joint development where portions of blocks are owned by LAL and others.
- (2) Assumes redevelopment of all sites except Post Office.
- (3) Assumes southeast corner of Springbrook and 39th Street will be used for Village fire station.
- (4) Assumes all commercial uses are one story, with buildings constructed to appear as if two stories.
- (5) In low commercial square footage scenarios, Live/Work optional ground floor commercial space is used for residential.

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

Consider **Comprehensive Plan Amendments (Ord. #12-36)** for the request of Mark Bourque, of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to remove the Park, Recreational and Other Opens Space Lands without wetlands into the Low-Medium Density Residential land use designation from the property located at 11934 28th Avenue.

Recommendation: On October 8, 2012 the Village Plan Commission held a public hearing and approve Plan Commission Resolution #12-14 and further recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #12-33)** as presented.

Consider a **Zoning Map Amendment (Ord. #12-37)** for the request of Mark Bourque, of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue to rezone the portions of the property that are zoned PR-1, Park-Recreational District and R-3, Urban Single Family Residential District to the R-4, Urban Single Family Residential District. The portion of the property zoned C-1, Lowland Resource Conservancy District will remain unchanged.

Recommendation: On October 8, 2012 the Village Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendment (Ord. #12-34)** as presented in the Village Staff Report of October 15, 2012.

Consider the request of Mark Bourque of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue for approval of a **Certified Survey Map** to subdivide the property into two parcels and to withdraw the Final Plat for The Orchard Subdivision.

Recommendation: Plan Commission recommends that the Village Board approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of October 15, 2012.

VILLAGE STAFF REPORT OF OCTOBER 15, 2012

Consider **Comprehensive Plan Amendments (Ord. #12-36)** for the request of Mark Bourque, of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to remove the Park, Recreational and Other Opens Space Lands without wetlands into the Low-Medium Density Residential land use designation from the property located at 11934 28th Avenue.

Consider a **Zoning Map Amendment (Ord. #12-37)** for the request of Mark Bourque, of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue to rezone the portions of the property that are zoned PR-1, Park-Recreational District and R-3, Urban Single Family Residential District to the R-4, Urban Single Family Residential District. The portion of the property zoned C-1, Lowland Resource Conservancy District will remain unchanged.

Consider the request of Mark Bourque of Prudential Premiere Properties, agent for Banks of Wisconsin, owner of the property located at 11934 28th Avenue for approval of a **Certified Survey Map** to subdivide the property into two parcels and to withdraw the Final Plat for The Orchard Subdivision.

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

The petitioner is requesting to subdivide the 15.3 acre property located at 11934 28th Avenue into two (2) lots. As a result of the proposed land division, the petitioner is requesting to withdraw the request for approval of the Final Plat for The Orchard Subdivision. In addition, the petitioner is requesting to rezone the property and amend the Village's Comprehensive Land Use Plan.

Background information related to The Orchard: The previous property owners were proposing to develop this property into a single family subdivision with 19 single family lots to be known as The Orchard. On November 19, 2007 the Village Board conditionally approved the Preliminary Plat for The Orchard Subdivision pursuant to Resolution #07-77. The Preliminary Plat approval is valid for two (2) years; however prior to the expiration of the Preliminary Plat the Final Plat needed to be approved unless an extension was granted. On November 10, 2008 the Plan Commission held a public hearing related to the Final Plat, Development Agreement and related documents and recommended that the Village Board approve the Final Plat and related documents provided that all conditions were satisfied prior to April 10, 2009.

On March 2, 2009, the Village Board approved an extension of The Orchard Final Plat (until April 10, 2010) to comply with the conditions set forth at the November 10, 2008 Plan Commission public hearing and for the Village Board to consider the Final Plat and related documents. In addition, the Village Board approved an extension of The Orchard Preliminary Plat approval (until April 10, 2010) pursuant Village Board Resolution #07-77. In addition to compliance with the conditions stated above, any additions, modifications or changes in Village, County, State or federal ordinances, polices or regulations that are in effect prior to the Final Plat being considered by the Village Board shall also apply.

Another two (2) year extension to comply with the aforementioned conditions of the Final Plat and the Preliminary Plat was approved on February 1, 2010, and again on April 2, 2012 (to expire on April 10, 2014).

Certified Survey Map: Lot 1 is proposed to 5.3 acres within 250 feet of frontage on 28th Avenue. There is an existing home and detached building on this property. This property has an accepted offer to purchase from William and Kathy Wamboldt, who intend to raze the house, rebuild a new single family home and keep the existing detached garage on the site. The detached garage is allowed to remain on the property subject to compliance with the variance granted by the Village Zoning Board of Appeals on September 25, 2012. (See **attached** approval letter and Variance Grant Document #12-02).

Lot 2 is proposed to be 10.1 acres with 153.88 feet of frontage on 28th Avenue. There are wetlands on a portion of this property that were delineated in 2006. If any future development is proposed within this area a new wetland delineation will need to be completed to ensure that the structures are constructed within 25 feet of the wetlands. [Note: wetland delineations are valid for five years.]

Both lots are serviced by municipal sanitary sewer. New homes constructed on these lots will be required to be connected with basement gravity service. The location of a new home on Lot 2 will be limited to its location unless a variance is obtained by the Village Board to allow for hung plumbing or a grinder pump system.

There is no municipal water within 28th Avenue; therefore both lots will be serviced by an on-site well. The **attached** Waiver of Notice Special Assessment and Hearing shall be executed and recorded at the Kenosha County Register of Deeds Office at the same time the CSM is recorded. At such time that municipal water is available in 28th Avenue the homes will be required to connect to the municipal water system.

Additional right-of-way is being dedicated for the future public improvements within 28th Avenue. A total of 33 feet from the roadway center line is being dedicated to the Village.

Comprehensive Plan and Zoning Map Amendments: When the preliminary plat was approved in 2008, the property was rezoned into the R-3, Urban Single Family Residential District for the proposed 20,000 square foot minimum lots, the wetlands were rezoned into the C-1, Lowland Resource Conservancy District and the non-wetland areas within the two proposed outlots in the development were rezoned into the PR-1, Neighborhood Park –Recreational District. As a result of withdrawing the subdivision plat and proposing to subdivide the property into two (2) lots, the property is proposed to be rezoned.

The portions of the property that are zoned PR-1, Park-Recreational District and R-3, Urban Single Family Residential District are proposed to be rezoned into the R-4, Urban Single Family Residential District. The portion of the property that is zoned C-1, Lowland Resource Conservancy District will remain unchanged. The rezoning of the properties to the R-4, Urban Single Family District is consistent with the adjacent properties that are also zoned R-4, Urban Single Family Residential District.

In addition to the Zoning Map Amendment, the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 is proposed to be amended so that the zoning map and the land use plan map are consistent. Specifically, Map 9.9 is proposed to be amended to remove the Park, Recreational and Other Opens Space Lands without wetlands into the Low-Medium Density Residential land use designation for the property located at 11934 28th Avenue. Appendix 10-3 of the Village’s 2035 Comprehensive Plan is proposed to be updated to include the aforementioned amendments.

RECOMMENDATIONS:

- On October 8, 2012 the Village Plan Commission held a public hearing and approve Plan Commission Resolution #12-14 and further recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #12-33)** as presented.

- On October 8, 2012 the Village Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendment (Ord. #12-34)** as presented in the Village Staff Report of October 15, 2012.
- Plan Commission recommends that the Village Board to approve the **Certified Survey Map** subject to the above comments and the following conditions:
 1. See **attached** changes pages 1 and 4 of the CSM.
 2. The following Dedication and Easement provisions shall be added to the CSM:
 1. Nonexclusive easements coextensive within the areas shown on this CSM as Dedicated Wetland Preservation and Protection, Access and Maintenance Easement areas are hereby dedicated, given, granted and conveyed by the Owner to the Village for wetland conservancy preservation, protection, and maintenance purposes and uses and for related ingress and egress. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements.
 3. The following Restrictive Covenant shall be added to the CSM:
 1. The Owner hereby covenants that the Owner(s) of Lot 2 of this CSM shall have the obligation of protecting and preserving the Wetland Preservation and Protection, Access and Maintenance Easement area shown on this CSM. Such maintenance shall include without limitation and as needed removing of dead, dying or decayed trees, plant material or evasive species, planting wetland plant life as approved by the Village and the Wisconsin Department of Natural Resources, and removing of trash or debris in order to prevent a nuisance condition. No mowing or cutting of the wetlands shall be allowed. No signage or fences shall be erected within the wetlands, which might damage the wetland areas. This covenant shall run with the land, shall be binding upon the Owners of Lot 2, its successors and assigns and successors-in-title of the land, in their capacity as Owners of any such land, and shall benefit and be enforceable by the Village. The Owners 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 Owner(s) from seeking and obtaining the required permit and authorization from the appropriate federal or State agencies having jurisdiction to fill or adjust the wetland areas on these lots insofar as the appropriate permits and approvals are obtained from the federal, State or and Village agencies prior to the disturbing any wetlands.

To the extent that the Village performs any such wetland related maintenance activities on behalf of the Owner(s), the Owner(s) of Lot 2 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 similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these easement dedications.
 4. The Village requires gravity basement sanitary sewer service for all new homes which are connected to the public sewer system. The following note shall be added to the CSM: "The future housing development on Lot 2 shall have gravity basement sanitary sewer service, unless a variance is approved by the Village Board."
 5. A note shall be placed on the CSM that states:

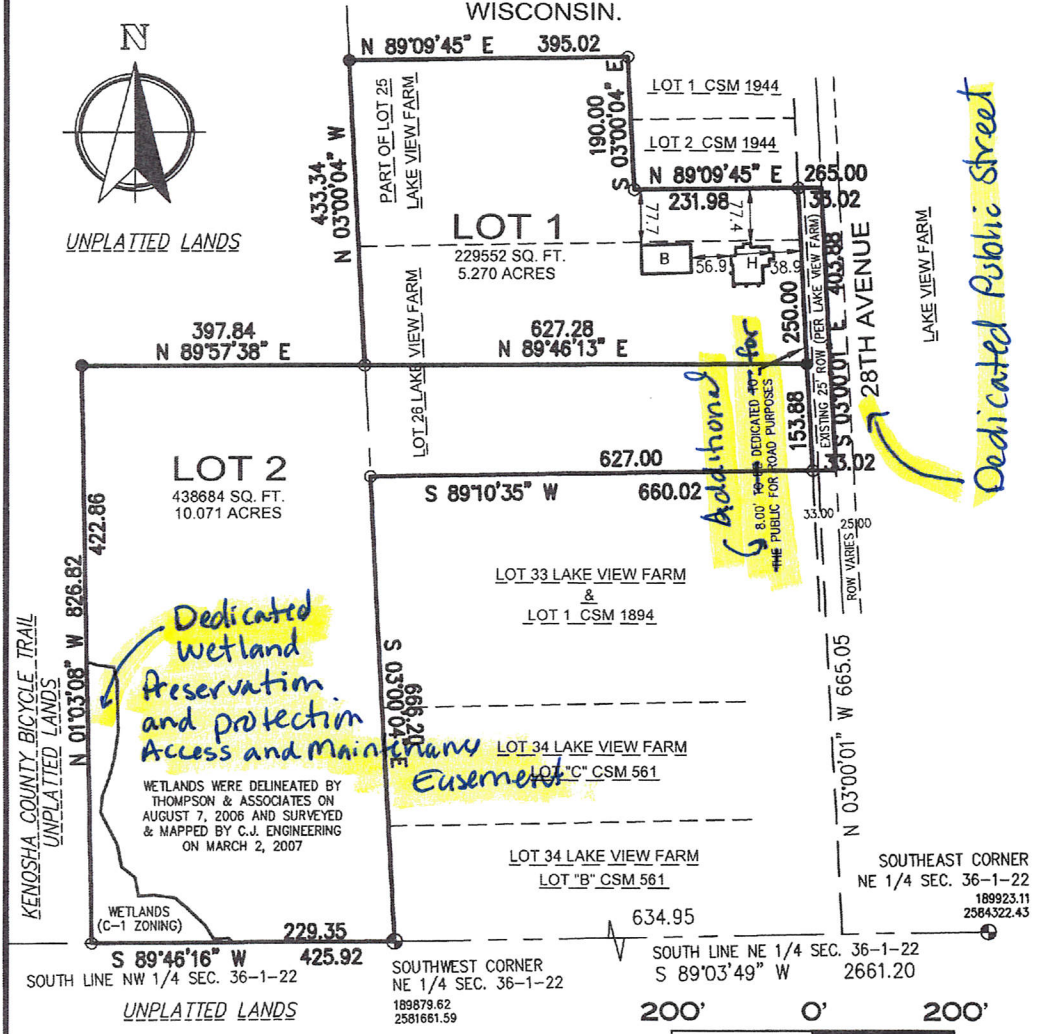
"A site grading and drainage plan shall be submitted to and approved by the Village, prior to development of Lots 1 and 2."

6. The ***attached*** Waiver of Notice Special Assessment and Hearing shall be executed and recorded at the Kenosha County Register of Deeds Office at the same time the CSM is recorded.
7. All outstanding taxes and special assessments shall be paid prior to recording the CSM.
8. The CSM shall be recorded at the Kenosha County Register of Deeds Office and a copy of the recorded CSM shall be provided to the Village within 30 days of Village Board approval.

Village of Pleasant Prairie

CERTIFIED SURVEY MAP NO. _____

THE REDIVISION OF LOTS 25 AND 26 OF LAKE VIEW FARM, A RECORDED SUBDIVISION IN THE SW 1/4 OF THE NE 1/4 OF SECTION 36 TOGETHER WITH A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, ALL IN TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



Dedicated Wetland Preservation and Protection Access and Maintenance Easement

Dedicated Public Street

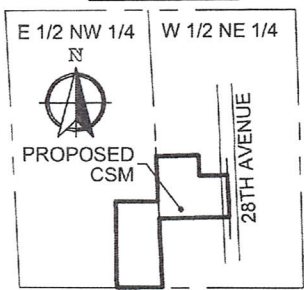
Additional 8.00' ROW DEDICATED FOR THE PUBLIC FOR ROAD PURPOSES

WETLANDS WERE DELINEATED BY THOMPSON & ASSOCIATES ON AUGUST 7, 2006 AND SURVEYED & MAPPED BY C.J. ENGINEERING ON MARCH 2, 2007

KENOSHA COUNTY BICYCLE TRAIL UNPLATTED LANDS

WETLANDS (C-1 ZONING)

LOCATION MAP



N 1/2 SEC. 36-1-22



James E. Robinson

NOTES:
ZONING OF PARCELS IS R-4 & C-1
OWNER: BANKS OF WISCONSIN
5117 GREEN BAY RD, KENOSHA, WI. 53144
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. THE SOUTH LINE OF THE NE 1/4 OF SECTION 36-1-22 IS ASSUMED TO BEAR N 89°03'49" E.

- LEGEND:
- 1" O.D. IRON PIPE FOUND
 - 1.315" O.D.x18" IP - 1.68LBS/LIN FT. SET
 - ⊕ 6" CONC. MON. W / BRASS CAP FOUND

Date: August 16, 2012
This Instrument was drafted by James E. Robinson
2012.0071.01.DWG



**WAIVER OF SPECIAL ASSESSMENT
NOTICE AND HEARING UNDER
Section 66.0703, Wisconsin Statutes**

I, the undersigned, being the authorized representative for the Banks of Wisconsin, owner of lands commonly known and designated as:

Return to:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Tax Parcel Number:

92-4-122-361-0305

LEGAL DESCRIPTION:

Lots 1 and 2 of Certified Survey Map # _____ (Recorded on _____, 2012 as Document # _____ at the Kenosha County Register of Deeds Office) a located in a part of the Northwest One Quarter of U.S. Public Land Survey Section 36, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

In consideration of the construction by the Village of Pleasant Prairie, Wisconsin, of the following proposed public water improvements I, the undersigned, hereby admit that this improvement will specifically benefit said properties located in the Village of Pleasant Prairie and consent to the levying of special assessments for the cost of this improvement against my premise under Section 66.0703 of the Wisconsin Statutes.

A fair share cost of the total cost of acquisition water system and all incidental expenses incurred in connection therewith, including future maintenance and operational charges, interest and such other assessments or charges as may be levied by the Village to complete the financing, maintenance and debt retirement of this system, including, but in no way limited thereto, the necessary prorated cost incurred in bringing water service to the land herein described.

In accordance with Section 66.0703(7)(b) of the Wisconsin Statutes, on behalf of the Banks of Wisconsin, I hereby waive all special assessment notices and hearings required by Section 66.0773(7)(b) of the Wisconsin Statutes, and I further agree and admit that the benefit to said properties from the construction of this public water improvement is in proportion to the linear footage thereof.

LOT I:

ASSESSABLE FRONTAGE: 250 feet at \$52.00/foot = \$13,000.00
WATER LATERAL FEE: 2,000.00 *
TOTAL ASSESSMENT FOR LOT I: \$15,000 *

LOT II:

ASSESSABLE FRONTAGE: 153.88 feet at \$52.00/foot = \$8,001.76
WATER LATERAL FEE: 2,000.00 *
TOTAL ASSESSMENT FOR LOT II: \$10,001.76 *

*The figures above are based on current charges for 2012. The Village reserves the right to reopen and adjust the special assessment allocation either by increasing or decreasing the amounts to reflect actual project costs pursuant to Section 66.0703(7)(b) of the Wisconsin State Statutes.

This waiver shall be construed as a covenant running with the lands embraced herein and shall be binding upon the owners, their successors and assigns, and successors in-title.

I FURTHER certify that the undersigned constitutes the record owner of the lands commonly known as the above-mentioned tax parcel number.

Dated this ____ day of _____, 2012.

OWNER(S): BANKS OF WISCONSIN

Doug Buchholz
Bank Officer

STATE OF WISCONSIN)
COUNTY OF KENOSHA)

This instrument was acknowledged and signed before me in _____, WI on _____, 2012, by Doug Buchholz, Bank Officer of the Banks of Wisconsin.

Print Name: _____
Notary Public, _____, Wisconsin
My Commission Expires: _____

This instrument was drafted by:

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

ORD. # 12-36

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended as follows:

1. **The Village of Pleasant Prairie Land Use Plan Map 9.9 is hereby amended as follows:**

To remove the Park, Recreational and Other Opens Space Lands without wetlands into the Low-Medium Density Residential land use designation from the property located at 11934 28th Avenue (Tax Parcel Number 92-4-122-361-0305) as shown on **Exhibit 1**.

2. **Appendix 10-3 entitled "Amendments to the 2035 Land Use Plan Map 9.9 is hereby updated to reference said amendment.**

The Village Community Development Director is hereby directed to record these Amendments to the Comprehensive Plan on the appropriate pages of said Plan and to update Appendix A in Chapter 390 of the Village Municipal Code to include said amendment.

Adopted this 15th day of October, 2012.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

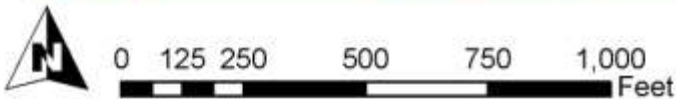
Jane M. Romanowski
Village Clerk

Ayes: ____ Naves: ____ Absent: ____

Posted: _____

EXHIBIT 1

Village of Pleasant Prairie
2035 Land Use Plan
(portion of)



Source: Village of Pleasant Prairie
August 2012

ORD. # 12-37

**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 subject property located at 11934 28th Avenue located in U.S. Public Land Survey Section 36, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-361-0305 is hereby rezoned as follows: the portions of the property that are zoned PR-1, Park-Recreational District and R-3, Urban Single Family Residential District are rezoned into the R-4, Urban Single Family Residential District. The portion of the property that is zoned C-1, Lowland Resource Conservancy District will remain unchanged.

The Village Zoning Administrator is hereby directed to record these 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 15th day of October, 2012.

VILLAGE BOARD OF TRUSTEES

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

Posted: _____

37-11934 28th Ave .doc



Filed 8/24 2012 Published _____ 20____
 Public Hearing 10/8 2012 _____ 20____
 Fee Paid 8/24 20____ Approved _____ 20____
 Notices Mailed _____ 20____ Denied _____ 20____

RECEIVED
 AUG 24 2012
 Village of Pleasant Prairie

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 ZONING MAP AND TEXT 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 Zoning Map as hereinafter requested.

It is petitioned that the following described property be rezoned from the present PR-1 ~~R~~ R-4 District(s) to R-34 District(s). The property petitioned to be rezoned is located at: 11934 - 28th Avenue and is legally described as follows: Part of Lots 25 & 26, Lake View Farms Subdivision (See the attached drawing & description)

Tax Parcel Number(s): 91-4-122-361-0305

The proposed use for this property is: single-family home

Petitioner's interest in the requested rezoning: _____

Compatibility with adjacent land uses: Yes

I (We) are also requesting a Zoning Text Amendment to amend Section NA of the Village Zoning Ordinance.

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.

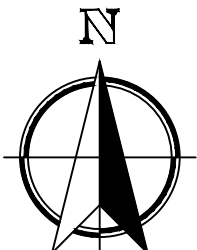
PROPERTY OWNER:

Print Name: Banks of Wisconsin
 Signature: [Signature]
 Address: 5117 Green Bay Road
Kenosha, WI 53144
 (City) (State) (Zip)
 Phone: (262) 842-1068
 Fax: (262) 653-1018
 Email: dbuchholz@bankofkensoha.com
 Date: 6/19/12

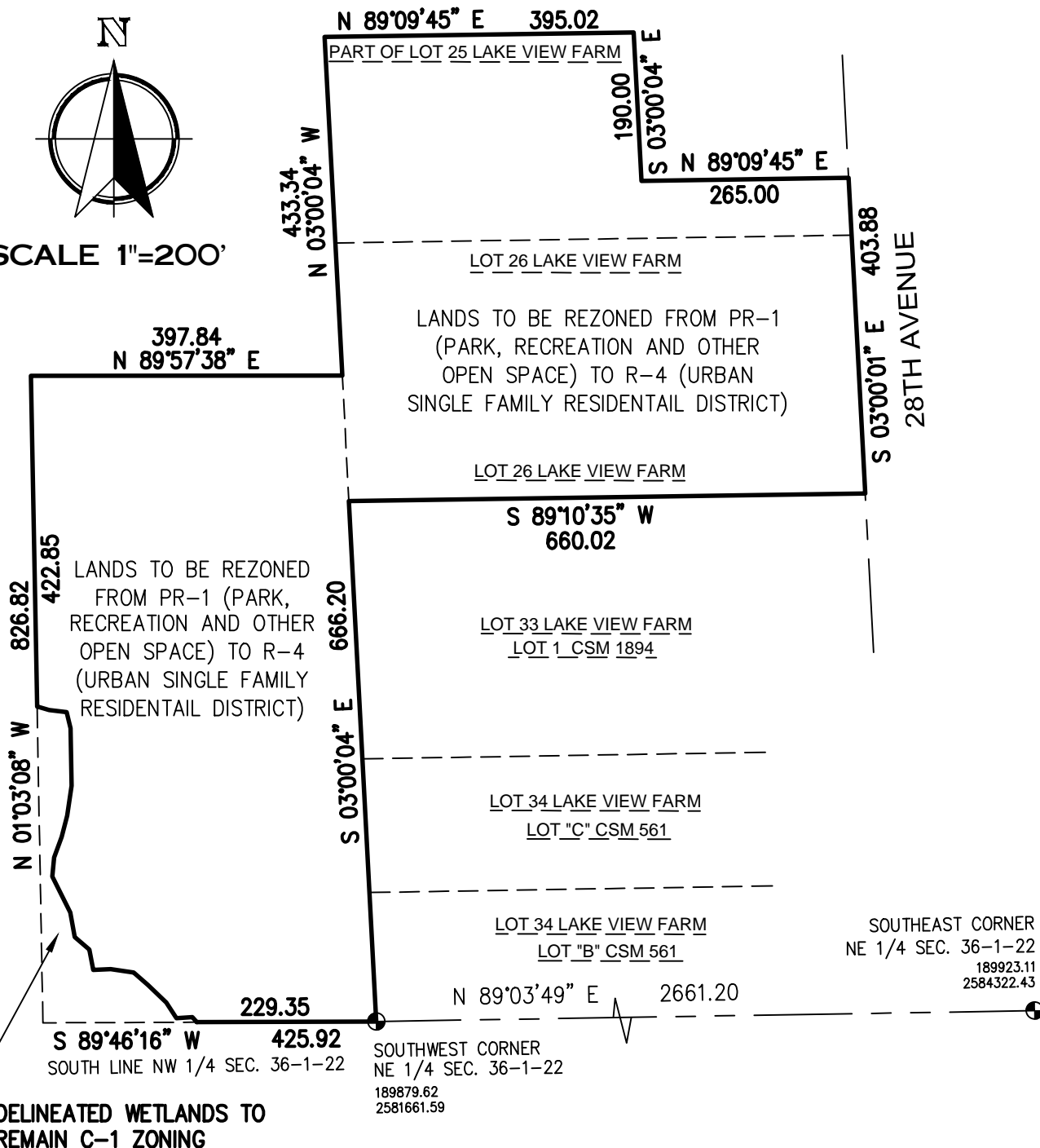
OWNER'S AGENT:

Print Name: Prudential Premier Properties
 Signature: [Signature]
 Address: 6040 - 39th Avenue
Kenosha, WI 53142
 (City) (State) (Zip)
 Phone: (262) 605-1500
 Fax: (262) 605-1519
 Email: mbourque@prudentialkenosha.com
 Date: 8-13-12

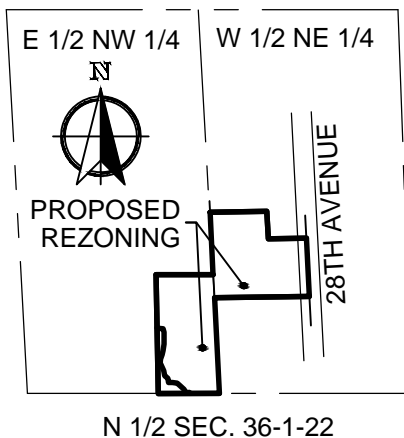
REZONING PETITION



SCALE 1"=200'



LOCATION MAP

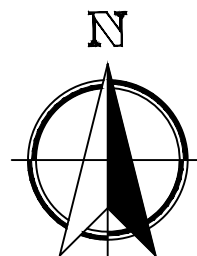


Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, Wisconsin 53406
Phone (262) 634-5588 * Facsimile (262) 634-5024

Drawn By: MDE
DATE: 8-24-2012
Project No. 2012.0071.01
REZONING EXHIBIT
Pleasant Prairie, Wisconsin
SHEET 1 OF 3 SHEETS

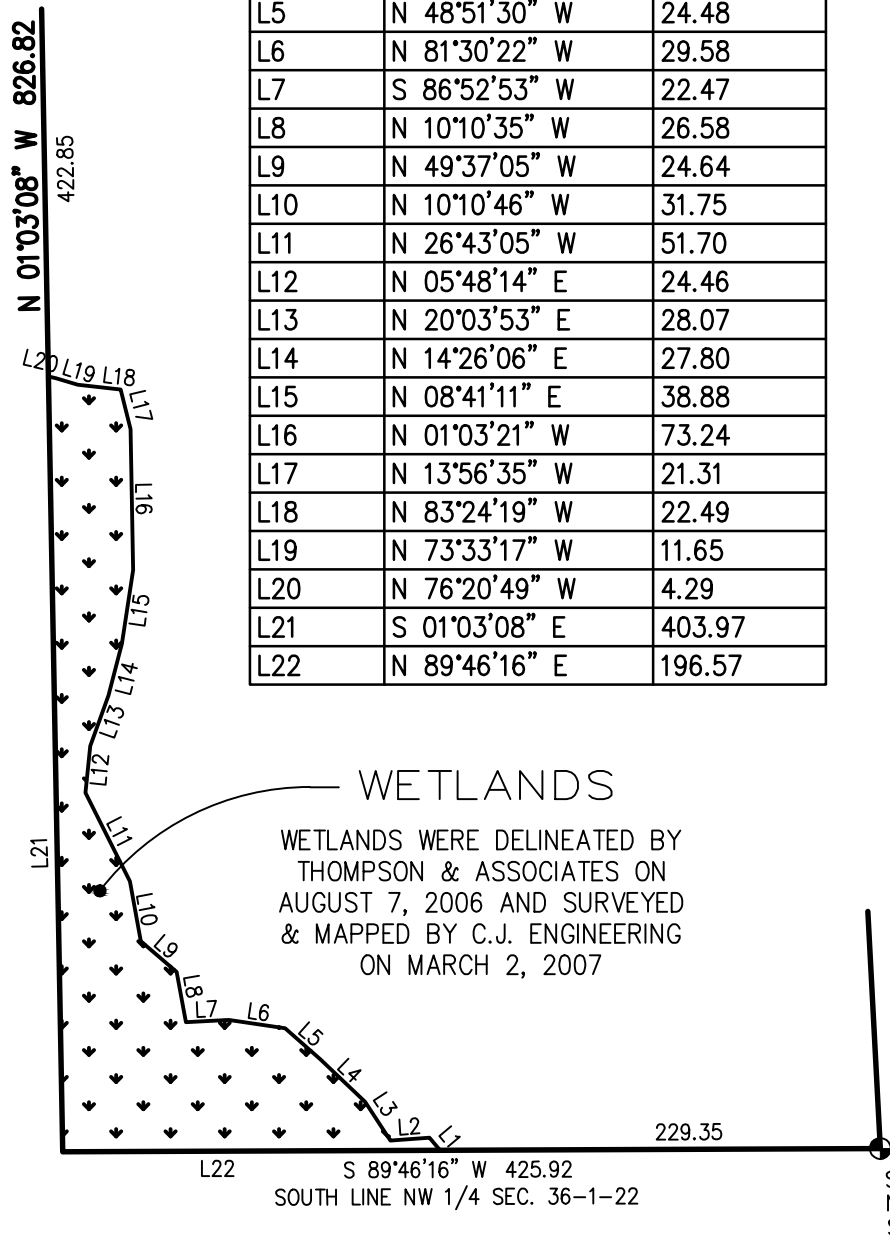
REZONING PETITION

WETLAND DETAIL



SCALE 1"=100'

WETLAND LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 40°01'50" W	8.60
L2	S 85°50'02" W	20.34
L3	N 33°14'53" W	24.09
L4	N 46°20'51" W	32.14
L5	N 48°51'30" W	24.48
L6	N 81°30'22" W	29.58
L7	S 86°52'53" W	22.47
L8	N 10°10'35" W	26.58
L9	N 49°37'05" W	24.64
L10	N 10°10'46" W	31.75
L11	N 26°43'05" W	51.70
L12	N 05°48'14" E	24.46
L13	N 20°03'53" E	28.07
L14	N 14°26'06" E	27.80
L15	N 08°41'11" E	38.88
L16	N 01°03'21" W	73.24
L17	N 13°56'35" W	21.31
L18	N 83°24'19" W	22.49
L19	N 73°33'17" W	11.65
L20	N 76°20'49" W	4.29
L21	S 01°03'08" E	403.97
L22	N 89°46'16" E	196.57



Nielsen Madsen & Barber S.C.
 Civil Engineers and Land Surveyors
 1458 Horizon Blvd. Suite 200, Racine, Wisconsin 53406
 Phone (262) 634-5588 * Facsimile (262) 634-5024

Drawn By: MDE
 DATE: 8-24-2012
 Project No. 2012.0071.01
 REZONING EXHIBIT
 Pleasant Prairie, Wisconsin
 SHEET 2 OF 3 SHEETS

REZONING PETITION

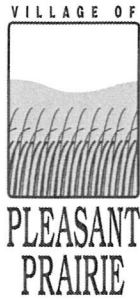
LANDS TO BE REZONED FROM PR-1 TO R-4

THAT part of Lots 25 and 26 of Lake View Farm, a recorded Subdivision in the Southwest 1/4 of the Northeast 1/4 of Section 36 and part of the Southeast 1/4 of the Northwest 1/4 of Section 36, all in Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Begin at the Southwest corner of the Northeast 1/4 of said Section 36 located S89°03'49"W 2661.20 feet from the East 1/4 corner of said Section 36; run thence S89°46'16"W 229.35 feet along the South line of said Northwest 1/4 of said Section 36; thence N40°01'50"W 8.60 feet; thence S85°50'02"W 20.34 feet; thence N33°14'53"W 24.09 feet; thence N46°20'51"W 32.14 feet; thence N48°51'30"W 24.48 feet; thence N81°30'22"W 29.58 feet; thence S86°52'53"W 22.47 feet; thence N10°10'35"W 26.58 feet; thence N49°37'05"W 24.64 feet; thence N10°10'46"W 31.75 feet; thence N26°43'05"W 51.70 feet; thence N05°48'14"E 24.46 feet; thence N20°03'53"E 28.07 feet; thence N14°26'06"E 27.80 feet; thence N08°41'11"E 38.88 feet; thence N01°03'21"W 73.24 feet; thence N13°56'35"W 21.31 feet; thence N83°24'19"W 22.49 feet; thence N73°33'17"W 11.65 feet; thence N76°20'49"W 4.29 feet; thence N01°03'08"W 422.85 feet; thence N89°57'38"E 397.84 feet to the West line of the Northeast 1/4 of said Section 36 and a point on the West line of Lake View Farm; thence N03°00'04"W 433.34 feet along said West line; thence N89°09'45"E 395.02 feet to the West line of CSM 1944, as recorded in Document # 1048258, in the office of the Register of Deeds for Kenosha County; thence S03°00'04"E 190.00 feet along said West line to the South line of said CSM; thence N89°09'45"E 265.00 feet along said South line to the East line of Lot 25 Lake View Farm and a point on the Centerline of 28th Avenue; thence S03°00'01"E 403.88 feet along the Centerline of 28th Avenue to the South line of Lot 26 Lake View Farm and the North line of CSM 1894, as recorded in Document # 1028813, in the office of the Register of Deeds for Kenosha County; thence S89°10'35"W 660.02 feet along said line to the West line of said Lot 26 and the West line of the Northeast 1/4 of said Section 36; thence S03°00'04"E 666.20 feet along said West line to the point of beginning. Containing 15.133 acres.



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, Wisconsin 53406
Phone (262) 634-5588 * Facsimile (262) 634-5024

Drawn By: MDE
DATE: 8-24-2012
Project No. 2012.0071.01
REZONING EXHIBIT
Pleasant Prairie, Wisconsin
SHEET 3 OF 3 SHEETS



Office of the Village Community
Development Director
Jean M. Werbie-Harris

September 27, 2012

Mr. and Mrs. William Wamboldt
W220 Nippersink Road
Genoa City, WI 53128

Dear Mr. & Mrs. Wamboldt:

The purpose of this letter is to inform you that on September 25, 2012, the Village of Pleasant Prairie Zoning Board of Appeals (BOA) unanimously **approved** your request for a Variance from Section 420-86 B (1) (e) of the Village Zoning Ordinance to allow the existing 2,836 square foot detached accessory structure to remain on the property located at 11934 28th Avenue (Tax Parcel Number 92-4-122-361-0305), wherein the size exceeds the allowable 2,000 limit for a detached accessory structure and will exceed the size of the first floor of the new single family house proposed to be constructed on said the property (existing home to be razed).

The Variance was approved subject to compliance with the conditions as set forth in the attached Variance Grant Document #12-02 provided the Village Board accepts the withdrawal of the Preliminary and Final Plat for The Orchard subdivision and approves the Certified Survey Map, the Comprehensive Plan Amendment and the Zoning Map Amendments that are being considered by the Plan Commission on October 8, 2012 and the Village Board on October 15, 2012 related to the property.

The attached Variance Grant Document #12-02 shall be executed (in BLACK INK ONLY) by representatives from the Banks of Wisconsin and the original document returned to the Village. Once returned to the Village, the Document will be signed by Village officials and will be recorded at the Kenosha County Register of Deeds Office immediately following the recording of the aforementioned CSM.

If you have any questions, please do not hesitate to contact me directly at the Village Hall at (262) 925-6717.

Sincerely,

Jean M. Werbie-Harris
Community Development Department

Enc.

cc: Mark Bourque, Prudential Premier Properties
Doug Buchholz, Banks of Wisconsin
Community Development Department
Building Inspection Department
Property File

11934 28th Ave Variances.doc



VARIANCE GRANT NO. 12-02

Before the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, in regard to the property located at 11934 28th Avenue and further described below:

Return to:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Tax Parcel Number:

92-4-122-361-0305 (part of)

Legal Description: Lot 1 of Certified Survey Map # _____ (Recorded on _____, 2012 as Document # _____ at the Kenosha County Register of Deeds Office) a located in a part of the Northwest One Quarter of U.S. Public Land Survey Section 36, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pleasant Prairie, provides that the premises comply with certain area and dimensional requirements relating to the zoned use of the property but that upon petition, such area requirements may be varied by the Zoning Board of Appeals where such variance will not be contrary to the public interest, and where owing to special conditions, a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship or practical difficulties and where granting such variance will uphold the spirit of the Ordinance and contribute to the justice of the particular case in question; and

WHEREAS, a petition therefore having been filed and public hearing held thereon, and the Zoning BOA of the Village of Pleasant Prairie having determined that due to special circumstances a literal enforcement of the provisions of the ordinance will result in unnecessary hardship or practical difficulties, that variances may properly be granted which would uphold the spirit of the ordinance and contribute to the justice of the particular case in question.

NOW THEREFORE, the following variance has been granted from Section 420-86 B (1) (e) of the Village Zoning Ordinance to allow the existing 2,836 square foot detached accessory structure to remain on the property wherein the size exceeds the allowable 2,000 limit for a detached accessory structure and will exceed the size of the first floor of the new single family house proposed to be constructed on said the property (existing home to be razed). **The Variance was approved subject to compliance with the following conditions:**

1. The lot shall be a minimum of two (2) acres.
2. The detached structure shall only be located in a side yard or rear yard; therefore the new home shall be constructed between the detached structure and the street.

3. The detached structure shall be a minimum of 15 feet from a principal structure;
4. The detached structure shall be a minimum of 15 feet from any side or rear lot line.
5. The detached structure shall not be used for human habitation or animal shelter.
6. The detached structure shall not exceed 20 feet in height and shall not exceed the height of the new house.
7. The living area of the new principal structure shall be shall be a minimum of 2,300 square feet.
8. The detached building shall be resided to match the new home prior to occupancy of the new home.
9. If and when the existing home is razed, then the detached structure is allowed to remain on the property without a principal building; however, permits for the construction of the new home shall be issued within two (2) years of the granting of this Variance (by September 25, 2014).
10. Proper permits shall be obtained from the Village for any demolition and construction of the new home. No work shall commence on the property prior to issuance of the required building and zoning permits.
11. The variance, granted by the Village Zoning Board of Appeals, does not waive any other requirements, which are imposed by the Village's Zoning or Land Division and Development Control Ordinances, Building or Municipal Codes.

Granted by action of the Zoning Board of Appeals of the Village of Pleasant Prairie this **25th day of September 2012.**

Christine Genthner
Chairperson – Board of Appeals

ATTEST:

William Morris
Secretary – Board of Appeals

[Owners Signatures on following page]

OWNER(S): BANKS OF WISCONSIN

Doug Buchholz
Bank Officer

STATE OF WISCONSIN)
COUNTY OF KENOSHA)

This instrument was acknowledged and signed before me in
_____, WI on _____, 2012, by **Doug
Buchholz, Bank Officer of the Banks of Wisconsin.**

Print Name: _____
Notary Public, _____, Wisconsin
My Commission Expires: _____

THIS INSTRUMENT WAS DRAFTED BY:

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158

~~RECEIVED
AUG 28 2012
Village of Pleasant Prairie~~

August 21, 2012

Ms. Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

RECEIVED
AUG 24 2012
Village of Pleasant Prairie

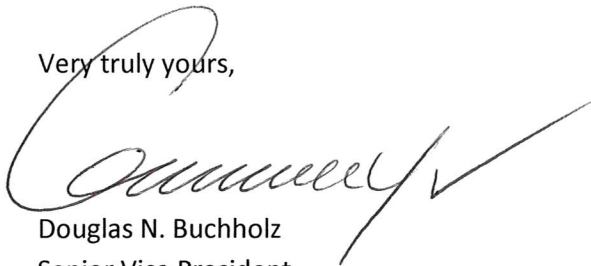
Re: 11934 28th Avenue

Dear Ms. Werbie-Harris:

Please be advised the owner, Banks of Wisconsin, request the Preliminary Plat and related approvals for The Orchard Subdivision, parcel 92-4-122-361-0305, be withdrawn subject to the approval a Certified Survey Map (CSM) to divide the property into 2 single family residential lots as further described on the attached CSM.

Should you have any questions please contact our agent, Mark S. Bourque, Prudential Premier Properties 262/605-1505 or you can reach me at 262/842-1068.

Very truly yours,

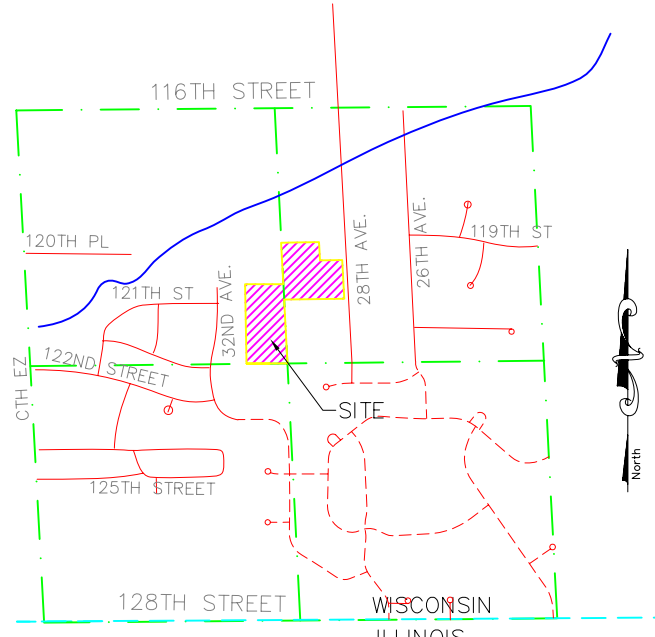


Douglas N. Buchholz
Senior Vice President
Chief Lending Officer

THE ORCHARD SUBDIVISION FINAL PLAT

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

CJ engineering
civil design and consulting
13005 W. Bluemound Rd.
Suite 250
Brookfield, WI 53005
PH. (262) 641-2848
FAX (262) 641-2871
www.cj-engineering.com



VICINITY MAP
SECTION 36-22-1
SCALE 1"=2000'

DEVELOPER/OWNER:
JM SQUARED, LLC
11545 14TH AVENUE
PLEASANT PRAIRIE, WI 53158
TELE: (262) 697-8096
CONTACT: JOHN ROSCIOLI

DEVELOPER/OWNER:
JM SQUARED, LLC
3331 109TH STREET
PLEASANT PRAIRIE, WI 53158
CONTACT: MARK EPPING

SURVEYOR:
CAPITOL SURVEY AND ENGINEERING, LLC
11430 W. BLUEMOUND ROAD, SUITE 11
WAUKATOSKA, WI 53226
TELE: (414) 302-4580
CONTACT: DAVID H. SPANJAR, RLS



AS SHOWN ON C.I.S. & M. RAILROAD RIGHT OF WAY
NOW KENOSHA COUNTY BI-CYCLE TRAIL PER PLAT
OF PRAIRIE TRAILS WEST ADDN. NO. 1
DOC NO. 11216076

DEDICATED BY THE DEVELOPER TO THE ORCHARD
ASSOCIATION, INC. FOR STORM WATER DRAINAGE,
RETENTION BASIN, ACCESS AND MAINTENANCE PURPOSES.

WETLANDS WERE FIELD DELINEATED
ON AUGUST 17, 2006 BY
THOMPSON & ASSOC.

DEDICATED WETLAND PRESERVATION
AND PROTECTION, ACCESS AND
MAINTENANCE EASEMENT

SW COR
NE 1/4
36-1-22
CONC MON
W/BRASS CAP
N. 192,521.49
E. 2,581,523.09

SE COR
NE 1/4
36-1-22
CONC MON
W/BRASS CAP
N. 192,521.49
E. 2,581,523.09

SW COR
NE 1/4
36-1-22
CONC MON
W/BRASS CAP
N. 192,521.49
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SE COR
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NE 1/4
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E. 2,581,523.09

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NE 1/4
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CONC MON
W/BRASS CAP
N. 192,521.49
E. 2,581,523.09

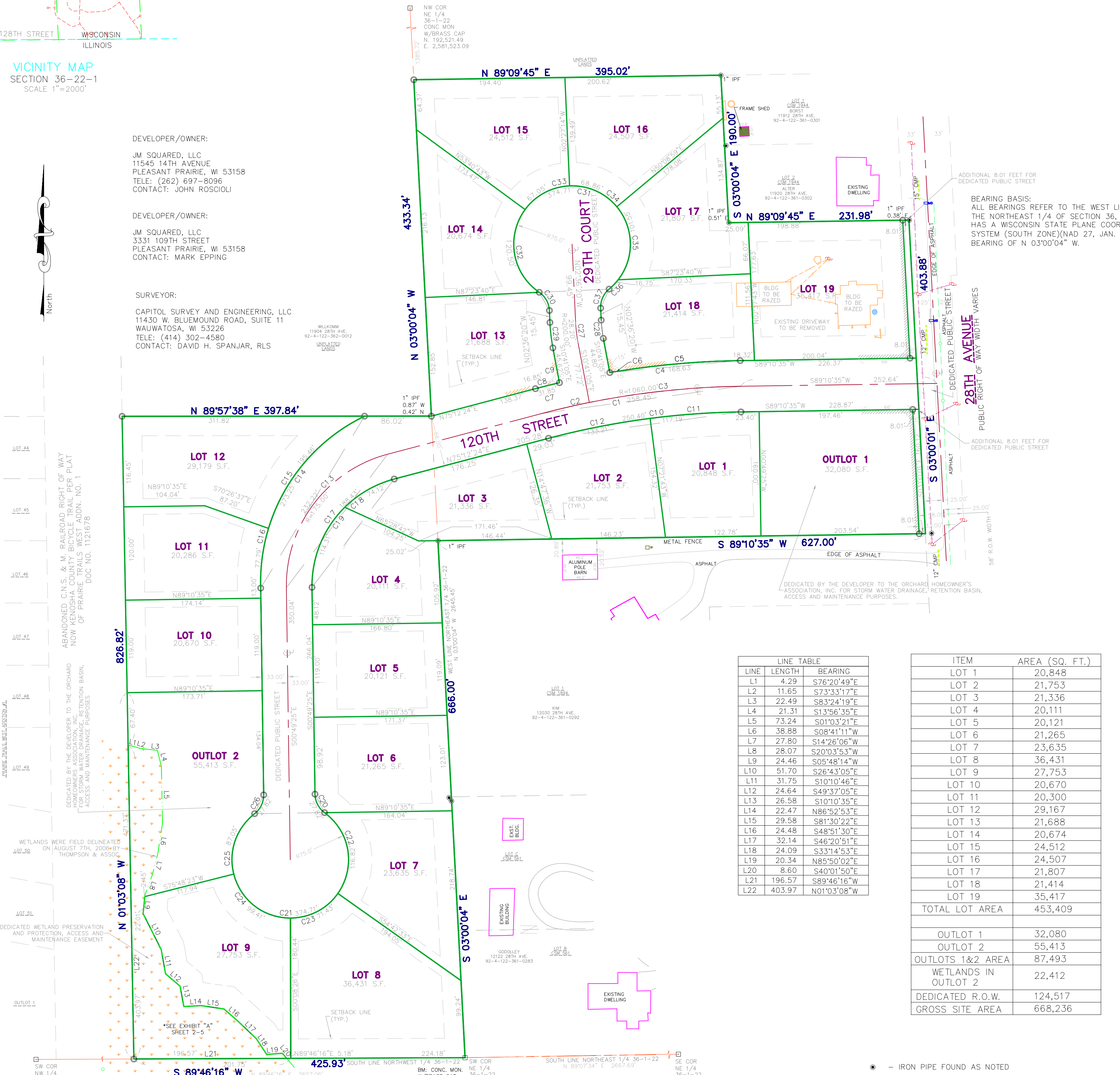
SW COR
NE 1/4
36-1-22
CONC MON
W/BRASS CAP
N. 192,521.49
E. 2,581,523.09

SE COR
NE 1/4
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E. 2,581,523.09

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NE 1/4
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N. 192,521.49
E. 2,581,523.09

SE COR
NE 1/4
36-1-22
CONC MON
W/BRASS CAP
N. 192,521.49
E. 2,581,523.09

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, RLS S-2851



LINE	LENGTH	BEARING
L1	4.29	S76°20'49"E
L2	11.65	S73°33'17"E
L3	22.49	S83°24'19"E
L4	21.31	S13°56'35"E
L5	73.24	S01°03'21"E
L6	38.88	S08°41'11"W
L7	27.80	S14°26'06"W
L8	28.07	S20°03'53"W
L9	24.46	S05°48'14"W
L10	51.70	S26°43'06"E
L11	31.75	S10°10'46"E
L12	24.64	S49°37'05"E
L13	26.58	S10°10'35"E
L14	22.47	N86°52'53"E
L15	29.58	S81°30'22"E
L16	24.48	S48°51'30"E
L17	32.14	S46°20'51"E
L18	24.09	S33°14'53"E
L19	20.34	N85°50'02"E
L20	8.60	S40°01'50"E
L21	196.57	S89°46'16"W
L22	403.97	N01°03'08"W

ITEM	AREA (SQ. FT.)
LOT 1	20,848
LOT 2	21,753
LOT 3	21,336
LOT 4	20,111
LOT 5	20,121
LOT 6	21,265
LOT 7	23,635
LOT 8	36,431
LOT 9	27,753
LOT 10	20,670
LOT 11	20,300
LOT 12	29,167
LOT 13	21,688
LOT 14	20,674
LOT 15	24,512
LOT 16	24,507
LOT 17	21,807
LOT 18	21,414
LOT 19	35,417
TOTAL LOT AREA	453,409
OUTLOT 1	32,080
OUTLOT 2	55,413
OUTLOTS 1&2 AREA	87,493
WETLANDS IN OUTLOT 2	22,412
DEDICATED R.O.W.	124,517
GROSS SITE AREA	668,236

CURVE	LENGTH	RADIUS	CHORD	1	1/2	TANGENT BEARING IN	CHORD BEARING	TANGENT BEARING OUT
C1	258.45	1060.00	257.81	13°58'11"	6°59'05.5"	S89°10'35"W	S82°11'29.5"W	S75°12'24"W
C2	62.50	1060.00	62.49	3°27'41"	1°41'20.5"	S76°20'49"E	S76°20'49"E	S76°20'49"E
C3	195.94	1088.85	195.67	10°18'37"	5°09'18.5"	S83°24'19"E	S83°24'19"E	S83°24'19"E
C4	168.63	1093.00	168.46	8°50'23"	4°25'11.5"	S84°45'23.5"W	S84°45'23.5"W	S84°45'23.5"W
C5	153.63	1093.00	153.50	7°49'57"	3°54'58.5"	S85°08'58.5"W	S85°08'58.5"W	S85°08'58.5"W
C6	15.00	1093.00	15.00	0°47'11"	0°23'35.5"	S80°43'47.5"W	S80°43'47.5"W	S80°43'47.5"W
C7	31.85	1093.00	31.85	1°40'10"	0°50'05"	S76°02'29"W	S76°02'29"W	S76°02'29"W
C8	16.85	1093.00	16.85	1°23'04"	0°41'32"	S75°38'53"W	S75°38'53"W	S75°38'53"W
C9	15.00	1093.00	15.00	0°47'11"	0°23'35.5"	S76°20'49"E	S76°20'49"E	S76°20'49"E
C10	250.40	1027.00	249.78	13°58'11"	6°59'05.5"	S82°11'29.5"W	S82°11'29.5"W	S82°11'29.5"W
C11	117.19	1027.00	117.13	6°04'24"	3°02'12"	S85°54'26"W	S85°54'26"W	S85°54'26"W
C12	133.21	1027.00	133.11	7°25'54"	3°42'57"	S78°55'20"W	S78°55'20"W	S78°55'20"W
C13	232.22	175.00	215.55	76°01'49"	38°00'54.5"	S75°12'24"W	S37°11'29.5"W	S00°49'25"E
C14	273.25	236.62	258.32	66°09'56"	33°04'58"	S64°12'42"W	S31°07'44"W	S01°57'14"E
C15	195.46	236.62	189.95	47°19'44"	23°39'52"	S64°12'42"W	S40°32'50"W	S16°52'58"W
C16	77.79	236.62	77.44	18°50'11"	9°25'05.5"	S16°52'58"W	S07°27'51.5"W	S01°57'14"E
C17	188.43	142.00	174.91	76°01'49"	38°00'54.5"	S75°12'24"W	S37°11'29.5"W	S00°49'25"E
C18	74.12	142.00	73.28	29°54'19"	14°57'09.5"	S60°15'13.5"W	S60°15'13.5"W	S60°15'13.5"W
C19	114.31	142.00	111.25	46°07'29"	23°03'44.5"	S22°14'19.5"W	S22°14'19.5"W	S22°14'19.5"W
C20	27.82	30.00	26.83	53°07'48"	26°33'54"	S00°49'25"W	S27°23'19"E	S53°57'13"W
C21	374.71	75.00	90.00	286°15'36"	143°07'48"	S53°57'13"W	N89°10'35"E	S52°18'23"W
C22	116.82	75.00	105.36	89°14'41"	44°37'20.5"	N09°19'52.5"E	S06°38'42.5"E	N02°36'20"W
C23	71.43	75.00	68.76	54°34'07"	27°17'03.5"	N62°34'30.5"E	S06°38'42.5"E	N02°36'20"W
C24	99.41	75.00	92.29	75°56'49"	37°58'24.5"	S52°18'23"W	S06°38'42.5"E	N02°36'20"W
C25	87.05	75.00	82.24	66°30'00"	33°15'00"	S19°03'23"W	S19°03'23"W	S19°03'23"W
C26	27.82	30.00	26.83	53°07'48"	26°33'54"	S52°18'23"W	N25°44'29"E	S00°49'25"W
C27	28.20	200.00	28.18	8°04'45"	4°02'22.5"	S10°41'05"E	S06°38'42.5"E	N02°36'20"W
C28	23.55	167.00	23.53	7°04'45"	4°02'22.5"	S10°41'05"E	S06°38'42.5"E	N02°36'20"W
C29	32.86	233.00	32.83	8°04'45"	4°02'22.5"	S10°41'05"E	S06°38'42.5"E	N02°36'20"W
C30	27.82	30.00	26.83	53°07'48"	26°33'54"	N02°36'20"W	N29°10'14"W	N55°44'08"W
C31	374.71	75.00	90.00	286°15'36"	143°07'48"	N55°44'08"W	S87°23'40"W	S50°31'28"W
C32	120.50	75.00	107.95	92°03'25"	46°01'42.5"	S09°42'25.5"E	S09°42'25.5"E	S09°42'25.5"E
C33	67.05	75.00	64.84	51°13'29"	25°36'44.5"	S61°56'01.5"W	S61°56'01.5"W	S61°56'01.5"W
C34	68.86	75.00	66.46	52°36'13"	26°18'06.5"	N68°09'07.5"W	N68°09'07.5"W	N68°09'07.5"W
C35	101.95	75.00	93.97	77°34'42"	38°47'21"	N01°03'08"W	N01°03'08"W	N01°03'08"W
C36	16.75	75.00	16.72	12°47'48"	6°23'54"	N44°07'35"E	N44°07'35"E	N44°07'35"E
C37	27.82	30.00	26.83	53°07'48"	26°33'54"	N50°31'28"E	S23°57'34"W	S02°36'20"E

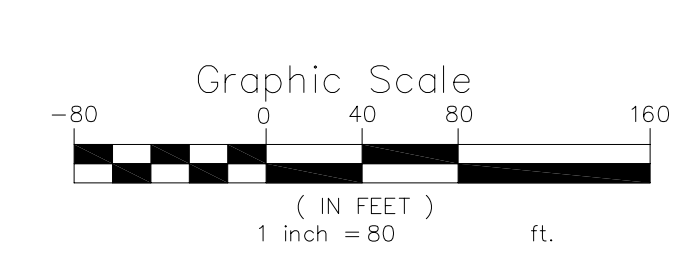
WETLANDS DELINEATED BY THOMPSON AND ASSOC. AND FIELD LOCATED AUGUST 6, 2006 BY CAPITOL SURVEY AND ENGINEERING, LLC. AND APPROVED BY HEIDI HOPKINS ON SEPTEMBER 20, 2006.

EXISTING ZONING = R-3, URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
C-1, LOWLAND CONSERVANCY DISTRICT (WETLAND AREA OF OUTLOT 2)
PR-1, PARK AND RECREATIONAL DISTRICT (NON-WETLAND AREA OF OUTLOT 1 AND OUTLOT 2)

EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 1 AND OUTLOT 2. NEITHER KENOSHA COUNTY OR THE VILLAGE OF PLEASANT PRAIRIE SHALL BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME AN OWNER OF ANY LOTS IN THE SUBDIVISION FOR THE REASON OF TAX DEFICIENCY.

APPROXIMATELY 28,500 SQUARE FEET OF WOODLANDS ARE TO BE PRESERVED.

--SEE SHEET 2 OF 5 FOR EASEMENT LOCATIONS



● - IRON PIPE FOUND AS NOTED
○ - 1"-X" 30" IRON REBAR
ALL OTHER LOT CORNERS ARE MONUMENTED WITH A 1"X18" IRON PIPE WEIGHING 1.68 LBS/FT. SET
--- INDICATES NO DIRECT VEHICULAR ACCESS
--- INDICATES BUILDING SETBACK

SETBACKS - STREET = 30'
SIDE = 10'
REAR = 25'
WETLAND = 25'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

JANUARY 15, 2008
REVISED JUNE 11, 2008

RECEIVED
AUG 23 2012
Village of Pleasant Prairie

August 21, 2012

Ms. Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

RECEIVED
AUG 24 2012
Village of Pleasant Prairie

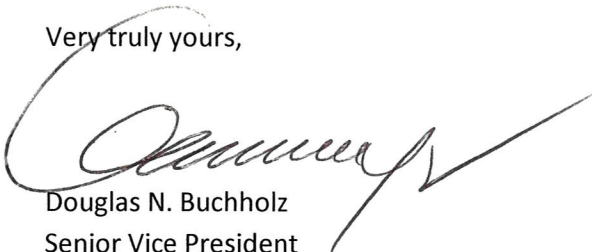
Re: 11934 28th Avenue

Dear Ms. Werbie-Harris:

Please be advised the owner, Banks of Wisconsin, request to amend the 2035 Comprehensive Land Use Plan for The Orchard Subdivision, parcel 92-4-122-361-0305, to reflect Lot 1 and Lot 2 of the proposed Certified Survey Map as single family residential zoned R-3 and C-1.

Should you have any questions please contact our agent, Mark S. Bourque, Prudential Premier Properties 262/605-1505 or you can reach me at 262/842-1068.

Very truly yours,



Douglas N. Buchholz
Senior Vice President
Chief Lending Officer



RECEIVED
AUG 24 2012
Village of Pleasant Prairie

Filed 8/24 2012
Fee Paid 8/24 2012
PC Meeting Date 10/8 2012
VB Meeting Date 10/15 2012
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: 11934 - 28th Avenue

and is legally described as follows: Part of Lots 25 & 26, Lake View Farms Subdivision

Tax Parcel Number(s): 92-4-122-361-0305

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

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

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

PROPERTY OWNER:

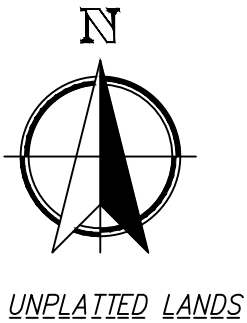
Print Name: Banks of Wisconsin
Signature: [Signature]
Address: 5117 Green Bay Road
Kenosha, WI 53144
(City) (State) (Zip)
Phone: (262) 842-1068
Fax: (262) 653-1018
Date: 6/19/12

OWNER'S AGENT:

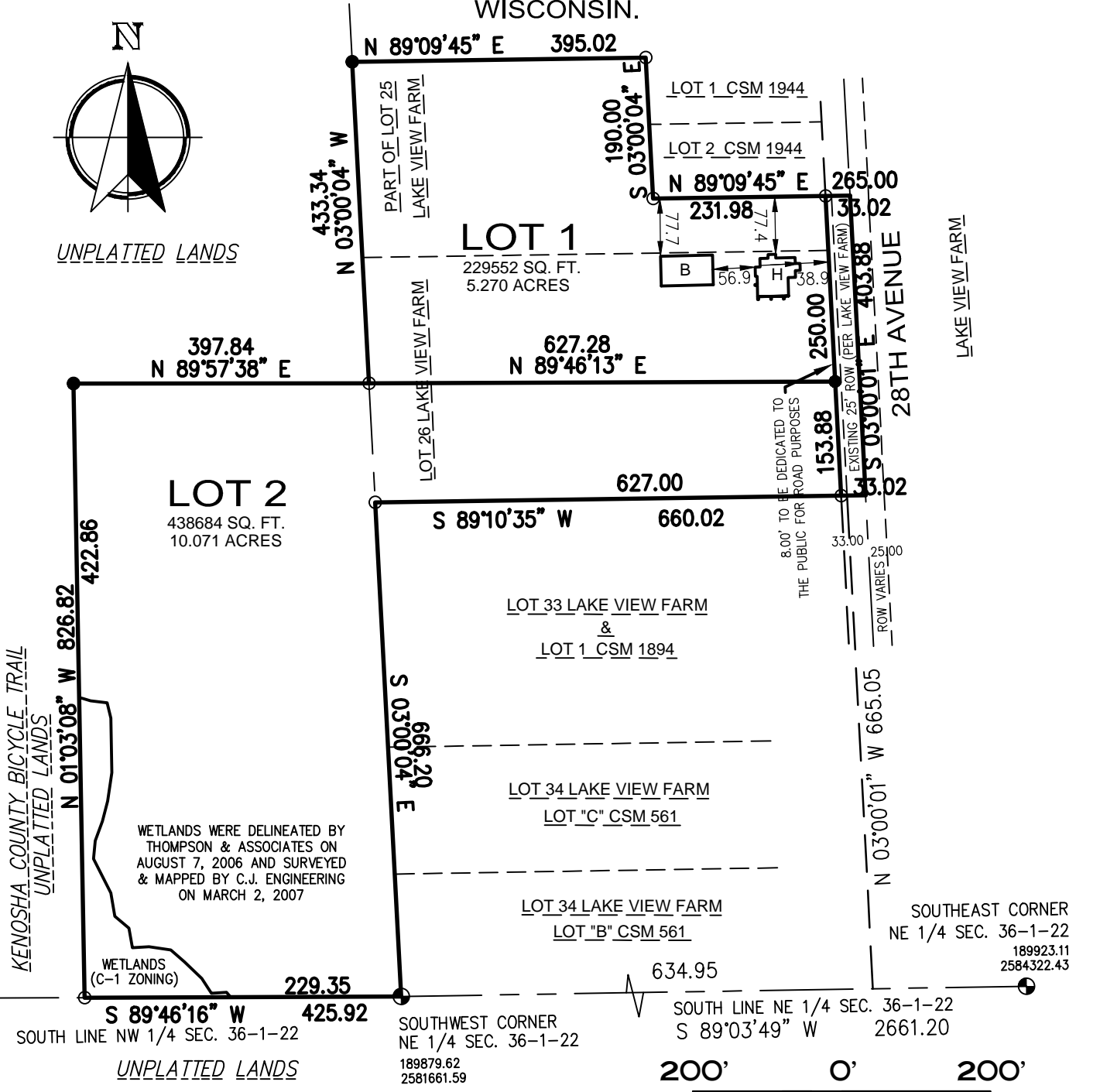
Print Name: Mark Bourque
Signature: [Signature]
Address: 6040 - 39th Avenue, Ste 4
Kenosha, WI 53142
(City) (State) (Zip)
Phone: (262) 605-1500
Fax: (262) 605-1519
Date: 8-13-12

CERTIFIED SURVEY MAP NO. _____

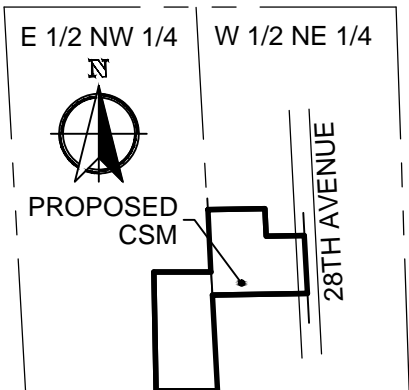
THE REDIVISION OF LOTS 25 AND 26 OF LAKE VIEW FARM, A RECORDED SUBDIVISION IN THE SW 1/4 OF THE NE 1/4 OF SECTION 36 TOGETHER WITH A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, ALL IN TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



UNPLATTED LANDS



LOCATION MAP



N 1/2 SEC. 36-1-22

SCALE 1"=200'

NOTES:
 ZONING OF PARCELS IS R-3 & C-1
 OWNER: BANKS OF WISCONSIN
 5117 GREEN BAY RD, KENOSHA, WI. 53144
 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. THE SOUTH LINE OF THE NE 1/4 OF SECTION 36-1-22 IS ASSUMED TO BEAR N 89°03'49" E.

- LEGEND:**
- 1" O.D. IRON PIPE FOUND
 - 1.315" O.D.x18" IP - 1.68LBS/LIN FT. SET
 - ⊕ 6" CONC. MON. W / BRASS CAP FOUND

Date: August 16, 2012
 This Instrument was drafted by James E. Robinson
 2012.0071.01.DWG

CERTIFIED SURVEY MAP NO. _____

THE REDIVISION OF LOTS 25 AND 26 OF LAKE VIEW FARM, A RECORDED SUBDIVISION IN THE SW 1/4 OF THE NE 1/4 OF SECTION 36 TOGETHER WITH A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, ALL IN TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James E. Robinson, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the redivision of Lots 25 and 26 of Lake View Farm, a recorded Subdivision in the Southwest 1/4 of the Northeast 1/4 of Section 36 and part of the Southeast 1/4 of the Northwest 1/4 of Section 36, all in Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Begin at the Southwest corner of the Northeast 1/4 of said Section 36 located S89°03'49"W 2661.20 feet from the East 1/4 corner of said Section 36; run thence S89°46'16"W 425.92 feet along the South line of said Northwest 1/4 of said Section 36; thence N01°03'08"W 826.82 feet; thence N89°57'38"E 397.84 feet to the West line of the Northeast 1/4 of said Section 36 and a point on the West line of Lake View Farm Subdivision, a recorded plat thereof; thence N03°00'04"W 433.34 feet along said West line; thence N89°09'45"E 395.02 feet to the West line of Certified Survey Map No. (CSM) 1944, as recorded in Document # 1048258, in the office of the Register of Deeds for Kenosha County; thence S03°00'04"E 190.00 feet along said West line to the South line of said CSM; thence N89°09'45"E 265.00 feet along said South line to the East line of Lot 25 Lake View Farm; thence S03°00'01"E 403.88 feet along said East line to the South line of Lot 26 Lake View Farm and the North line of CSM 1894, as recorded in Document # 1028813, in the office of the Register of Deeds for Kenosha County; thence S89°10'35"W 660.02 feet along said North line to the West line of said Lot 26 and the West line of the Northeast 1/4 of said Section 36; thence S03°00'04"E 666.20 feet along said West line to the point of beginning. Containing 15.647 acres.

THAT I have made this survey, land division and map by the direction of the Owner.

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

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village Municipal Code, Landdivision and Development Ordinance of the Village of Pleasant Prairie. August 20, 2012

James E. Robinson, R.L.S. #1283
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd Suite 200
Racine WI 53406
(262)634-5588

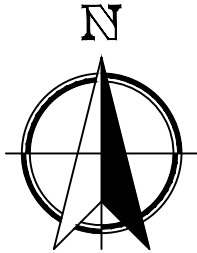
Prepared for:
Banks of Wisconsin
5117 Green Bay Rd.
Kenosha, WI. 53144

Description of 8' wide Right-of-Way dedication for 28th Avenue

That part of the Northeast 1/4 of Section 36, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commence at the Southwest corner of the Northeast 1/4 of said Section 36 ; thence N89°03'49"E 634.95 feet along the South line of said Northwest 1/4 of said Section 36 at a point on the West line of 28th Avenue as laid out by the Recorded Plat of Lake View Farm; thence N03°00'01"W 665.05 feet along said West line to the point of beginning of this description; run thence S89°10'35"W 8.00 feet; thence N03°00'01"W 403.88 feet; thence N89°09'45"E 8.00 feet; thence S03°00'01"E 403.88 feet to the point of beginning. Containing 3231 Square Feet.

CERTIFIED SURVEY MAP NO. _____

THE REDIVISION OF LOTS 25 AND 26 OF LAKE VIEW FARM, A RECORDED SUBDIVISION IN THE SW 1/4 OF THE NE 1/4 OF SECTION 36 TOGETHER WITH A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, ALL IN TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

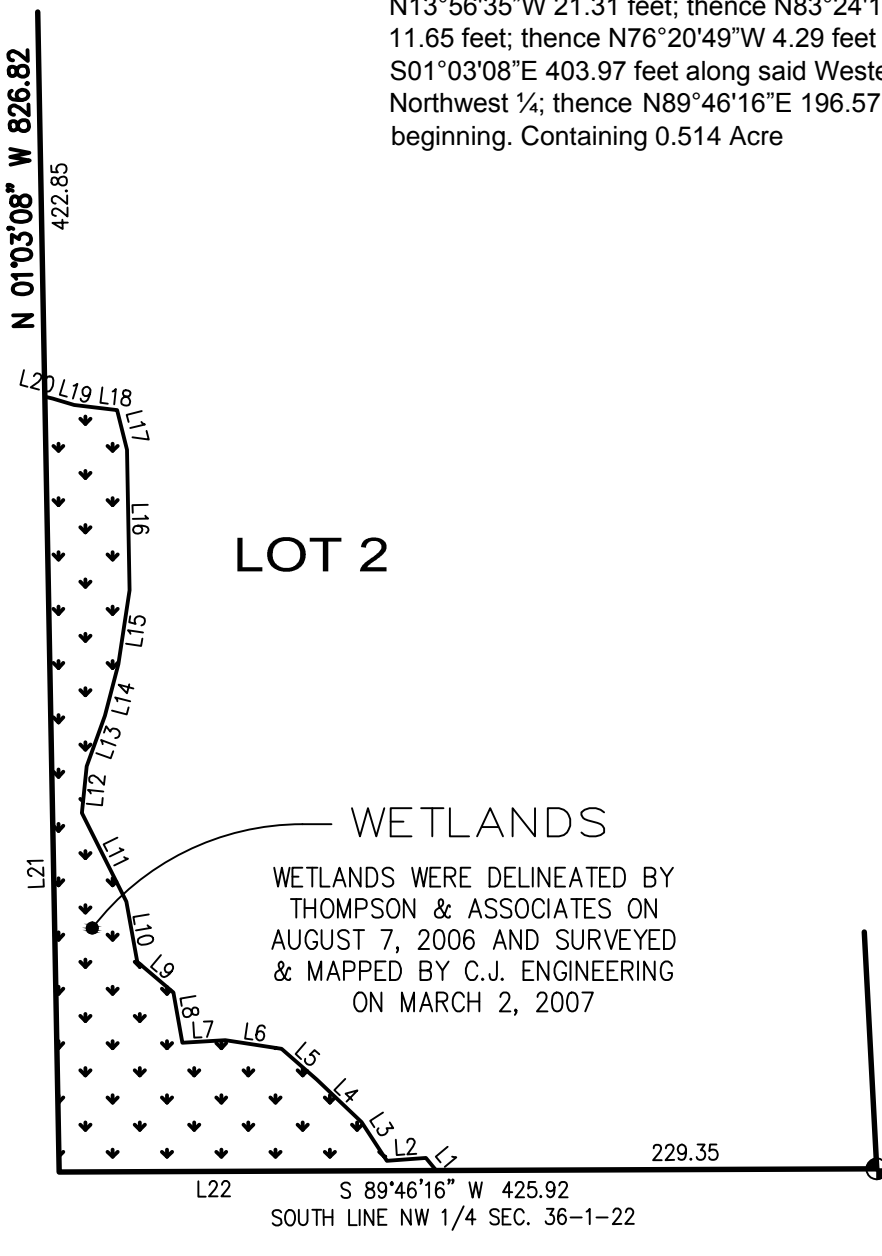


WETLAND DETAIL

SCALE 1"=100'

DESCRIPTION OF WETLANDS

Part of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commencing at the Southeast corner of the Northwest 1/4 of Section 36, Township 1 North, Range 22 East; thence S89°46'16"W along the South line of the Northwest 1/4 of said Section, 229.35 feet to the point of beginning; thence N40°01'50"W 8.60 feet; thence S85°50'02"W 20.34 feet; thence N33°14'53"W 24.09 feet; thence N46°20'51"W 32.14 feet; thence N48°51'30"W 24.48 feet; thence N81°30'22"W 29.58 feet; thence S86°52'53"W 22.47 feet; thence N10°10'35"W 26.58 feet; thence N49°37'05"W 24.64 feet; thence N10°10'46"W 31.75 feet; thence N26°43'05"W 51.70 feet; thence N05°48'14"E 24.46 feet; thence N20°03'53"E 28.07 feet; thence N14°26'06"E 27.80 feet; thence N08°41'11"E 38.88 feet; thence N01°03'21"W 73.24 feet; thence N13°56'35"W 21.31 feet; thence N83°24'19"W 22.49 feet; thence N73°33'17"W 11.65 feet; thence N76°20'49"W 4.29 feet to the Westerly property line; thence S01°03'08"E 403.97 feet along said Westerly property line to the South line of said Northwest 1/4; thence N89°46'16"E 196.57 feet along said South line to the point of beginning. Containing 0.514 Acre



WETLAND LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 40°01'50" W	8.60
L2	S 85°50'02" W	20.34
L3	N 33°14'53" W	24.09
L4	N 46°20'51" W	32.14
L5	N 48°51'30" W	24.48
L6	N 81°30'22" W	29.58
L7	S 86°52'53" W	22.47
L8	N 10°10'35" W	26.58
L9	N 49°37'05" W	24.64
L10	N 10°10'46" W	31.75
L11	N 26°43'05" W	51.70
L12	N 05°48'14" E	24.46
L13	N 20°03'53" E	28.07
L14	N 14°26'06" E	27.80
L15	N 08°41'11" E	38.88
L16	N 01°03'21" W	73.24
L17	N 13°56'35" W	21.31
L18	N 83°24'19" W	22.49
L19	N 73°33'17" W	11.65
L20	N 76°20'49" W	4.29
L21	S 01°03'08" E	403.97
L22	N 89°46'16" E	196.57

Consider **Zoning Text Amendments (Ord. #12-38)** to amend Section 420-124 J (4) (b) related to height requirements in the M-2, General Manufacturing District and to amend Section 420-57 H (2) related to construction design standards.

Recommendation:

On October 8, 2012, the Plan Commission held a public hearing and recommend that the Village Board approve the **Zoning Text Amendments (Ord. #12-38)** as presented in the October 15, 2012 Village Staff Report.

VILLAGE STAFF REPORT OF OCTOBER 15, 2012

Consider **Zoning Text Amendments (Ord. #12-38)** to amend Section 420-124 J (4) (b) related to height requirements in the M-2, General Manufacturing District and to amend Section 420-57 H (2) related to construction design standards.

On September 17, 2012 the Village Board adopted Resolution #12-33 to initiate amendments to the Village Zoning Ordinance related to the height and building materials requirements allowed within the General Manufacturing Districts. The following amendments are proposed:

1. **Section 420-124 J (4) (b) related to height requirements in the M-2, General Manufacturing District is hereby amended as follows:**

Principal building height: 60 feet maximum; however, the height of a principal building or part thereof may be increased ~~not to exceed 75~~ **to a maximum of 90** feet in height, provided that for every one foot above 60 feet, said principal structure shall be set back an additional ~~two~~ **1.5** feet from ~~the side and rear~~ **all** property lines.

2. **Section 420-57 H (2) related to construction design standards is hereby amended as follows (Section 420-57 H (2) (a) thru (k) to remain unchanged):**

Construction design standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the construction plans **unless specifically modified by the Plan Commission, on a case by case basis.**

On October 8, 2012, the Plan Commission held a public hearing and recommend that the Village Board approve the **Zoning Text Amendments (Ord. #12-38)** as presented in the October 15, 2012 Village Staff Report.

H. Construction plan.

- (1) Construction plan requirements. Construction plans prepared, signed and sealed by a Wisconsin registered architect or Wisconsin registered professional engineer, as appropriate, shall be filed with the application for site and operational plan approval and shall include at least the following information:
- (a) The construction plans shall demonstrate compliance with Chapter [180](#), Fire and Rescue Protection, of the Village Code, and with Chapter [370](#), Building and Mechanical Code, of the Village Code.
 - (b) The construction plans shall be dimensioned, labeled and drawn to an architectural scale of not less than 1/8 inch equals one foot.
 - (c) The construction plans shall include detailed architectural plans, including, without limitation, elevations, perspective drawings and sketches illustrating the design and character of the proposed structures, floor plans, plumbing plans and details, HVAC plans and details, and building cross sections.
 - (d) The construction plans shall clearly show room sizes, wall openings, building projections, and locations of all HVAC and utility service equipment and connections (e.g., sewer sampling manhole, utility connections, water meters, etc.) and indicate the materials (and percent of coverage of such materials) and colors of all exterior surfaces (e.g., exterior walls, roofs, window and door trim, etc.).
 - (e) The location and details of all existing and proposed remote touch pad units, key boxes, annunciator panels, pull stations, fire detection devices, fire alarm devices and other safety devices and systems, including fire suppression, sprinkler, standpipe, and restaurant hood suppression systems to be retained or installed.
 - (f) Detailed plans and specifications for any proposed racking systems.
 - (g) Whether or not domestic water and fire protection will be serviced by the same waterline.
 - (h) A chart that includes the following information:
 - [1] Methods of fire prevention, including, without limitation, accessibility for the Fire & Rescue Department and its equipment.
 - [2] Building height.
 - [3] Number of stories/floors.
 - [4] Mezzanines.
 - [5] Clear space, the height of the finished floor to the ceiling or the underside of the roof structure.
 - [6] Elevator size(s).
 - [7] Hazard class.
 - [8] Commodity.
 - [9] Maximum storage height and type of racking system.
 - [10] Square footage of office space.
 - [11] Square footage of receiving space.

- [12] Square footage of shipping space.
 - [13] Square footage of warehousing space.
 - [14] Square footage of manufacturing space.
 - [15] Location and type of exterior storage.
 - [16] Fire protection method(s) proposed.
- (2) Construction design standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the construction plans:
- (a) All buildings and structures shall be constructed of high quality materials using a high quality of craftsmanship.
 - (b) All sides, elevations or facades of all buildings or structures shall be architecturally and aesthetically pleasing, and buildings shall not be designed to be so unorthodox or abnormal as to be unsightly or offensive.
 - (c) All buildings shall provide for varying rooflines and architectural features that provide dimension and pitch.
 - (d) All roof-mounted mechanical or electrical equipment shall be architecturally screened.
 - (e) Any pedestal-mounted or ground-mounted mechanical or electrical equipment shall be screened on all sides using materials identical to or complementary to the materials used in the principal building.
 - (f) Colors used on buildings and structures shall be architecturally and aesthetically pleasing, and garish, unsightly or offensive colors shall not be used; provided, however, that signs for a particular company or business may utilize well known colors associated with that particular company or business.
 - (g) Exterior walls of all principal or accessory buildings shall be constructed of the following materials:
 - [1] Facing materials shall consist of any of the following materials; provided, however, that brick, decorative concrete block or any stone facing materials shall not be painted or stained, and further provided that the balance of the exterior walls shall be covered with either approved facing materials or approved decorative accent materials:
 - [a] Standard, queen, jumbo or utility bricks with a minimum thickness of two inches, covering a minimum of 70% (by area) of each exterior elevation.
 - [b] Decorative concrete block, covering a minimum of 70% (by area) of each exterior elevation.
 - [c] Lannon stone or other stone, covering a minimum of 70% (by area) of each exterior elevation.
 - [d] Architectural precast concrete on manufacturing or warehouse buildings in a manufacturing or agricultural zoning district, or on park and recreational buildings over 50,000 square feet in a park and recreational zoning district, covering a minimum of 70% (by area) of each exterior elevation.
 - [e] Spandrel glass on office buildings in the B-5 Zoning District, covering a minimum of 70% (by area) of each exterior elevation.

- (h)** Decorative accents (e.g., lintels, wall accent bands, cornice or base elements, parapet walls or other architectural features) may use only the following materials; provided, however, that parapet walls shall be constructed of materials that match the building exterior and that brick, decorative concrete block or stone decorative accents shall not be painted or stained:
- [1]** Standard, queen, jumbo or utility bricks with a minimum thickness of two inches, covering a maximum of 30% (by area) of each exterior elevation.
 - [2]** Decorative concrete block, covering a maximum of 30% (by area) of each exterior elevation.
 - [3]** Lannon stone or other stone, covering a maximum of 30% (by area) of each exterior elevation.
 - [4]** Architectural precast concrete, covering a maximum of 30% (by area) of each exterior elevation.
 - [5]** Spandrel glass, covering a maximum of 30% (by area) of each exterior elevation.
 - [6]** Stucco or exterior insulation finish systems (EIFS), covering a maximum of 30% (by area) on or above the second story of each exterior elevation.
- (i)** Roofing materials that are visible to the public shall be constructed of the following materials; provided, however, that all roof material colors shall be complementary to the exterior wall materials and that asphalt, slate, metal or copper roofs shall not be painted or stained (except that factory finishes on metal roofs shall be acceptable):
- [1]** Asphalt architectural grade shingles with high texture.
 - [2]** Slate.
 - [3]** Cedar shakes.
 - [4]** Standing seam metal roofing on buildings in a park and recreational zoning district and in all zoning districts on architectural features.
 - [5]** Copper or anodized aluminum on architectural features in all zoning districts.
- (j)** Window and door frames shall comply with the following requirements:
- [1]** Windows shall be architectural grade window systems with a metal or vinyl closed exterior and wood or aluminum interior.
 - [2]** Door frames shall match window frames in material, finish and color.
 - [3]** Building windows may be clear, tinted or mirrored.
- (k)** Garbage enclosures for storage of solid wastes and recyclables shall comply with the following requirements:
- [1]** All dumpsters and other trash receptacles shall be stored in an enclosed structure and screened from view from all street rights-of-way and adjacent residential uses.
 - [2]** Garbage enclosures shall be large enough to include all solid waste related to the uses in the principal building(s) located on the site.
 - [3]** Garbage enclosures shall be located on a paved surface.
 - [4]** Garbage enclosures are not required to be under a roof; provided, however, that if a garbage enclosure will be used for the storage of equipment or other materials, the structure shall include a roof.

- [5] Garbage enclosures shall be constructed of the same materials as the principal building or of materials that are complementary to the materials used in the principal building.
- [6] The opening to a garbage enclosure shall be gated using a nine-gauge chain link fence with slats that are complementary to the building color or cedar fence boards that are stained or painted a color complementary to the building color and attached to a heavy-duty metal frame.
- [7] The gated opening to garbage enclosures shall remain closed and secured when not in use.

ORD. NO. 12-38

**ORDINANCE TO AMEND
THE VILLAGE ZONING ORDINANCE (CHAPTER 420)
RELATED BUILDING HEIGHT IN THE M-2 DISTRICT
AND CONSTRUCTION DESIGN STANDARDS FOR COMMERCIAL BUILDINGS
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

**THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THE FOLLOWING
AMENDMENTS TO CHAPTER 420 OF THE VILLAGE MUNICIPAL CODE:**

1. **Section 420-124 J (4) (b) related to height requirements in the M-2, General Manufacturing District is hereby amended as follows:**

Principal building height: 60 feet maximum; however, the height of a principal building or part thereof may be increased ~~not to exceed 75~~ **to a maximum of 90** feet in height, provided that for every one foot above 60 feet, said principal structure shall be set back an additional ~~two~~ **1.5** feet from ~~the side and rear~~ **all** property lines.

2. **Section 420-57 H (2) related to construction design standards is hereby amended as follows (Section 420-57 H (2) (a) thru (k) to remain unchanged):**

Construction design standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the construction plans **unless specifically modified by the Plan Commission, on a case by case basis.**

Adopted this 15th day of October, 2012.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk

Posted: _____

38- M-2 Height and Material amendments.docx

INFORMATION ON THE ADMINISTRATOR'S PROPOSED 2013 GENERAL FUND
BUDGET WILL BE AVAILABLE AT THE VILLAGE BOARD MEETING - OCTOBER 15,
2012 6 P.M.

**VILLAGE OF PLEASANT PRAIRIE
BOARD OF TRUSTEES
RESOLUTION #12-36
RESOLUTION TO INITIATE A ZONING TEXT AMENDMENT**

WHEREAS, the Village Board may initiate a petition for an amendment of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance.

WHEREAS, the Village staff is proposing to re-evaluate and amend the parking area setbacks requirements to railways in the manufacturing districts.

NOW THEREFORE, BE IT RESOLVED, by the Village Board of Trustees, as follows:

1. That the Village Board hereby initiates and petitions to re-evaluate and amend the parking area setbacks requirements to railways in the manufacturing districts; and
2. That the proposed changes in the Zoning Text are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Board is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Text, but rather, is only initiating the process by which the proposed changes in the Zoning Ordinance Text can be promptly evaluated.

Adopted this 15th day of October 2012.

ATTEST:

VILLAGE OF PLEASANT PRAIRIE

Jane M. Romanowski
Village Clerk

John P. Steinbrink
Village President

Posted: _____



Office of the Village
Director of Public Works
John P. Steinbrink, Jr.

To: Michael Pollocoff
From: John Steinbrink, Jr.
Subject: DNR Urban Forestry Grant
Date: October 9, 2012

On October 1, 2012, Public Works submitted a grant application to mitigate the cost of Emerald Ash Borer treatment for Village owned trees.

The Wisconsin Urban Forestry Grant Program provides funding to communities across the state for projects that stimulate and support the development of urban forest management programs. The grant funds assist communities with tree inventories, management plans, emerald ash borer preparedness plans, ordinances, staff training, public awareness, and much more. For 2013, emphasis will continue to be on emerald ash borer preparedness projects.

This grant award provides a 50/50 match for expenses incurred. Our estimated expenses for 2013 is \$13,519.12 and our grant request is for \$6759.56.

As part of the grant application, the DNR requires the Village to adopt a resolution authorizing the funding of the project and Public Works to administer the funds.

**VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #12-40
RESOLUTION AUTHORIZING APPLICATION FOR
GRANT ASSISTANCE FOR THE
2013 EMERALD ASH BORER TREATMENT
ON VILLAGE-OWNED TREES**

WHEREAS, the Village of Pleasant Prairie hereby requests financial assistance under s. 20.370 Wis. Stats., Chapter NR 47, Wis. Admin. Code, for the purpose of funding urban and community forestry projects or urban forestry catastrophic storm projects specified in s.20.370(5)(bw) and (1)(mv), Wis. Stats.

NOW, THEREFORE, BE IT RESOLVED that the Village of Pleasant Prairie hereby authorizes John Steinbrink, Jr., an employee to act on its behalf to:

Submit an application to the State of Wisconsin Department of Natural Resources for financial assistance under s. 20.370, Wis. Stats., Chapter 47, Wis. Admin. Code;

Sign necessary documents; and

Submit a final report.

Adopted this 15th day of October, 2012.

VILLAGE OF PLEASANT PRAIRIE

John Steinbrink
Village President

ATTEST:

Jane Romanowski
Village Clerk

I hereby certify the foregoing resolution was duly adopted by the Village Board at a legal meeting on the 15th day of October, 2012.

Jane M. Romanowski
Village Clerk

Notice: Pursuant to US Public Law 95-313, s. 6(b), s. 23.097, Wis. Stats., and ch. NR 47, Wis. Adm. Code, this form is required to be completed to apply for an Urban Forestry Grant. The Department will be unable to process your application unless complete information is provided as requested. Information will be used to determine grant award lists, provide statistical information and potentially to use as an example for other grant applicants. Personally identifiable information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].

Grant is for calendar year 2013

Section I: Applicant Information

Organization Name
 Village of Pleasant Prairie

Applicant is a (check one)
 City Village Town County Tribal Government 501(c)(3) nonprofit organization

Located in the county of: Kenosha

Applicant Authorized Representative Information

Last Name Steinbrink Jr.	First Name John	MI P	Phone Number (incl. area code) (262) 694-1403
Address 8600-GreenBay Rd			FAX Number (incl. area code) (262) 694-2941
City Village of Pleasant Prairie	State WI	ZIP Code 53158	Email jsteinbrink@plprairiewi.com

Project Manager (if different from Authorized Representative)

Last Name Meyers	First Name Kevin	MI J	Phone Number (incl. area code)
Address 8600-GreenBay Rd			FAX Number (incl. area code)
City Village of Pleasant Prairie	State WI	ZIP Code 53158	Email kmeyers@plprairiewi.com

Section II: Project Description

Project Title Emerald Ash Borer street/parks tree treatment

Describe the project and all individual components, using additional sheets if necessary. The project must be related to urban forestry as defined on page 17 of the application guidelines. This project consists of the following components: (See page 5 of guidelines, "Eligible Projects" for examples of components.) Mark all that apply to your project. For each component marked, describe what will be developed, performed and/or implemented.

Emerald Ash Borer Preparation/Response (inventory, plan, education, training)

Public Awareness / Volunteer Development Press release on treatment of EAB

Staff Training / Education

Operations (planting, pruning, removals, fertilization, storm damage mitigation, pest control, etc.) Treating Ash trees with chemical for the treatment of EAB.

Management

Plan Development (management, strategic, storm response, pest response, planting)

Inventory

Ordinances

Other:

Other

Note: Your Cost Estimate Worksheet on pages 5 - 6 of this application must include costs for all project components described above. Project components described but not included on the Cost Estimate Worksheet will be excluded from the evaluation and rating of your grant application.

Total Project Cost: \$ 13,519.12

(Fill in amount from box A on the Cost Estimate Worksheet, page 6 of the application)

Total Grant Request: \$ 6,759.56

(Fill in amount from box E on the Cost Estimate Worksheet, page 6 of the application)

For the following questions use additional sheets as needed.

1. Is there any financial assistance from any other state or federal source(s) that have been, are, or may be involved in this project?

Yes No

If yes, list all other state or federal financial assistance, the source(s) and dollar amount(s)

2. For each category (a - e) below, check the one box that best describes your municipality's current level of urban forest program management.

Note: Counties and 501(c)(3) organizations omit this question UNLESS your project directly serves one or more cities, villages, towns, tribes. Contact the urban forest program manager for that municipality to complete the table below to reflect that municipality's current level of urban forest program management.

Name of municipality(ies): _____

a. community tree inventory &/or canopy assessment

- We have a current & complete inventory that guides our community tree planting, maintenance & removal decisions & priorities.
- Our inventory is incomplete or needs upgrading/updating. It is marginally useful for guiding our ongoing community tree planting, maintenance & removal decisions & priorities.
- We have no formal inventory, assessment or other written records of our trees.

Comment (optional):

b. urban forest management plan

- We have a current, useful, written, inventory-based urban forest management plan.
- Our inventory-based, written urban forest management plan is incomplete or out of date. It is marginally useful as a planning tool.
- We do not have a written urban forest management plan based on tree inventory data or on similar forest resource assessment.

Comment (optional):

c. program staffing

- Public tree planting, maintenance & removal is done by staff, tree service contractors &/or volunteers who have a forestry degree, ISA certified arborist credentials, have completed WI CTMI or have other advanced forestry training.
- Provide name(s), title(s) & credentials:

- Public tree planting, maintenance & removal is done by staff, tree service contractors &/or volunteers who have experience or on-the-job training, but lack a forestry degree, ISA certified arborist credentials or comparable advanced forestry training.

Comment (optional):

d. tree ordinance

- We have one or more tree ordinance(s) that is/are useful for achieving community tree care and management goals.
- Our tree ordinance(s) is/are out-of-date or inadequate. Tree management, care and protection language is seldom enforced &/or does not address current tree management issues.
- Our code of ordinances contains no provisions for tree management, care or protection. Tree language is limited to nuisance abatement.

Comment (optional):

e. advocacy

- We have an authorized citizen tree board or other organized group actively involved in advising a program of community tree care and protection.
- We have various groups (clubs, schools, committees) interested and involved in community tree care and management but not formally charged with advising a program of community tree care and protection - OR - We have an authorized but inactive citizen tree board.
- The level of involvement and support by residents and local elected officials for community tree care and management is low to non-existent.
Comment (optional):

3. Describe each of the following public awareness aspects of this project:

- a. Citizen involvement in project planning, development and/or implementation

- b. Public education (classes, tree walks, seminars, etc.)

- c. Public information (news articles, videos, brochure or flyer development/purchase, etc.)
yearly info posted on web page and/or news paper

Note: Your Cost Estimate Worksheet on pages 5 -6 of this application should include costs for public awareness aspects described above.

4. Will partners such as civic/business groups, other communities, neighborhood organizations, utilities, schools, developers, etc. be involved in this project? (funding, promoting, planning, implementing)

Yes No If yes, please answer the following:

- a. What partners will be involved in this grant project?

- b. Specify whether each is a new or existing partnership.

- c. What specific service, product, or role will each partner contribute to the project?

5. How will this project contribute to long-term sustainability of your community forest?

This project will help by trying to protect our ash trees from EAB.

6. Is your community, or the community where your project will be carried out, a Tree City USA? (See www.arborday.org/programs/treeCityUSA/index.cfm.)

Yes No If yes, specify which Growth Award category(ies) and eligible activity(ies) this project will help satisfy, if any. (See www.arborday.org/programs/treeCityUSA/growthAwards.cfm.)

Growth Award Category

Eligible Activity Code

7. List any specific urban tree care or tree management training received or conferences attended by your organization's staff or volunteers during the past year. Include any training taken in preparation for undertaking this project.

Date	Course Title	Training Description	Provider	Attendees

8. Describe any additional significant aspects or outstanding features of this project that you would like us to know about.

9. Cost Estimate Worksheet *(instructions are on page 11 of the grant application guidelines)*

USE A SEPARATE WORKSHEET FOR EACH COMPONENT CHECKED ON PAGE 1 OF YOUR APPLICATION.

If more space is needed in Column 1, type "See Attached Document" in space provided and create separate MS Word compatible document providing the project tasks as needed.

Project Component: Treatment of EAB	Estimated Cost	Donation Value
Labor & Services (specify project tasks on lines below, as appropriate)		
Applicant's Staff: Kevin Meyers, Supervisor:23hrs. @ \$27.17	\$624.91	
Fringe Benefits: 46.92 percent	\$293.21	
Other:		
Other		
Consultants/Contractors/other hired project labor: TruGreen (annually)	\$11,527.00	
Volunteers/donated services:		
Laborer (\$8.00/hr):		
Other project workers (\$16.00/hr):		
Equipment (specify type of equipment and DOT class code on lines below, as appropriate See page 13 of application guidelines for a list of commonly used equipment codes.)		
Purchased:		
Rented or Contracted:		
Provided by Applicant: Vehicle .74/mile x 100 miles	\$74.00	
Donated by third parties:		
Supplies (specify items on lines below, as appropriate)		
Purchased:		
Provided by Applicant:		
Donated by third parties:		
Other (specify):		
Estimated Cost/Donation Value for THIS component:	1. \$12,519.12	2. \$0.00
SUBTOTAL -- Add Box 1 and Box 2:	3. \$12,519.12	

Two copies of this component sheet are included here. Please copy this sheet as necessary for additional project components.

9. Cost Estimate Worksheet (instructions are on page 11 of the grant application guidelines)

USE A SEPARATE WORKSHEET FOR EACH COMPONENT CHECKED ON PAGE 1 OF YOUR APPLICATION.

If more space is needed in Column 1, type "See Attached Document" in space provided and create separate MS Word compatible document providing the project tasks as needed.

Project Component: Public awareness	Estimated Cost	Donation Value
Labor & Services (specify project tasks on lines below, as appropriate)		
Applicant's Staff:		
Fringe Benefits:		
Other: cost of press release and web info annually	\$1,000.00	
Other		
Consultants/Contractors/other hired project labor:		
Volunteers/donated services:		
Laborer (\$8.00/hr):		
Other project workers (\$16.00/hr):		
Equipment (specify type of equipment and DOT class code on lines below, as appropriate See page 13 of application guidelines for a list of commonly used equipment codes.)		
Purchased:		
Rented or Contracted:		
Provided by Applicant:		
Donated by third parties:		
Supplies (specify items on lines below, as appropriate)		
Purchased:		
Provided by Applicant:		
Donated by third parties:		
Other (specify):		
Estimated Cost/Donation Value for THIS component:	1. \$1,000.00	2. \$0.00
SUBTOTAL -- Add Box 1 and Box 2:	3. \$1,000.00	

Two copies of this component sheet are included here. Please copy this sheet as necessary for additional project components.

9. Cost Estimate Worksheet (instructions are on page 11 of the grant application guidelines)

USE A SEPARATE WORKSHEET FOR EACH COMPONENT CHECKED ON PAGE 1 OF YOUR APPLICATION.

If more space is needed in Column 1, type "See Attached Document" in space provided and create separate MS Word compatible document providing the project tasks as needed.

Project Component:	Estimated Cost	Donation Value
Labor & Services (specify project tasks on lines below, as appropriate)		
Applicant's Staff:		
Fringe Benefits:		
Other:		
Other		
Consultants/Contractors/other hired project labor:		
Volunteers/donated services:		
Laborer (\$8.00/hr):		
Other project workers (\$16.00/hr):		
Equipment (specify type of equipment and DOT class code on lines below, as appropriate See page 13 of application guidelines for a list of commonly used equipment codes.)		
Purchased:		
Rented or Contracted:		
Provided by Applicant:		
Donated by third parties:		
Supplies (specify items on lines below, as appropriate)		
Purchased:		
Provided by Applicant:		
Donated by third parties:		
Other (specify):		
Estimated Cost/Donation Value for THIS component:	1.	2.
SUBTOTAL -- Add Box 1 and Box 2:	3.	

Two copies of this component sheet are included here. Please copy this sheet as necessary for additional project components.

10. Cost Estimate Worksheet (instructions are on page 11 of the grant application guidelines)

CALCULATIONS

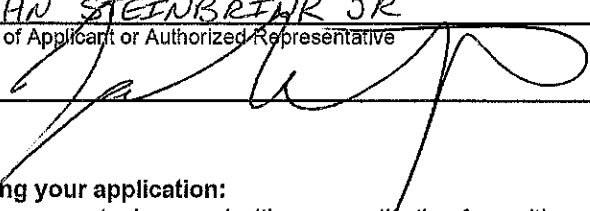
Grant Calculation	Estimated Cost
A. Add the Subtotals in Box 3 for ALL PROJECT COMPONENTS. This is your TOTAL Project Cost . Enter this amount at the top of Page 2 of this Grant Application.	\$13,519.12
B. Add the estimated donation value from Box 2 for ALL PROJECT COMPONENTS:	\$0.00
C. Subtract Line B from Line A:	\$13,519.12
D. Multiply the amount on Line A x 50% (Don't enter more than \$25,000):	\$6,759.56
E. Enter the smaller of Line C or Line D above. This is your GRANT REQUEST . (Must be between \$1,000 and \$25,000.) Enter this amount at the top of Page 2 of this Grant Application.	\$6,759.56
F. Subtract the amount on Line E from the amount on Line A. This is your MATCH	\$6,759.56

Section III: Resolution for Urban Forestry Grant Program

Provide a signed resolution that has been adopted by the applicant's governing body which gives the name of the applicant, authorizes funding for the project, designates an authorized representative (position title) to act on behalf of the applicant and states that the applicant will provide documentation of work done and follow all relevant state and federal rules. A sample resolution is provided on page 29 of the grant application guidelines.

Section IV: Certification

I hereby certify to the best of my knowledge, the information contained in this application and application attachments are correct and true. I understand and agree that any grant monies awarded as a result of this application shall be used in accordance with ch. 23.097, Wis. Stats., and ch. 47, Wis. Adm. Code.

Applicant or Authorized Representative (print)	Title
JOHN STEINBRINK JR	DIRECTOR OF PUBLIC WORKS
Signature of Applicant or Authorized Representative	Date Signed
	10-1-12

Submitting your application:

Include the separate document with your application form either as a paper copy if you are mailing or hand delivering your application or include the separate document as an electronic attachment if you are submitting your application by email. Due October 1st.



Office of the Village
Director of Public Works
John P. Steinbrink, Jr.

October 1, 2012

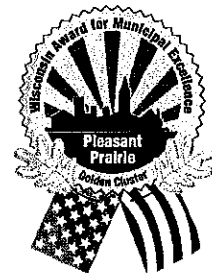
State of Wisconsin
Department of Natural Resources
Division of Forestry

A resolution authorizing the filing of the Urban Forestry grant by the Village of Pleasant Prairie will be submitted on October 16, 2012.

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Steinbrink, Jr." The signature is fluid and cursive.

John Steinbrink, Jr.
Director of Public Works



ANIMAL CONTROL AGREEMENT

THIS AGREEMENT, made and entered into by and between the Village of Pleasant Prairie (hereinafter referred to as “the Village”, and ROBERT W. MELBY, JR., D/B/A Clawz and Pawz, (hereinafter referred to as “Contractor”).

1. Terms. This Agreement shall commence on **January 1, 2013** and shall terminate on **December 31, 2013.**

2. Contractors Obligations. The Contractor shall be obligated during the term of this agreement to provide the basic services, as hereinafter defined as well as the following additional services to the Village:

A. Domestic Canine Control. Contractor shall provide domestic animal control services within the Village, consisting of the capture and disposal of detained canines. Any and all captured domestic canines shall be transported by Contractor to the Safe Harbor (hereinafter “Humane Society”). The Village shall bear all costs and fees issued by the Humane Society. Contractor shall also report domestic animal abuse to the Pleasant Prairie Police Department.

B. Cooperation. Contractor shall cooperate with the Village and its duly authorized representatives specified by the Pleasant Prairie Police Chief. Contractor’s work and Contractor and his employees shall testify in any hearing, trials or legal proceedings, upon the request of the Village.

C. Availability. Contractor shall be available by telephone during Contractor’s Work Schedule, as hereinafter defined.

3. Work Schedule. Contractor shall perform work in accordance with the following schedule:

A. Respond to emergency calls from the Village, as determined in the sole discretion of the Village, 24 hours a day, 7 days per week. An emergency shall be defined as a situation involving an animal that is or may be injured, sick, disabled or an immediate threat to the public health, safety and welfare.

B. Respond to non-emergency animal control call Monday through Friday, excluding holidays recognized by the Village, between the hours of 9:00 a.m. and 5:00 p.m., (hereinafter “Normal Work Schedule”). Contractor may operate live wild animal traps, as deemed professionally necessary, during such other times as Contractor deems appropriate.

4. Contractor’s Compensation. In exchange for the performance and completion of the Contractor’s obligations as set forth herein, Contractor shall be entitled to the following compensation:

A. Basic Services. Contractor shall be entitled to a monthly service fee in the amount of \$250.00 per month, for Contractor's basic services which shall include:

- i. Maintain and staff office, and be responsible for all costs and expenses of business operation.
- ii. Office is to have dedicated business phone line, computer with internet and email access.
- iii. Attend meetings requested by Village officers.
- iv. Appear in Court for administrative hearings upon request of Village Officers.
- v. Perform all other work not itemized below involving Animal Control Services.

B. Itemized Services. Contractor shall be paid in addition to the monthly service fee, the cost set forth hereafter for each animal as specified below:

- i. Capture and dispose of a detained stray domestic canine during normal work schedule. \$50.00
- ii. Capture and dispose of a detained stray domestic canine any time outside of Contractor's Normal Work Schedule. \$60.00
- iii. Attend to an injured or dangerous animal and/or capture or take custody of any domestic canine due to injury or neglect at the request of the Village during Contractor's Normal Work Schedule. \$50.00
- iv. Attend to an injured or dangerous animal and/or capture or take custody of any domestic canine due to injury or neglect at the request of the Village outside of Contractor's Normal Work Schedule. \$60.00

Payment shall be made by Village on a monthly basis upon submission of an invoice and any required report documentation for completed work to the Village Clerk within fifteen (15) days after receipt of invoice and said documentation. The form of invoices and reports shall be determined by the Village from time to time.

5. Termination for Cause. In the event either party should fail to fulfill in a timely manner its obligations under this contract, the nonbreaching party shall have the right to terminate this contract provided that written notice of said breach is given to the breaching party, thereby specifying that

this Agreement will be terminated within 10 days of the date of said notice in the event that the breaching party has not cured the purported breach to the satisfaction of the noticing party.

6. Methods and Manner of Performance. Contractor shall have discretion to select such methods, manner, labor, equipment, materials and supplies for the performance of Contractor's operations as will assure professional quality of work and a rate of progress which will assure the timely completion of work. Contractor is responsible for furnishing all labor, equipment, material and supplies required to perform work.

7. Contractor's Employees. Although Contractor performs work as an independent Contractor, the Village Board shall have the right to request Contractor to remove or discipline any Contractor's employees performing work when said employee does not furnish quality workmanship or is uncooperative with, or in performance of work is disrespectful to Village personnel or any Village citizen.

8. No Assignment. Contractor may not assign this Contract, enter into a joint enterprise or sublet any work without the express written approval of the Village Board. The Village shall not be liable for any costs and expenses arising from any such assignment. An unlawful assignment, joint enterprise or subletting shall render this Contract voidable by the Village Board as of the date thereof, and the Village will not be obligated to pay to Contractor any money for any work performed by an unauthorized party. The Contractor will be responsible for any cost, loss, expense or damages the Village may incur in enforcing this provision. However, nothing contained herein shall prevent Contractor from assigning this Agreement to a Wisconsin business corporation which Contractor may form during the term of this Agreement, so long as Contractor possesses a majority shareholder interest in said corporation, and immediately notifies the Village of any such assignment.

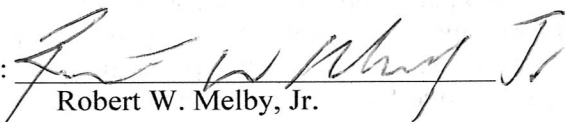
9. Indemnification. Contractor agrees that it will, at all times relevant to this Agreement, defend, indemnify and hold harmless Village and Village's officers, agents, employees and representatives, from and against any and all liability, loss, charges, damages, claims, judgments, costs, expenses or attorney's fees, which they may hereafter sustain, incur or be required to pay as a result of any action or inaction by Contractor or its officers, agents, employees or representatives or as a result of the willful or negligent act or omission of Contractor and its suppliers, assigns, employees, officers, agents or representatives, or resulting from Contractor's failure to perform or observe any of the terms, covenants and conditions of this Agreement, should any person or party, as a result thereof, suffer or sustain personal injury, death or property loss or damage, or a violation of any other right protected by law.

10. Insurance. Contractor shall, prior to performing work and at all times during the term of this agreement, carry insurance policies, with limitations of coverage reasonably acceptable to the Village, providing coverage for commercial general liability, automobile liability and worker's compensation. Contractor shall, upon seven (7) days prior written notice from the Village, verify said insurance coverage by a certificate of insurance issued by the Village Clerk, which shall provide that none of any of the above-described policies will be cancelled, terminated or lapse before the expiration of this term, without the issuing company submitting thirty (30) days prior written notice to the Village.

11. Licensure. Contractor hereby agrees to maintain, throughout the term of this Agreements, as amended from time to time, any and all licenses and permits are required by federal, state and local laws.

IN WITNESS WHEREOF, the Village and contractor each certify that they have authority under their respective organizational structure and governing laws to execute this Agreement, and that the parties hereto have hereunto executed this Agreement on the date last signed by a party thereto.

ROBERT W. MELBY, JR.
d/b/a Clawz and Pawz Animal Rescue and Control

By: 
Robert W. Melby, Jr.

Date: _____

Village of Pleasant Prairie

By: _____

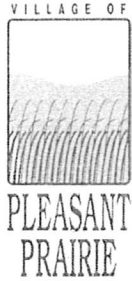
Print Name: _____

Date: _____

By: _____

Print Name: _____

Date: _____



2013 WISCONSIN MARATHON

THIS AGREEMENT, made this 27 day of Sept, 2012, by and between the Wisconsin Marathon, LLC, hereinafter referred to as "Wisconsin Marathon" and the Village of Pleasant Prairie, hereinafter referred to as "the Village".

WHEREAS, Wisconsin Marathon conducts and promotes the Wisconsin Marathon; and,

WHEREAS, Wisconsin Marathon wishes to race along Lake Michigan on Lakeshore Drive and through various neighborhoods in Carol Beach; and,

WHEREAS, Wisconsin Marathon will provide the residents residing along the route with information pertaining to the race course and anticipated start and finish times of the race; and,

WHEREAS, Wisconsin Marathon requests the Village provide public services along the race course within the Village; and,


WHEREAS, the cost of the public services provided to Wisconsin Marathon will be reimbursed to the Village in full, at the actual cost of the services provided.

NOW, THEREFORE, the parties hereto do mutually agree to the terms of this agreement under the conditions described below:

1. The Wisconsin Marathon race course begins in the City of Kenosha, transitions into the Village through a residential neighborhood in the eastern part of the Village, and returns to the City of Kenosha for the finish (**See Exhibit A**).
2. Wisconsin Marathon shall provide Pleasant Prairie residents residing along the specified route information pertaining to road closures, detours, routes and anticipated start and finish times of the race a minimum of 45 days prior to the race.
3. The Village will agree to the race course proposed by Wisconsin Marathon after the residents have had an opportunity to review the course, but no later than 30 days prior to the event.
4. The Village shall provide police, fire and rescue and public works services along the Wisconsin Marathon race course within the Village, at the expense of the Wisconsin Marathon.
5. Wisconsin Marathon agrees that all debris from water stations along the route in Pleasant Prairie will be completely cleaned and restored to their previous condition before the end of the day on May 4, 2013.

6. Wisconsin Marathon shall submit a plan for approval by the Village no later than 30 days before the race that specifically describes how residential access in the area will be accommodated along race course in order for residents to access their homes and race participants to safely run in the event. The Village encourages plan submission earlier than 30 days before the race in order for enough time to provide for any potential changes.
7. The Village shall be reimbursed in full for all actual expenses for police, fire and rescue and public works services provided for the Wisconsin Marathon (**See Exhibit B, Service Costs for 2012**) within 10 days of the receipt of invoice.
8. Wisconsin Marathon shall provide the Village with a Certificate of Insurance 10 days prior to the 2013 Wisconsin Marathon race, which will be held on May 4, 2013.
7. The Village shall provide Wisconsin Marathon with a Certificate of Insurance 10 days prior to the 2013 Wisconsin Marathon race, which will be held on May 4, 2013.

Wisconsin Marathon

BY  Date 8-27-12

Print Name: Joseph Chih

Village of Pleasant Prairie

BY _____ Date _____

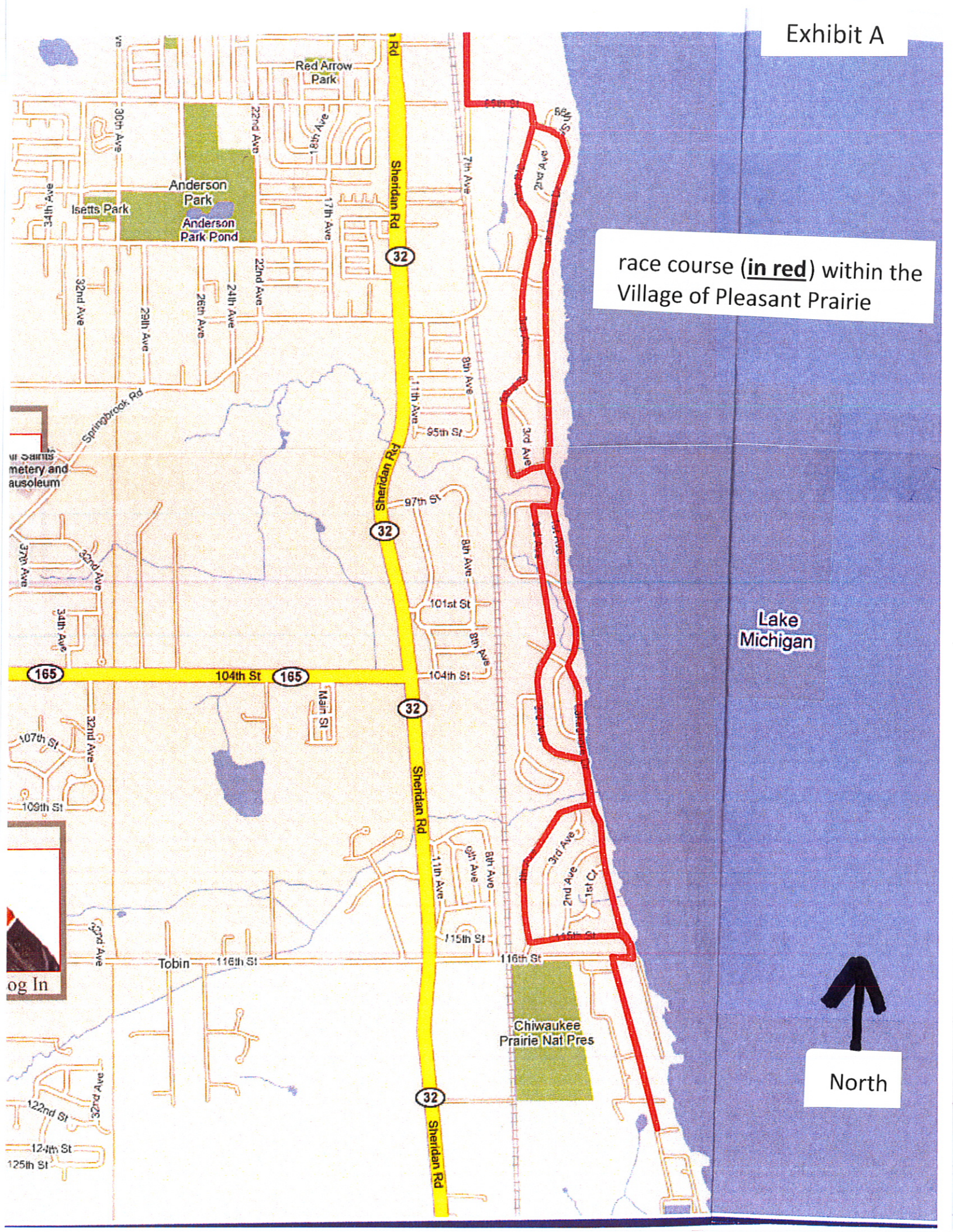
Michael R. Pollocoff, Village Administrator

race course (in red) within the Village of Pleasant Prairie

Lake Michigan



North



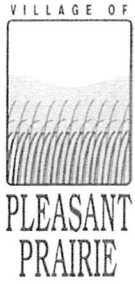


Exhibit B

2012 Wisconsin Marathon May 5, 2012 Race

Village of Pleasant Prairie
Service Costs Billed

Public Works	\$	-
Police	\$	1,158.42
Fire & Rescue - FT	\$	411.13
Fire & Rescue - PT	\$	68.04
Total	\$	1,637.59

Pleasant Prairie Resident Access Plan during 2013 Wisconsin Marathon

The Wisconsin Marathon will take place on Saturday, May 4th. The start time for the race is 7am at Harbor Park in Kenosha. The first runner will enter Pleasant Prairie (the Carol Beach area) at approx 8:20am. The last runner will leave the area at approx 12:45pm. Course Marshals, police, medical staff, and other volunteers will also be along the course as well directing the runners and providing support.

The race-course is designed to minimize the number of streets with marathoners running on both sides of the street. All runners are instructed that the streets are not closed to vehicular traffic. Runners are also instructed that they are to run on the right shoulder of the road at all times. Although the first runners will arrive approximately 8:20, the majority of runners will be on Pleasant Prairie streets from 10:15 to 11:45.

To ensure the safety of the runners and the convenience of the residents we would ask that motorists try to avoid driving between 8:25 and 12:00. If driving is necessary we ask that motorist especially avoid driving between 10:15 and 11:45.

It is **STRONGLY** encouraged that Carol Beach residents not drive on the course during these times for the safety of the runners, the volunteers, and themselves. However, if residents **MUST** use these roads, the following steps should be taken along with those of any instructions given by course marshals, volunteers, and police.

Exiting Carol Beach:

- > Traveling south is the safest option and it suggested that residents use 1st Ave/ Lakeshore Drive. (For the most part, runners will be heading north on these streets, so by driving south, residents and runners will be on opposite sides of the road.)
- > Utilizing 116th Street is the best way to go west, out of Carol Beach.
- > Utilizing 85th Street is the worst way out and **STRONGLY** not recommended.

Entering Carol Beach:

- > Traveling south is the safest option and it is suggested that area residents use 1st Ave/ Lakeshore drive.
- > Entering Carol Beach via 90th Street is the best way to get in eastward.
- > Utilizing 116th Street is the worst way in and **STRONGLY** not recommended.

Other notes:

- > The time period that the most amount of runners will be on the road will be between 8:45 and 11:30am. It is suggested that this time frame should be avoided as much as possible.
- > Runners have the right of way at all times on the course.

Village of Pleasant Prairie
9915 39th Ave
Pleasant Prairie, WI 53158

September 24, 2012

VILLAGE ADMINSTRATOR

RE – Special Event Application
Ragnar Relay Chicago to benefit Back On My Feet Charity

SEP 27 2012

PLEASANT PRAIRIE

To Brian Wagner:

Attached please find information on the race route and other general information for the Ragnar Relay Chicago 2013 race, a benefit for local charities and Back On My Feet as our official Chicago charity. This information is to be used to supplement the Special Event Application (also attached). Please let me know if any additional information is required in order to processes a Special Event Permit.

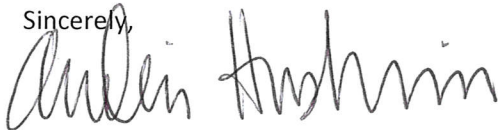
Included information:

- A. Race route (Map / Layouts)
- B. Applicant & Event Organizer Info
- C. Description of Event
- D. Date & Hours of Event
- E. Private Security, Sales, Vendors, Food, Alcohol, Entertainment, Temporary Structures
- F. Estimated Attendance
- G. First Aid
- H. Insurance
- I. Charity Non-Profit Status

We believe in providing a quality event that is safe and fun for participants and all involved. I appreciate all the assistance you have offered in our initial steps and look forward to continuing this conversation as we finalize the details of our race.

Feel free to contact me regarding any questions you may have.

Sincerely,



Andria Huskinson

Chicago Race Director

1188 W. Sportsplex Dr., Suite 201

Kaysville, UT 84037

Cell (801)641-0232

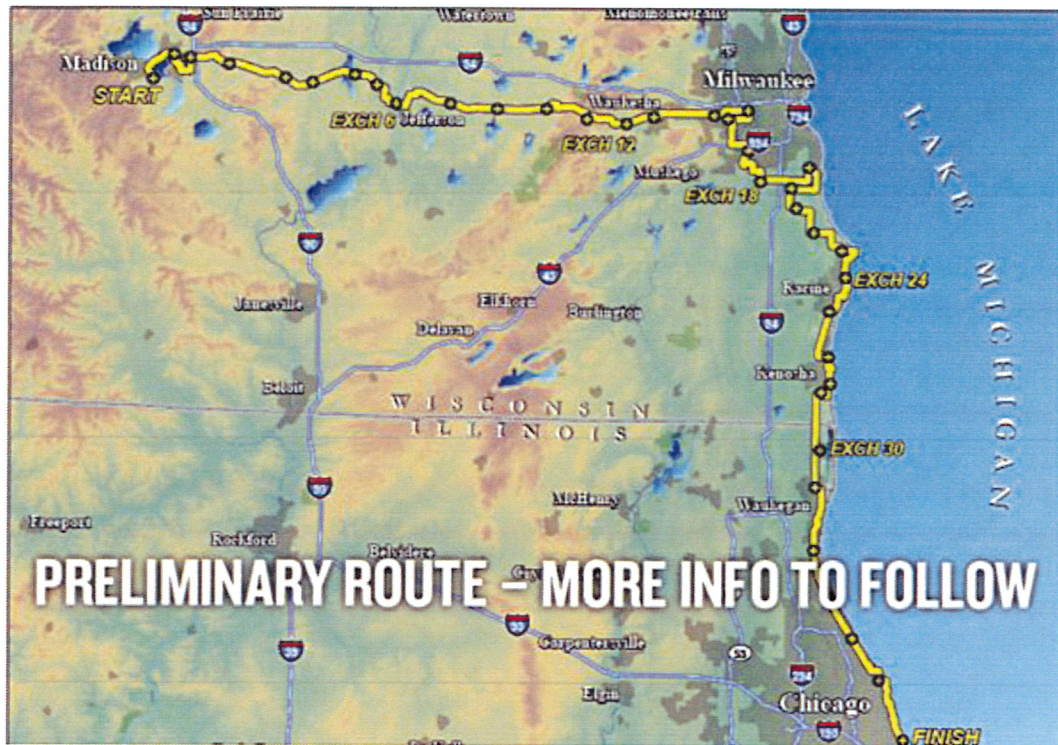
Office (801)499-5024

Fax (801)499-5023

andria@ragnarrelay.com

www.ragnarrelay.com

A. Race Route (Map / Layout)



Route – The race will start at Olin/Turville Park in Madison WI on Friday, June 7, 2013 at 6:00am. Runners will make their way across the state of Wisconsin towards Milwaukee and then head south along the lake towards Chicago. The finish line will be located at Lincoln Park in Chicago.

Exchange 27: Anderson Park



Section through the Village of Pleasant Prairie –Runners will leave Exchange chute 27 at Anderson Park in Kenosha taking a right on the sidewalk running on south end of Anderson Park, turn right onto 89th St then left at 30th Ave onto MRK Trail. Runners will continue south on MRK trail through Pleasant Prairie to state line.

The orange line indicates the runner's path. We estimate that runners will pass through the county on Saturday, June 8th between 5:00am through 11:30am. Runners will typically run on sidewalks, crosswalks, bike lanes, and shoulders, and will obey all traffic laws.

B. Applicant Info

Ragnar Events LLC will apply for all permits in the name of the official race name, Ragnar Relay Chicago.

Event Organizer Info

Applicant:

Andria Huskinson- Race Director

Ragnar Events

1188 W Sportsplex Dr, Suite 201

Kaysville, UT 84037

P (801)641-0232

andria@ragnarrelay.com

C. Description of Event

The Ragnar Relay Chicago 2013 is a long distance running relay race that is a benefit for local charities along the course with Back On My Feet being the official Chicago charity. The race will start in Madison Wisconsin on Friday, June 7th, 2013 and finish in Lincoln Park on Saturday, June 8th, 2013. We anticipate 500 teams to participate in the Ragnar Relay Chicago 2013. Each team is comprised of 12 individuals and two transport vans. Therefore, we anticipate 5,800 participants and 975 vehicles to be involved in the race.

Since the race is a relay, only one person from each team will be running on the course at one time (the rest of the team is driving in the two vans). That means there will only be 500 runners on the course at a time. These runners will be VERY spread out. We will start the first runners in Madison Wisconsin Olin/Turville Park at 6:00am and the last runners at 4:00pm. This averages out to about one runner every minute, which is typical of Ragnar Relay races. Runners obey all traffic laws and stay with the normal flow of pedestrian traffic. Our race course typically follows sidewalks, running paths, bike lanes, and road shoulders. We do not foresee a need to close any lanes of traffic or close the running path to pedestrian or bike traffic. All participants are required to wear reflective vests, headlamps, and LED lights during nighttime hours.

To reiterate, the event will not close, block, alter, or interrupt the flow of pedestrian, bicycle, or vehicular traffic. There will be no food, water, alcohol, private security, sales, or amplified music at the event.

D. Date & Hours of Event

We will start the first runners in Madison Wisconsin Olin/Turville Park on June 7th, 2013 at 6:00am and the last runners at 4:00pm. We anticipate the first runner to enter the Village of Pleasant Prairie around 5:00am on Saturday, June 8th, 2013 and the last runner to leave the city by 11:30am on Saturday, June 8th, 2013.

E. Private Security, Sales, Vendors, Food, Alcohol, Entertainment, Temporary Structures – NONE

F. Estimated Attendance

As stated above, we anticipate 500 teams to participate in the Ragnar Relay Chicago 2013. Each team is comprised of 12 individuals and two transport vans. Therefore, we anticipate 5,800 participants and 975 vehicles to be involved in the race.

There will be 500 runners passing through the city limits of Pleasant Prairie, spread out between the hours of 5:00am and 11:30am. 500 vehicles will also pass through the city during these same hours and at about the same frequency of runners. The vehicles will, of course, obey all traffic laws.

G. First Aid - First-aid stations and first-aid staff will be located at Exchange 24 John Pershing Park in Racine, WI and Exchange 30 at North Chicago High School in North Chicago, IL. These first-aid stations will be equipped to handle extreme dehydration, heat stroke, and all of the minor sport injuries we often experience, including; blisters, sprains, strains, stings, etc. We require our first aid staff to be licensed to administer intravenous fluids (typically EMT intermediate and above, or RN, PA, M.D., etc.). We hire first aid workers (EMT intermediate or above), either through a medical staffing agency or directly through local hospitals or emergency service personnel.

In the event of a major medical emergency (i.e. any life threatening condition or injury that requires immediate medical attention) we instruct runners/volunteers to first call 911. The line of communication then follows: 911 → Race Director → Senior Race Director → Course Manager for that section.

In addition to our own first aid services on course, we list the local emergency rooms near the course, along with their address and phone number in the race packets.

H. Insurance

Insurance will follow under separate cover.

I. Charity Non-Profit Status

Local charities along the course will benefit from partnering with the Chicago Ragnar Relay 2013 through food sales and/or volunteering opportunities. Chicago Ragnar partnered with Back On My Feet as the main Chicago charity.

September 24, 2012

To: Village of Pleasant Prairie

This letter grants permission for Ragnar Events, LLC to hold the Ragnar Relay Chicago (The Race) through the Village of Pleasant Prairie on June 7th- June 8th, 2013. Ragnar Events, LLC will maintain frequent communication and work in coordination with the police department prior to execution of The Race. Ragnar Events, LLC will be working to obtain a state roads permit with Wisconsin State Department of Transportation.

The Village of Pleasant Prairie understands that The Race course will be left in the same condition as found by Ragnar Events, LLC its staff and volunteers prior to The Race. If any portion of the course is deemed (or 'found') unsatisfactory after The Race, Ragnar Events, LLC agrees to take the necessary measures to ensure the course is left as it was found or better. Any damages incurred during the time of The Race will be the responsibility of Ragnar Events, LLC.

The Village of Pleasant Prairie is aware and agrees that this letter of permission will be submitted by Ragnar Events, LLC to the WIDOT/ILDOT to serve as a formal statement of approval to hold The Race along the proposed course.

Town Manager/Representative Signature

Date

Town Manager/Representative Name Printed

Contact Phone #

Office of Town Manager Address

Please return via email, fax, or mail to:
Ragnar Events, LLC

Andria Huskinson
CHICAGO RACE DIRECTOR
andria@ragnarrelay.com
1188 W Sportsplex Dr., Suite 201 Kaysville, UT 84037
(801) 641.0232 cell * (801) 499-5023 fax



RAGNARRELAY.COM

OFFICE: (801) 499-5024
FAX: (801) 499-5023

1188 W. SPORTSPLEX DR. STE. 201
KAYSVILLE, UT 84037

**CLERK'S CERTIFICATION OF
BARTENDER LICENSE APPLICATIONS**

Period Ending: October 16, 2012

I, Jane M. Romanowski, Village Clerk of the Village of Pleasant Prairie, Kenosha County, Wisconsin, do hereby certify the following persons have applied for bartender licenses and **each applicant is in compliance with the guidelines set forth in Chapter 194 of the Municipal Code**. I recommend approval of the applications for each person as follows:

NAME OF APPLICANT

LICENSE TERM

- | | |
|-----------------------|--------------------|
| 1. Crystal D. Fischer | thru June 30, 2014 |
| 2. Barbara A. Wagner | thru June 30, 2014 |

Jane M. Romanowski
Village Clerk