

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
MARCH 12, 2018**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. New Business:
  - A. Consider **Plan Commission Resolution #18-06** designating proposed boundaries for Tax Incremental District (TID) #7, which shall include the property generally located between 110th Street and 122nd Street and east of East Frontage Road and referred to as Stateline 94 Corporate Park and the establishment of a public hearing date with respect to TID #7 Project Plan.
6. Adjourn.

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

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

- A. Consider **Plan Commission Resolution #18-06** designating proposed boundaries for Tax Incremental District (TID) #7, which shall include the property generally located between 110th Street and 122nd Street and east of East Frontage Road and referred to as Stateline 94 Corporate Park and the establishment of a public hearing date with respect to TID #7 Project Plan.

**Recommendation:** Village staff recommends that the Plan Commission approve Resolution #18-06 as presented and set the public hearing for April 9, 2018.

## VILLAGE STAFF REPORT OF MARCH 12, 2018

Consider **Plan Commission Resolution #18-06** designating proposed boundaries for Tax Incremental District (TID) #7, which shall include the property generally located between 110th Street and 122nd Street and east of East Frontage Road and referred to as Stateline 94 Corporate Park and the establishment of a public hearing date with respect to TID #7 Project Plan.

*The land to be developed within TID #7 is under the ownership and control of Riverview Group, LLC. Entities owned by Clayco and Venture One have an ownership interest in and are the managing partners of Riverview Group, LLC.*

Venture One Real Estate, LLC is a Chicago-based national commercial real estate company that acquires, develops, leases and manages industrial and office properties on its own behalf and on behalf of investment partners. Venture One also provides real estate advisory services to buyers and sellers of investment properties and portfolios on a national basis. The principals are utilizing their combined 80 years of real estate experience and personal relationships with owners, contractors and brokers to facilitate a team approach to meet their development and acquisition objectives. This team approach has helped facilitate the acquisition/development of over 3,000 acres of land and 83 million square feet of buildings. Venture One has developed and acquired over 12 million square feet in the Chicago area in the last 5 years.

Clayco has been involved in the design-build development of more than 5,000 acres of land and over 100 million square feet of commercial, industrial, residential mixed-use and hospitality produce exceeding \$64 billion in value.

Clayco-Venture One Development Services proposes to develop the property in three Phases, collectively planned at full build-out to comprise up to 1,875,950 square feet of industrial facilities. Phase I is planned to include a single building on the southern-most parcel along County ML, Phase II is currently planned to include two buildings on the middle parcel on East Frontage Road. Phase III is currently planned to include two buildings on the northern-most parcel off of 116<sup>th</sup> Avenue. The sequencing of the phases and the configuration and exact sizes of the buildings could change, depending upon market conditions as the park develops. The build-out schedule assumes a start of construction for Phase I in mid-2018, with subsequent buildings commencing approximately every 18 months thereafter and resulting in full build-out in approximately 2023. This schedule could also change, depending on market conditions.

The sites are not currently served by utilities and the surrounding road network will need improvements to be able to accommodate the new buildings and serve the needs of occupants. In addition, the land is currently farm land with fairly significant topography and drainage characteristics, so there will be substantial site grading and storm water detention work required to create building pads able to accommodate the individual structures, truck courts and parking lots. Collectively, these infrastructure costs are proposed to be financed via a developer sponsored, "pay-as-you-go" TID, whereby tax increment would be provided back to the Development to reimburse them for infrastructure costs over time.

**Recommendation:** Village staff recommends that the Plan Commission approve Resolution #18-06 as presented and set the public hearing for April 9, 2018.

TID1801-009

VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION NO. 18-06

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RESOLUTION PROPOSING THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 7  
OF THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

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WHEREAS, it is determined to be necessary, desirable and in the best interest of the Village of Pleasant Prairie, Wisconsin (the "Village") to provide for industrial development on certain land located generally between 110th Street and 122nd Street and east of East Frontage Road and referred to as Stateline 94 Corporate Park;

WHEREAS, under the provisions of Section 66.1105 of the Wisconsin Statutes, the Village has the power to create a Tax Incremental District to assist in financing the promotion of industrial development in the Village;

WHEREAS, the Village desires to exercise its power under Section 66.1105 of the Wisconsin Statutes to create a tax incremental district for the purpose of promoting industrial development;

WHEREAS, Village staff has prepared a project plan (the "Project Plan") for Tax Incremental District No. 7 in the Village;

WHEREAS, the Project Plan will promote industrial development within the meaning of Sections 66.1105 and 66.1101 of the Wisconsin Statutes; and

WHEREAS, pursuant to Sections 66.1105(4)(a) and 66.1105(4)(e) of the Wisconsin Statutes, in order for the planning commission to create a new tax incremental district, the planning commission must provide for a public hearing at which all interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district and on the Project Plan.

NOW, THEREFORE, be it resolved by the Plan Commission of the Village of Pleasant Prairie, Wisconsin, as follows:

Section 1. Proposed Creation of Tax Incremental District. For the purpose of promoting industrial development, the creation of Tax Incremental District No. 7 (the "District") is hereby proposed in the Village pursuant to Section 66.1105 of the Wisconsin Statutes.

Section 2. Proposed Boundaries of the District. The proposed boundaries of the District are described on the Map and the Legal Description, which are attached to this Resolution as Exhibits A and B, respectively.

Section 3. Proposed Project Plan. The proposed Project Plan for the District, which is attached to this Resolution as Exhibit C, is conditionally approved.

Section 4. Public Hearing on Proposed Creation of the District and the Project Plan. A public hearing on the proposed creation of the District and the Project Plan shall be held by the Plan Commission on April 9, 2018 at 6:00 p.m. at the Village Hall of the Village of Pleasant Prairie located at 9915 39th Avenue, Pleasant Prairie, Wisconsin.

Approved: March 12, 2018

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Thomas W. Terwall  
Plan Commission Chairperson

Attest:

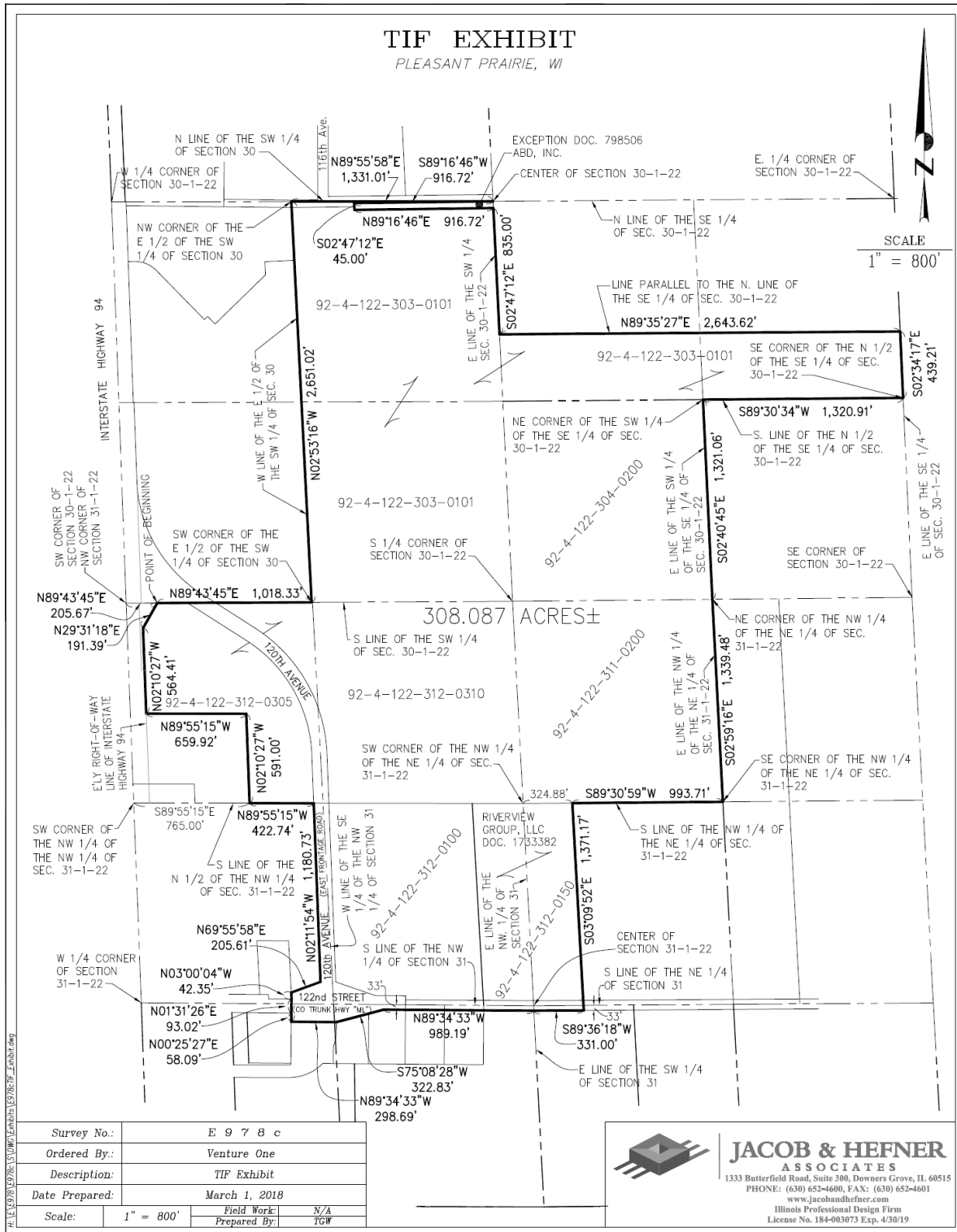
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James Bandura  
Plan Commission Secretary

Posted: \_\_\_\_\_  
TID1801-009

# EXHIBIT A

## MAP



## EXHIBIT B

### LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 30 AND PART OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST (BASIS OF BEARINGS – WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD1927)) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 205.67 FEET TO THE NORTHEASTERN CORNER OF A PARCEL OF LAND ACQUIRED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED IN DOCUMENT NUMBER 1246280 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 1,018.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AS ESTABLISHED IN A SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD, DATED JANUARY 1952 AND FILED AS PP2-30-4 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 53 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS THE SAME WAS PREVIOUSLY DEFINED IN OLDER SURVEYS) A DISTANCE OF 2,651.02 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND FILED AS PP2-30-3 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION)); THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,331.01 FEET TO THE CENTER OF SAID SECTION 30 (THE FOLLOWING THREE (3) COURSES ARE ALONG THE BOUNDARY OF THE TRACT OF LAND DEEDED TO ABD, INC. AND RECORDED AS DOCUMENT 798506 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER); 1) THENCE SOUTH 89 DEGREES 16 MINUTES 46 SECONDS WEST 916.72 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST 916.72 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 835.0 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 2,643.62 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 439.21 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,320.91 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 40 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,321.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 02 DEGREES 59 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,339.48 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 993.71 FEET TO A POINT LYING NORTH 89

DEGREES 30 MINUTES 59 SECONDS EAST 324.88 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE TRACT OF LAND DEEDED TO RIVERVIEW GROUP, LLC AND RECORDED AS DOCUMENT NUMBER 1733382 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 03 DEGREES 09 MINUTES 52 SECONDS EAST ALONG THE EASTERN LINE OF SAID RIVERVIEW GROUP, LLC TRACT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 1,371.17 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET, SAID RIGHT OF WAY LINE BEING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 36 MINUTES 18 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET A DISTANCE OF 331.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31) A DISTANCE OF 989.19 FEET TO THE EASTERN CORNER OF THE 0.031 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1234552 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 75 DEGREES 08 MINUTES 28 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID 0.031 ACRE TRACT AND ALONG THE SOUTHEASTERN LINE OF THE 0.367 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1251955 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER A DISTANCE OF 322.83 FEET TO A CORNER OF SAID 0.367 ACRE TRACT; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 298.69 FEET TO A POINT ON THE WESTERN LINE OF THE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1230603 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE NORTH 00 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE WESTERN LINE OF SAID DOCUMENT NUMBER 1230603 A DISTANCE OF 58.09 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 01 DEGREES 31 MINUTES 26 SECONDS EAST 93.02 FEET TO THE SOUTHWESTERN CORNER OF THE 2.458 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1247412 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER (THE FOLLOWING THREE COURSES ARE ALONG THE BOUNDARY OF SAID 2.458 ACRE TRACT); 1) THENCE NORTH 03 DEGREES 00 MINUTES 04 SECONDS WEST 42.35 FEET; 2) THENCE NORTH 69 DEGREES 55 MINUTES 58 SECONDS EAST 205.61 FEET; 3) THENCE NORTH 02 DEGREES 11 MINUTES 54 SECONDS WEST 1,180.73 FEET TO THE NORTHWESTERN CORNER OF SAID 2.458 ACRE TRACT, SAID POINT LYING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 422.74 FEET TO A POINT LYING SOUTH 89 DEGREES 55 MINUTES 15 SECONDS EAST 765.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 A DISTANCE OF 591.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 659.92 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "94"; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 564.41 FEET TO A BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 29 DEGREES 31 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 191.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING 308.087 ACRES, MORE OR LESS, BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

INCLUDES ALL OF: PIN 92-4-122-303-0101; 92-4-122-304-0200; 92-4-122-312-0305; 92-4-122-312-0310; 92-4-122-311-0200; 92-4-122-312-0100 AND 92-4-122-312-0150.



## EXHIBIT C

### PROJECT PLAN

(See Attached)



# Tax Increment District No. 7

(Stateline 94 Corporate Park Project)

## PROJECT PLAN

District Type: Industrial
Creation Date: May 7, 2018
Expenditure Period: May 7, 2033
Termination Date: May 7, 2038

March 8, 2018

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### Introduction and Project Schedule

Proposed Tax Increment District No. 7 (“TID 7”) is being developed by Riverview Group, LLC, its Assigns or Affiliates (the “Developer”) as an industrial project within the boundaries of the Village of Pleasant Prairie (the “Village”). Under current statutes, this type of Tax Increment District (“TID”) is allowed to have a 20 year life, with expenditures allowed for the first 15 years of the TID. In addition, under current law, it is possible to extend the term of this type of tax increment district an additional 3 years beyond the original termination date.

Wisconsin State Statute §66.1105 details the process for creating a Tax Increment District (TID). The law requires public input in the TID creation process, including a public hearing held by the Plan Commission at which TID information is discussed and citizens can voice their opinions on the proposed TID and TID Project Plan. A three-phased approval process is required to create TIF Districts including approval by the Plan Commission, Village Board, and the Joint Review Board (JRB). The following is the meeting schedule for the Village of Pleasant Prairie TID 7 creation process:

<u>Date</u>	<u>Meeting</u>
3/12/18	Initial Plan Commission Meeting
3/22/18	First JRB Meeting
4/9/18	Plan Commission Public Hearing
5/7/18	Village Board Meeting
5/15/18	2 <sup>nd</sup> JRB Meeting
5/16/18	Submit Approval Documents to DOR

The Project Plan for TID 7 in the Village of Pleasant Prairie, Wisconsin, has been prepared in compliance with Wisconsin Statutes Section 66.1105. The Project Plan establishes the need for the TID, lists the expected improvements within the TID, provides an estimated time schedule for completion of the projects and an estimated budget. The Project Plan is to be adopted by resolution of the JRB and Village Board on the recommendation of the Village Plan Commission following a public hearing.

Implementation of the Project Plan and construction of the public and private improvements listed will still require individual consideration and authorization by the Village Board. Public expenditures for projects listed in the Project Plan should and will be based on the ability of the Village and the Developer to finance the projects, market conditions, and the status of development in the various time periods that portions of the project are scheduled for construction.

The Village Board is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Any changes to the boundaries or types of eligible projects will require a formal amendment to the Project Plan with public review by (including a public hearing) the Plan Commission and the Village Board with JRB approval.

### District Type Declaration and Confirmation

Diagrams detailing proposed boundaries, tax parcels, existing uses and conditions, wetlands, proposed improvements, zoning and land use information and the conceptual site plan are shown on Maps **one through nine** attached hereto.

## General Description of Project

The Village of Pleasant Prairie (the “Village”) is initiating the development of Tax Increment District 7 (“TID 7” or the “District”) to provide for further promotion and attraction of industrial and commercial development and increasing the tax base of the Village on approximately 297.5 acres of land generally between 110<sup>th</sup> & 122<sup>nd</sup> Streets and east of E. Frontage Road in the Village of Pleasant Prairie, known as Stateline 94 Corporate Park.

TID 7 will not be considered an overlapping tax increment district.

The boundaries of the District will include the streets, highways and intersections. The general TID 7 project boundaries are irregular in shape and are described in the section entitled “Legal Description” herein.

TID 7 includes the following Tax Parcel numbers: [PLEASE PROVIDE]

[illegible]

The primary reasons for the creation of the TID 7 Project Plan are:

- The provision of funds to enable public improvements.
- The provision of funds to complete infrastructure improvements consisting of roads, intersections, traffic signals, municipal water, sanitary sewer, site work, grading, storm water, site access, the acquisition of any land necessary for required improvements and other eligible project costs under Wisconsin Statute Section 66.1105.
- The improvements associated with the development of TID 7 will be accompanied with a Development Agreement between the Developer and the Village.
- The creation of TID 7 is necessary to accommodate proposed development of the District.

The proposed total project cost for the design and construction of these improvements is **\$19,998,896** and is proposed to be developed in Phases. When adding Administrative and other (e.g. legal and developer revenue bond issuance costs), the proposed total project cost is estimated at **\$20,264,633**. Financing Costs in the below table do not include interest on the developer revenue debt obligations which amounts may vary, and are estimated in schedules contained in this Project Plan. Interest costs shall be eligible project costs in addition to the total project costs set forth.

Phase	Projected Cost
Phase 1	9,914,660
Phase 2	3,690,132
Phase 3	6,394,104
Legal, Admin & Other Financing Costs*	265,737
Total	\$20,264,633

*\* Legal, Admin and Other Financing Costs may vary but are currently estimated at \$300,000.*

### TID Classification

Pursuant to Wisconsin Statutes 66.1105(4)(gm)4.a., TID 7 meets the requirement that not less than 50 percent, by area, of the real property within the District is suitable for industrial development. The District is suitable for industrial development.

### Project Areas

As noted below, the major infrastructure project areas of the District are the funding and construction of roadways, traffic signals, turning lanes, site access and other roadway improvements, sanitary sewer systems, water lines, site work, grading, storm water, and other

eligible project costs under Wisconsin Statute 66.1105 around the site to support the development of industrial and commercial land uses.

### **Phase 1 – South Section**

1. Clear and grade north and center section rights of way for utilities
2. 122<sup>nd</sup> Street east of 120<sup>th</sup> Ave to eastern property line
  - a. Left turn lanes
  - b. Deceleration and acceleration lanes
3. 120<sup>th</sup> Ave north of 122<sup>nd</sup> Street to center section south property line
  - a. Left turn lanes
  - b. Deceleration and acceleration lanes
4. Install permanent sanitary lift station
5. Install new sanitary force main
6. Extend gravity flow sanitary sewer

### **Phase 2 – Center Section**

1. 120<sup>th</sup> Ave south from 120<sup>th</sup> Court
  - a. Turn lanes
  - b. Deceleration and acceleration lanes
2. Add Cul-de-Sac off 120<sup>th</sup> Ave with storm water, water, sidewalks, and other costs

### **Phase 3 – North Section**

1. Clear north section roadway for paving
2. Clear and grade Cul-de-Sac right of way for utilities
3. Pavement for 116<sup>th</sup> Ave extension and Cul-de-Sac
4. Extension of water service, including addition of fire hydrants
5. Storm water for 116<sup>th</sup> Ave extension and Cul-de-Sac
6. Sidewalks, lighting, and landscaping for 116<sup>th</sup> Street extension and Cul-de-Sac

### **Additional Eligible Costs**

In lieu of and/or in addition to the project costs specifically identified in this Project Plan, Developer may be reimbursed by the Village under the terms of developer revenue bonds for other eligible project costs under Wisconsin Statutes Section 66.1105 (the “**Additional Phase Project Costs**”) (provided the aggregate, total project costs as set forth this Project Plan are not thereby exceeded), including, but not limited to, capital costs (including, but not limited to, the actual costs of the construction of public works or improvements, new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed properties as defined in Wisconsin Statutes Section 44.31 (4); the acquisition of equipment to service the District; the removal or containment of, or the restoration of soil or groundwater affected by,

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environmental pollution; and the clearing and grading of land); that portion of costs related to environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets or the rebuilding or expansion of streets the construction, alteration, rebuilding or expansion of which is necessitated by this Project Plan and is within the District; that portion of costs related to environmental protection devices, storm or sanitary sewer lines, water lines, or amenities on streets outside the District if the construction, alteration, rebuilding or expansion is necessitated by this Project Plan, and if at the time the construction, alteration, rebuilding or expansion begins there are improvements of the foregoing kinds on the land outside the District in respect to which the costs are to be incurred; and professional service costs, including, but not limited to, those costs incurred for architectural, planning, engineering, and legal advice and services.

Pursuant to Wisconsin Statutes Section 66.1105(2(f)(1)(n)), the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the District, and pay for them using tax increment provided that

1. The project area is located within the corporate boundaries of the Village;
2. The projects are an eligible TID expenditure within this Project Plan;
3. The expenditure is made during the allowed expenditure period; and
4. The Joint Review Board approves the expenditure.

### Statement of Findings

The Village of Pleasant Prairie finds as follows:

The proposed project plan is feasible and, with the proposed changes to the Village Comprehensive Plan and Comprehensive Plan Map set forth in this project plan, will be in conformity with the Comprehensive Plan of the Village.

- 1) TID 7 is contiguous and contains only whole units of property as are assessed for general tax purposes.
  - 2) The creation date of the District for the purpose of allocating tax increment is January 1, 2018.
  - 3) Since there will be no newly plotted residential development in the District, newly platted residential development will not exceed 35% of the area of the District.
  - 4) Without the use of TIF funding, TID 7 development projects would not occur.
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5) The Project costs promote the orderly development of property within the Village boundaries.

6) Statute 66.1105(4)(gm)4.a.: Not less than fifty percent (50%) by area, of the real property within the proposed district, is suitable for industrial sites and has been zoned for industrial use.

7) Statute 66.1105(4)(gm)4.b.: The improvement of the area will significantly enhance the value of all real property within the proposed District.

8) Statute 66.1105(4)(gm)4.b.m.: The proposed project costs within Tax Increment District 7 relate directly to promoting industrial development consistent with the purpose for which the Tax Increment District is being created.

9) Statute 66.1105(17)(c): **EXCEPTIONS TO THE 12 PERCENT LIMIT.** *Village of Pleasant Prairie exception.* With regard to the 12 percent limit described under sub. (4)(gm)4.c., the following limit applies to the Village of Pleasant Prairie:

*66.1105(17)(c)1.: If the Village would like to create a new district, the sum of the following amounts may not exceed 12 percent of the total equalized value of taxable property within the Village: the equalized value of taxable property of the proposed district; the value increment of all existing districts in the Village, other than Tax Incremental District #2; and 1.33 times the tax incremental base of Tax Incremental District #2.*

2017 equalized value of taxable property of the proposed district:	[please provide]	\$ 84,300
2017 equalized value increment of all other districts other than Tax Incremental District No. 2:		169,400
1.33 times the tax incremental base of the existing Tax Incremental District No. 2:		111,893,033
Combined equalized value of property to be added, increment of all other existing districts, and 1.33 times the base of Tax Incremental District No. 2:		112,146,733
12 percent of the total 2017 equalized value of taxable property in the Village:		\$393,986,736

### Project Cost Summary

Public improvement costs are currently estimated in the amounts and categories below and are subject to change:

Project	Total Project Cost	Phase I - Building E	Phase II - Buildings C&D	Phase III - Buildings A&B
<b>Roads</b>				
120th Ave N of 122nd Street to Center Section South Property Line (1,200')	516,920	516,920	-	-
120th Ave S of 122nd Court to Center Section South Property Line (2,000')	731,888	-	731,888	-
122nd Street (ML) East to Eastern Property Line (1,350')	741,566	741,566	-	-
116th Street / North Cul de Sac	2,053,405	-	-	2,053,405
Center Cul de Sac	632,994	-	632,994	-
<b>Subtotal Roads</b>	<b>4,676,773</b>	<b>1,258,486</b>	<b>1,364,882</b>	<b>2,053,405</b>
<b>Subtotal Sanitary Sewer</b>	<b>4,502,880</b>	<b>4,502,880</b>	-	-
<b>Special Assessments</b>				
Proposed Offsite Village Road Improvement Share (Roundabout and Lift Station)	1,742,000	-	-	1,742,000
<b>Subtotal Special Assessments</b>	<b>1,742,000</b>		-	<b>1,742,000</b>
<b>Water</b>				
Municipal Water - 16" Regional Line	2,665,639	2,665,639	-	-
Municipal Water - 12" Park Line	230,919	-	-	230,919
Village Contribution for 16" Regional Line (to South Side of Outlet Mall)	(1,076,523)	(1,076,523)	-	-
<b>Subtotal Water</b>	<b>1,820,035</b>	<b>1,589,116</b>	-	<b>230,919</b>
<b>Subtotal Sitework, Grading and Stormwater</b>	<b>7,257,208</b>	<b>2,564,178</b>	<b>2,325,250</b>	<b>2,367,780</b>
<b>TOTAL AMOUNT OF DEVELOPER REVENUE BOND</b>	<b>19,998,896</b>	<b>9,914,660</b>	<b>3,690,132</b>	<b>6,394,104</b>

### Project Summary Schedule

Phase 1 Projects: Start Construction approximately June, 2018 with estimated completion on or about November, 2018

Additional Phases: Estimated completion by 2023 in phases as necessary to facilitate the development of site per the plans of the Developer.

### Economic Feasibility Analysis

The projected income of TID 7 depends on the incremental revenue generated from within the District over the life of the District. There are three factors contributing to the estimated revenue available during the life of the TID. The first is changes in incremental value due to new development in the District. TID 7 is expected to realize \$93.7 million in new value over its 20 year life. The following table outlines details of the assumed new development in TID 7.

Site	Description	Approx. Sq. Ft.	Total Site Size (Acres)	Construction Start	Construction Completion	First Full Year Assessment	Estimated Assessed Value at Completion
Bldg A	Conforms to M-5 Zoning	105,000	9.60	2022	2023	2024	5,250,000
Bldg B	Conforms to M-5 Zoning	391,950	23.40	2022	2023	2024	19,597,000
Bldg C	Conforms to M-5 Zoning	600,600	31.68	2020	2021	2022	30,030,000
Bldg D	Conforms to M-5 Zoning	62,000	5.19	2020	2021	2022	3,100,000
Bldg E	Conforms to M-5 Zoning	716,400	35.47	2018	2018	2019	35,820,000
<b>TOTAL</b>		<b>1,875,950</b>	<b>105.34</b>				<b>93,797,000</b>

The current estimated layout of the buildings is found on Map 9 Lot Layout

In addition to new development, property value inflation and changes in the Village tax rate also affect the total tax increment collected. The Village did not assume any inflation in future property values in its economic feasibility analysis. Tax rates for the Village are projected based on current laws, rules and Village policy and are subject to change.

All costs will be paid for by the Developer and the Village will issue a Developer Revenue Bond that will provide for payments to the Developer, to the extent that tax increment collections are available and the Village Board appropriates the funds. The following Table shows the estimated incremental values for each collection year, the projected tax rates, and the estimated tax increment collections. Also included in the table are the projected developer revenue bond outflows and the resulting projected fund balance for the 20 year life of the TID. Based on the assumptions used in this analysis, the project meets the economic feasibility requirements.

TID #7 Projected Cash Flow						
Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Eligible Village Expenses	Developer Revenue Bond Payments	Projected Fund Balance
						0
	2018		0	0	0	0
	2019		0	0	0	0
35,820,000	2020	20.189	723,170	(10,000)	(713,170)	0
35,820,000	2021	20.494	734,095	(10,000)	(724,095)	0
68,950,000	2022	20.920	1,442,434	(5,000)	(1,437,434)	0
68,950,000	2023	21.524	1,484,080	(5,000)	(1,479,080)	0
93,797,000	2024	16.557	1,552,997	(5,000)	(1,547,997)	0
93,797,000	2025	16.642	1,560,970	(2,500)	(1,558,470)	0
93,797,000	2026	16.701	1,566,504	(2,500)	(1,564,004)	0
93,797,000	2027	16.689	1,565,378	(2,500)	(1,562,878)	0
93,797,000	2028	16.734	1,569,599	(2,500)	(1,567,099)	0
93,797,000	2029	16.817	1,577,384	(2,500)	(1,574,884)	0
93,797,000	2030	16.874	1,582,731	(2,500)	(1,580,231)	0
93,797,000	2031	16.917	1,586,764	(2,500)	(1,584,264)	0
93,797,000	2032	17.003	1,594,830	(2,500)	(1,592,330)	0
93,797,000	2033	17.048	1,599,051	(2,500)	(1,596,551)	0
93,797,000	2034	17.229	1,616,029	(2,500)	(1,613,529)	0
93,797,000	2035	17.181	1,611,526	(2,500)	(1,609,026)	0
93,797,000	2036	17.256	1,618,561	(2,500)	(1,616,061)	0
93,797,000	2037	17.332	1,625,690	(2,500)	(1,623,190)	0
93,797,000	2038	17.332	1,625,690	(2,500)	(1,623,190)	0
			<u>28,237,482</u>	<u>(70,000)</u>	<u>(28,167,482)</u>	

## Revenue and Cash Flow Projections

### Village of Pleasant Prairie

#### Cash Flow Projections - TID No. 7 - Stateline 94 Corporate Park - Industrial

Creation Year: 2018  
 Resolution Date: 5/7/2018  
 Expenditure Period Ends: 5/7/2033  
 Termination Date: 5/7/2038  
 Last Collection Year: 2038  
 Extension Available: Yes

#### 100% Developer Revenue Bond for all Phases of Project

Date Prepared: 3/8/18

Taxable Incremental Value					AGGREGATE 7.00%						
Change Takes Place		Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Eligible Village Expenses	Less Debt Service Payment	Revenue Bond* Dated 10/01/18	Fund Balance 12/31	For Collection Year
During Year	Amount										
2016		2017		2018		0			9,914,660	0	2018
2017		2018		2019		0			10,608,686	0	2019
2018	35,820,000	2019	35,820,000	2020	20.189	723,170	(10,000) (E)	(713,170)	14,328,256	0	2020
2019		2020	35,820,000	2021	20.494	734,095	(10,000) (E)	(724,095)	14,607,139	0	2021
2020	33,130,000	2021	68,950,000	2022	20.920	1,442,434	(5,000) (E)	(1,437,434)	20,586,309	0	2022
2021		2022	68,950,000	2023	21.524	1,484,080	(5,000) (E)	(1,479,080)	20,548,271	0	2023
2022	24,847,000	2023	93,797,000	2024	16.557	1,552,997	(5,000) (E)	(1,547,997)	20,438,653	0	2024
2023	0	2024	93,797,000	2025	16.642	1,560,970	(2,500) (E)	(1,558,470)	20,310,889	0	2025
2024	0	2025	93,797,000	2026	16.701	1,566,504	(2,500) (E)	(1,564,004)	20,168,647	0	2026
2025	0	2026	93,797,000	2027	16.689	1,565,378	(2,500) (E)	(1,562,878)	20,017,574	0	2027
2026	0	2027	93,797,000	2028	16.734	1,569,599	(2,500) (E)	(1,567,099)	19,851,706	0	2028
2027	0	2028	93,797,000	2029	16.817	1,577,384	(2,500) (E)	(1,574,884)	19,666,441	0	2029
2028	0	2029	93,797,000	2030	16.874	1,582,731	(2,500) (E)	(1,580,231)	19,462,861	0	2030
2029	0	2030	93,797,000	2031	16.917	1,586,764	(2,500) (E)	(1,584,264)	19,240,998	0	2031
2030	0	2031	93,797,000	2032	17.003	1,594,830	(2,500) (E)	(1,592,330)	18,995,537	0	2032
2031	0	2032	93,797,000	2033	17.048	1,599,051	(2,500) (E)	(1,596,551)	18,728,673	0	2033
2032	0	2033	93,797,000	2034	17.229	1,616,029	(2,500) (E)	(1,613,529)	18,426,152	0	2034
2033	0	2034	93,797,000	2035	17.181	1,611,526	(2,500) (E)	(1,609,026)	18,106,956	0	2035
2034	0	2035	93,797,000	2036	17.256	1,618,561	(2,500) (E)	(1,616,061)	17,758,382	0	2036
2035	0	2036	93,797,000	2037	17.332	1,625,690	(2,500) (E)	(1,623,190)	17,378,279	0	2037
2036	0	2037	93,797,000	2038	17.332	1,625,690	(2,500) (E)	(1,623,190)	16,971,569	0	2038
						28,237,482	(70,000)	(28,167,482)			

(E) Estimated, actual expenses to be reimbursed to the extent eligible under Wisconsin statutes.

\* Estimated. The amount of the revenue bond will be increased each year until 2022 to include actual expenditures by Developer for eligible project costs incurred during the preceding year.

Base Value = \$ \_\_\_\_\_

Appreciation Rate for Taxable Incremental Value 0%

## Historic Percent of Tax Rate for Overlapping Taxing Districts

Determination of Historic Percent of Tax Rate  
for Overlapping Taxing Districts

Budget Year	Village	All School Districts	Gateway Technical College	Kenosha County	TOTAL
2018	4.60	10.64	0.84	5.50	21.58
2017	4.46	10.38	0.82	5.48	21.14
2016	4.64	11.19	0.82	5.60	22.25
2015	4.42	11.16	0.77	5.46	21.81
2014	4.37	11.87	1.60	5.39	23.23
2013	4.31	11.52	1.55	5.22	22.60
2012	4.01	10.84	1.41	4.73	20.99
	30.81	77.60	7.81	37.38	153.60

Village of Pleasant Prairie	30.81	20.06%
All School Districts	77.60	50.52%
Gateway Technical College	7.81	5.08%
Kenosha County & Library	37.38	24.34%
	153.60	100.00%

## Share of Tax Increments Paid by Other Taxing Entities

Share of Tax Increments Paid by  
Other Taxing Jurisdictions

Collection Year	Projected Tax Increment	50.52% All School Districts	5.08% Gateway Technical College	24.34% Kenosha County
2018	0	-	-	-
2019	0	-	-	-
2020	215,292	108,767	10,947	52,393
2021	212,025	107,117	10,781	51,598
2022	204,270	103,199	10,386	49,711
2023	434,163	219,343	22,076	105,658
2024	376,000	189,958	19,118	91,503
2025	460,000	232,396	23,389	111,945
2026	460,000	232,396	23,389	111,945
2027	524,000	264,729	26,643	127,520
2028	524,000	264,729	26,643	127,520
2029	524,000	264,729	26,643	127,520
2030	524,000	264,729	26,643	127,520
2031	524,000	264,729	26,643	127,520
2032	524,000	264,729	26,643	127,520
2033	524,000	264,729	26,643	127,520
2034	524,000	264,729	26,643	127,520
2035	524,000	264,729	26,643	127,520
2036	524,000	264,729	26,643	127,520
2037	524,000	264,729	26,643	127,520
2038	524,000	264,729	26,643	127,520
	8,649,750	4,369,926	439,808	2,104,998

### Financing Method

All phases of the Project will be paid for by the Developer and, to the extent the requirements of the Development Agreement are met and the Village Board approves the issuance, the Developer will receive a Developer Revenue Bond that provides for annual payments to the Developer from the tax increment collections, subject to appropriation by the Village Board.

### Developer Revenue Bond Estimated Debt Service Schedule

Developer Revenue Bond Aggregate							
Date	Principal	7% Interest*	Interest Paid	Total Payments	Revenues	Infrastructure Cost	Balance
10/1/2018						9,914,660	9,914,660
10/1/2019		694,026	-	-	-		10,608,686
10/1/2020		742,608	713,170	713,170	713,170	3,690,132	14,328,256
10/1/2021		1,002,978	724,095	724,095	724,095		14,607,139
10/1/2022	414,934	1,022,500	1,022,500	1,437,434	1,437,434	6,394,104	20,586,309
10/1/2023	38,038	1,441,042	1,441,042	1,479,080	1,479,080		20,548,271
10/1/2024	109,618	1,438,379	1,438,379	1,547,997	1,547,997		20,438,653
10/1/2025	127,764	1,430,706	1,430,706	1,558,470	1,558,470		20,310,889
10/1/2026	142,241	1,421,762	1,421,762	1,564,004	1,564,004		20,168,647
10/1/2027	151,073	1,411,805	1,411,805	1,562,878	1,562,878		20,017,574
10/1/2028	165,869	1,401,230	1,401,230	1,567,099	1,567,099		19,851,706
10/1/2029	185,265	1,389,619	1,389,619	1,574,884	1,574,884		19,666,441
10/1/2030	203,580	1,376,651	1,376,651	1,580,231	1,580,231		19,462,861
10/1/2031	221,864	1,362,400	1,362,400	1,584,264	1,584,264		19,240,998
10/1/2032	245,461	1,346,870	1,346,870	1,592,330	1,592,330		18,995,537
10/1/2033	266,864	1,329,688	1,329,688	1,596,551	1,596,551		18,728,673
10/1/2034	302,521	1,311,007	1,311,007	1,613,529	1,613,529		18,426,152
10/1/2035	319,196	1,289,831	1,289,831	1,609,026	1,609,026		18,106,956
10/1/2036	348,574	1,267,487	1,267,487	1,616,061	1,616,061		17,758,382
10/1/2037	380,103	1,243,087	1,243,087	1,623,190	1,623,190		17,378,279
10/1/2038	406,710	1,216,480	1,216,480	1,623,190	1,623,190		16,971,569
	4,029,674	25,140,155	24,137,808	28,167,482	28,167,482	19,998,896	

### Proposed Zoning & Master Plan Changes & Non-Project Costs

There are no non-project costs associated with the construction of the proposed TID 7 improvements. The current land use, as shown on Map 2 is M-5. The proposed new use for the land is industrial. The current zoning is M-5 (Production Manufacturing District) and the proposed zoning is M-5.. There is no change to the planned land use from the existing plan of Industrial (Maps 7 & 8). The Master Conceptual Plan for the site is attached as Map 9 (consisting of 11 pages) and was approved at the \_\_\_\_\_ Village Board Meeting. The project will be developed on approximately 297.5 acres and based on current plans, includes 5 industrial buildings.

### Relocation Plan of Displaced Persons and/or Property

There will not be relocation of displaced persons or property resulting from the activities associated with and outlined in this Project Plan to create Tax Incremental District 7.

### Promotion of the Orderly Development of the Village of Pleasant Prairie

The creation of the Village's Tax Incremental District 7 ("TID 7" or the "District") will promote the orderly development of the Village of Pleasant Prairie in the following manner:

1) By following the guidelines of the adopted Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan ("Plan"), which includes the Master Land Use Plan and is the community's guide and framework for the planning of future orderly growth and development. The Plan, which complies with Wisconsin's Smart Growth Laws, was adopted by the Village Board by Ordinance #09-59 on December 21, 2009. The Plan reflects the need for quality commercial and industrial development within the boundaries of the Village. The orderly development of industrial and commercial land uses in the Village will take advantage of existing transportation facilities and will not have any deleterious effects on different land uses within the Village of Pleasant Prairie. The Plan sets forth and promotes specific economic development goals along with objectives and recommendations to achieve the overall goals of the Plan. Some of the goals, objectives and recommendations that are pertinent to TID 7 in promoting the orderly development of the Village are to:

- Promote an adequate number of jobs in the Village to serve the projected 2035 population of 31,205 persons.
  - Promote the addition of approximately 17,875 jobs in the Village through the Plan design year of 2035, for a total of approximately 28,871 jobs in 2035.
  - Promote an adequate supply of workers to meet the employment needs of businesses located in the Village.
  - Encourage business development that provides a living wage for its employees and enables employees to afford housing.
  - Attract desirable businesses to the Village and maintain and enhance the positive attributes and strengths of the Village for attracting desirable businesses.
  - Retain and grow existing businesses in the Village.
  - Consider the use of Tax Increment Finance Districts to continue to attract industrial, commercial and mixed use developments.
-

- Promote commercial and industrial development in business/industrial parks and existing Tax Increment Finance Districts.
- Encourage economic development agencies to provide incentives to attract businesses to Kenosha County and to retain existing businesses.
- Encourage Kenosha County to continue administration of the Kenosha County Revolving Loan Fund to create employment opportunities, encourage private investment, and provide a means to finance new and expanding businesses, including small businesses.
- Promote the development of new businesses, or business expansion, in areas with existing infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.

### Tax Increment District 7 - Legal Description

#### **[VERIFY CORRECT LEGAL DESC]**

PART OF THE SOUTH HALF OF SECTION 30 AND PART OF SECTION 31, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST (BASIS OF BEARINGS – WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD1927)) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 205.67 FEET TO THE NORTHEASTERN CORNER OF A PARCEL OF LAND ACQUIRED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED IN DOCUMENT NUMBER 1246280 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 1,018.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AS ESTABLISHED IN A SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD, DATED JANUARY 1952 AND FILED AS PP2-30-4 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION; THENCE NORTH 02 DEGREES 53 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS THE SAME WAS PREVIOUSLY DEFINED IN OLDER SURVEYS) A DISTANCE OF 2,651.02 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS ESTABLISHED IN A 1950 SURVEY BY FORMER COUNTY SURVEYOR, H.S. SOUTHMAYD AND FILED AS PP2-30-3 IN THE KENOSHA COUNTY DIVISION OF LAND INFORMATION); THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,331.01 FEET TO THE CENTER OF SAID SECTION 30 (THE FOLLOWING THREE (3) COURSES ARE ALONG THE BOUNDARY OF THE TRACT OF LAND DEEDED TO ABD, INC. AND RECORDED AS DOCUMENT 798506 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER); 1) THENCE SOUTH 89 DEGREES 16 MINUTES 46 SECONDS WEST 916.72 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST 45.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS EAST 916.72 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 47 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 A DISTANCE OF 835.0 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 27 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID



SECTION 30 A DISTANCE OF 2,643.62 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 34 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 439.21 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 30 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,320.91 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 40 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 1,321.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 02 DEGREES 59 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,339.48 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 A DISTANCE OF 993.71 FEET TO A POINT LYING NORTH 89 DEGREES 30 MINUTES 59 SECONDS EAST 324.88 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE TRACT OF LAND DEEDED TO RIVERVIEW GROUP, LLC AND RECORDED AS DOCUMENT NUMBER 1733382 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 03 DEGREES 09 MINUTES 52 SECONDS EAST ALONG THE EASTERN LINE OF SAID RIVERVIEW GROUP, LLC TRACT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 1,371.17 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET, SAID RIGHT OF WAY LINE BEING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES 36 MINUTES 18 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET A DISTANCE OF 331.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST ALONG THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31) A DISTANCE OF 989.19 FEET TO THE EASTERN CORNER OF THE 0.031 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1234552 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE SOUTH 75 DEGREES 08 MINUTES 28 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID 0.031 ACRE TRACT AND ALONG THE SOUTHEASTERN LINE OF THE 0.367 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1251955 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER A DISTANCE OF 322.83 FEET TO A CORNER OF SAID 0.367 ACRE TRACT; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 298.69 FEET TO A POINT ON THE WESTERN LINE OF THE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1230603 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER; THENCE NORTH 00 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE WESTERN LINE OF SAID DOCUMENT NUMBER 1230603 A DISTANCE OF 58.09 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF 122<sup>nd</sup> STREET (SAID LINE LYING 33 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 01 DEGREES 31 MINUTES 26 SECONDS EAST 93.02 FEET TO THE SOUTHWESTERN CORNER OF THE 2.458 ACRE TRACT OF LAND DEEDED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION AND RECORDED AS DOCUMENT 1247412 IN THE OFFICE OF THE KENOSHA COUNTY RECORDER (THE FOLLOWING THREE COURSES ARE ALONG THE BOUNDARY OF SAID 2.458 ACRE TRACT); 1) THENCE NORTH 03 DEGREES 00 MINUTES 04 SECONDS WEST 42.35 FEET; 2) THENCE NORTH 69 DEGREES 55 MINUTES 58 SECONDS EAST 205.61 FEET; 3) THENCE NORTH 02 DEGREES 11 MINUTES 54 SECONDS WEST 1,180.73 FEET TO THE NORTHWESTERN CORNER OF SAID 2.458 ACRE TRACT, SAID POINT LYING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST

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QUARTER OF SAID SECTION 31 A DISTANCE OF 422.74 FEET TO A POINT LYING SOUTH 89 DEGREES 55 MINUTES 15 SECONDS EAST 765.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 A DISTANCE OF 591.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 15 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 659.92 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "94"; THENCE NORTH 02 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 564.41 FEET TO A BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 29 DEGREES 31 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 191.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING 308.087 ACRES, MORE OR LESS, BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

INCLUDES ALL OF: PIN 92-4-122-303-0101; 92-4-122-304-0200; 92-4-122-312-0305; 92-4-122-312-0310; 92-4-122-311-0200; 92-4-122-312-0100 AND 92-4-122-312-0150.

DRAFT

PLEASANT PRAIRIE. WI



SCALE

$$1'' = 800'$$

**JACOB & HEFNER**  
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