



AGENDA

Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, January 27, 2020
5:00 PM

1. Call to Order
2. Roll Call
3. Correspondence
4. Citizen Comments
5. New Business
 - 5.A Public Hearing and consideration of **Plan Commission Resolution #20-02** for a **Comprehensive Plan Amendment** for the request of Anthony DeRosa agent for Fiduciary Real Estate Development, Inc. to amend portion of the River View Neighborhood Plan and the Land Use Plan for the proposed re-development of the vacant lands generally located between 75th and 79th Streets west of 104th Avenue.
[Village Staff Report.pdf](#)

[Application.pdf](#)
[Revised Neighborhood Plan.pdf](#)
 - 5.B Public Hearing and consideration of **Conceptual Plan** for the request of Anthony DeRosa agent for Fiduciary Real Estate Development, Inc. for Phase 1 of the re-development of 31.74 acres vacant lands generally located between 75th and 79th Streets west of 104th Avenue for 12-20 unit and 4-15 unit apartment buildings and a clubhouse to be known as the Seasons at River View.
[Village Staff Report.pdf](#)
[Application.pdf](#)
 - 5.C Consider the request of Arther Stochl and Jeffrey Bogaczyk owners of the properties located at 9610 39th Avenue and 4036 97th Street for a Lot Line Adjustment.
[Application](#)
 - 5.D Consider the request of Craig Johnsen, Trustee on behalf of Good Shepherd Church to add a second address to the single family home northern home that operates as a parsonage to the Good Shepherd Church.
[Request.pdf](#)
6. Adjournment

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



AGENDA ITEM COVER

Plan Commission

January 27, 2020

AGENDA ITEM TITLE:

Public Hearing and consideration of Plan Commission Resolution #20-02 for a Comprehensive Plan Amendment for the request of Anthony DeRosa agent for Fiduciary Real Estate Development, Inc. to amend portion of the River View Neighborhood Plan and the Land Use Plan for the proposed re-development of the vacant lands generally located between 75th and 79th Streets west of 104th Avenue.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Resolution

BUDGETED: No

MEETING TYPE REQUIRED:
Public Hearing

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

The petitioner is proposing to re-develop the vacant land generally located south of STH 50 and west of 104th Avenue. As a result the River View Neighborhood Plan and the Land Use Map are proposed to be amended as further described in the attached Village Staff Report.
CODE1912-003

STAFF RECOMMENDATION:

Village Staff recommends that the Plan Commission adopt Plan Commission Resolution #20-02 and send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendment as presented in the attached Village Staff Report.

[Village Staff Report.pdf](#)

[Application.pdf](#)

[Revised Neighborhood Plan.pdf](#)



AGENDA ITEM COVER

Plan Commission

January 27, 2020

AGENDA ITEM TITLE:

Public Hearing and consideration of Conceptual Plan for the request of Anthony DeRosa agent for Fiduciary Real Estate Development, Inc. for Phase 1 of the re-development of 31.74 acres vacant lands generally located between 75th and 79th Streets west of 104th Avenue for 12-20 unit and 4-15 unit apartment buildings and a clubhouse to be known as the Seasons at River View.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Action

BUDGETED: No

MEETING TYPE REQUIRED:

Public Hearing

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

The petitioner is proposing Conceptual Plan approval for the re-development of 31.74 acres vacant lands generally located between 75th and 79th Streets west of 104th Avenue for 12-20 unit and 4-15 unit apartment buildings and a clubhouse to be known as the Seasons at River View as further described in the attached Village Staff Report.

DEV1909-004

STAFF RECOMMENDATION:

Village Staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Conceptual Plan subject to the comments and conditions of the attached Village Staff Report.

[Village Staff Report.pdf](#)

[Application.pdf](#)

VILLAGE STAFF REPORT OF JANUARY 27, 2020

The petitioner, Fiduciary Real Estate Development, Inc. is proposing to re-develop approximately 95 acres of land generally located between 79th Street and STH 50 from 104th to 115th Avenues in the Village with a mixed use development to meet the housing needs of the workforce of the Village and the surrounding areas. Southeastern Wisconsin and specifically the Pleasant Prairie submarket have seen significant job and population growth in recent years along the IH-94 corridor and specifically at the IH-94/Hwy 50 Interchange. This growth has created a strong demand for new, market rate multi-family housing options, commercial/retail space and medical office space to serve the community.

The majority of the development area was originally platted in 1977 with a 130+ single family lot subdivision referred to as Chateau Eau Plaines. Public rights-of-way were dedicated; but the developer at that time, installed no public infrastructure in the Phase 2 area of Chateau to service the lots. For the most part, the Phase 2 area has been farmed, however wetland and floodplain areas have encroached into the area due to poor drainage and the higher than normal ground water conditions.

Due to the land costs and challenges to provide affordable public infrastructure to serve the area, there has never been a developer in the past 40 years that has been able to contractually control all of the land necessary to develop or amend the subdivision plat and provide for master planning of the overall property. As a result of no development activity on the site, along with the breaking of drain tiles, improper grading and land management, as well as the additional runoff from adjacent offsite properties, the WI Department of Natural Resources (DNR)/US Army Corp of Engineers (US ACOE) regulated artificial wetlands have grown throughout portions of the site that have historically restricted development of the property as it was originally platted. Due to existing flat pitched ditches, existing topography and lack of storm water management, this property and the surrounding area has storm water drainage problems. Developing a master land use plan for the area with urban roadway designed infrastructure including storm sewer and storm water management improvements will benefit the existing Chateau area.

The petitioner has divided their project into four (4) separate development areas or zones as described below. **Zone A: Multi-family Apartments (to be known as Seasons at River View; Zone B: Senior Living Development; Zone C and Zone D: Commercial Areas (to be known as Shoppes at River View).** At this time, the petitioner is requesting approval of Comprehensive Plan Amendments including an Amendment to the River View Neighborhood Plan and a Land Use Map Amendment; and a Conceptual Plan for the first phase of the development, which is the multi-family area identified as Zone A.

Zone A: Proposed Multi-Family Apartments (first phase) - Seasons at River View:

The proposed multi-family market rate apartment development provides a transitional buffer between the existing Chateau Eau Plaines single family subdivision to the south and the commercial component to be located along the south side of State Trunk Highway (STH) 50. The development has a significant amount of green space and will have private road access to 77th Street at two (2) locations, along with a private road access to 115th Avenue. The market rate multi-family area will consist of 16 two-story buildings. They are proposing 12 20-unit and 4 15-unit individual-entry buildings for a total of 300 units. The unit mix consists of 24 studio apartments (8% of total), 128 one-bedroom apartments (43% of total), 124 two-bedroom apartments (41% of total), and 24 three-bedroom apartments (8% of total). The lot size is approximately 31.74 acres with a gross density of 9.5 units per acre.

The buildings have been designed in a townhouse style which feature ground level, private direct entrances as well as attached garages for select units. Each apartment home will feature modern finishes including open concept floor plans, designer cabinetry, quartz

countertops, upgraded appliances, oversized balconies/patios, large walk-in closets and 9-foot ceilings. Flooring will consist of high quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment. All units will include a split HVAC system (similar to what is in a single family home), individual hot water heaters, energy efficient, expansive windows and full-size washers and dryers to maximize efficiency and comfort. The building layouts and floor plan designs of this development provide a wide variety of housing options and price points that will cater to a broad demographic group.

The exterior finish of the buildings includes a significant amount of brick, oversized windows and fiber cement siding. The apartment buildings exterior will incorporate three (3) complementary color pallets for the fiber cement siding. A mix of large balconies and private patios complement the exterior elevations, and the gabled roof details contribute to the suburban feel of the community.

Parking will be provided through a mix of building-attached garages, detached garages and surface parking. Total parking provided is 680 spaces for all 300 units, resulting in a parking ratio of 2.27 spaces per unit. The plan includes 268 enclosed garage spaces for an overall garage ratio of .89 garage spaces/unit.

Community amenities will feature a clubhouse for resident use which will include a fully furnished club room, fitness facility and leasing office with on-site management. There will also be a resort style pool located directly adjacent to the clubhouse. Sidewalks will also be featured throughout the site to promote connectivity.

Unit pricing will range from \$1,100 to \$2,200.

Since the application was submitted, there have been a few changes to the plans related to 78th Street east of 115th Avenue as recommended by the developer. Six (6) single family lots were shown on the south side of 78th street, four of which are owned by Richard Pinter and the other two under contract with the Developer. Apartments were shown on the north side of the street. The Developer and Richard Pinter have come to an understanding that the privately owned single family lots including the two lots under contract by the Developer would be reconfigured and added to existing adjacent lots that the Pinter's own in the existing Chateau Eau Plaines Subdivision. Therefore, both parties now support that this portion of 78th Street is requested to be vacated.

The current Sewer D and Chateau Lift Station Special Assessments that were assessed to these six (6) parcels is \$3,189.18 per parcel for a total of \$19,135.08. These assessments are required to be paid in full prior to lots being reconfigured and combined with the Pinter's lots. A meeting will be set up to further discuss the process for the right-of-way vacation, the process for approving the Certified Survey Map(s) needed to reconfigure these lots and the timing for the payment of the special assessments.

Zone B Senior Living: The senior living (over age 55) component of the development is proposed to include up to 159 units with common areas and the potential for all types of senior living care including independent living, assisted living and memory care. The Plan indicates 3 4-unit independent senior living units and a potential three (3) story assisted living and memory care facility on approximately 20.5 acres. The primary access would be from 77th Street and a second access at 107th Avenue (as shown on an amended plan) from 79th Street.

The secondary emergency-gated access from 78th Street which connects with 105th Avenue would not be constructed by the developer. The two lots on 78th Street east of 115th Avenue also owned by Richard Pinter would remain unbuildable until such time public improvements are installed in 78th Street with the termination of a cul-de-sac at Mr. Pinter's expense. The ***attached*** drawing indicates the location of a cul-de-sac could be moved further east to reduce the length of the roadway, thus reducing the construction costs of the roadway. The

Village will require the developer to dedicate additional right-of-way on their property to allow for the cul-de-sac to be installed. When or if Mr. Pinter choses to develop these two (2) lots, a wetland delineations would be required to be completed to determine if the lots could be development and detailed engineering plans would need to be prepared for Village review and approval for the required public roadway improvements. In addition, a Development Agreement would be prepared by the Village and be required to be entered into between Mr. Pinter and the Village related to the construction of the public improvements and association costs.

Zone C Commercial (Northeast corner): The northeast commercial component of the development is approximately 21.56 acres and could include approximately 140,000 square feet of commercial development with a mixture of potential uses. The proposed commercial development would be no more than four (4) stories above grade. Access to this area would be from 77th Street from the south, 109th Avenue from the west and with a potential right-in right-out from 104th Avenue.

Zone D Commercial (Northwest corner): The northwest commercial component of the development is approximately 21.0 acres of which about 13.0 acres are developable and could include approximately 78,000 square feet of commercial developed with a mixture of potential uses including retail, office, or medical related services. The proposed commercial development would be no more than four (4) stories above grade. Access to this area would be from STH 50 form the north, 77th Street from the east and 115th Avenue (a/k/a Eau Plaines Parkway) from the south.

Wetland and Floodplain Evaluation: The Developer has completed wetland delineations within their site area and is working with both the WI DNR and the US ACOE to obtain necessary wetland fill permits or artificial exemption/no jurisdiction status for several portions of the wetlands (approximately 3.0 acres) that have been field delineated on the property. The balance of the wetlands (approximately 17.5 acres) will remain wetlands within the development area. Approximately 4 acres of 100-year floodplain is located in the northwest corner of the project that is intended to be filled and new 100-year floodplain is proposed to be created west of 115th Avenue to compensate for the floodplain proposed to be filled. This would allow for a contiguous development area outside the 100-year floodplain (The Village Ordinance requires that an equal volume of 100-year floodplain being filled is created so that there is no net loss of floodplain storage). A floodplain boundary adjustment will need to be approved by the Village, WI DNR and the Federal Emergency Management Agency (FEMA) prior to work commencing. A final FEMA approval is required once the floodplain work is completed. The Land Use Plan Map, the Zoning Map and the Zoning Text would need to be amended to reflect the approved changes after the Final FEMA approval is obtained.

Site Access and On-Site Parking: All Zones within the development area shall be evaluated as more detailed plans are provided for review and approval and prior to construction of each phase. Commercial areas have specific parking ratios based on the commercial uses proposed. The Neighborhood Plan shows the proposed access locations to each area as described above. Access to the multi-family area (Zone A) will require construction of 77th Street and 109th Avenue and its construction shall be coordinated with the WI Department of Transportation (WI DOT) as the WI DOT will be constructing a portion of the 109th Avenue roadway extending from STH 50 south to the end of the Lynch Chevrolet development. Further discussion is warranted related to the timing of roadway construction based on occupancy of the buildings. In addition, it is recommended that 115th Avenue construction be completed concurrently with the final grouping of five (5) apartments (Buildings 9-13) adjacent to the development.

Traffic Impact Analysis (TIA): The developer is completing a TIA as required by the WI DOT and the Village for access to STH 50. The intersections being evaluated include: STH 50 with the I-94 East Frontage Road, STH 40 with 115th Avenue (new intersection), STH 50 and 109th Avenue (new intersection) STH 50 and 104th Avenue, 1104th Avenue with 77th Street, 104th Avenue with 79th Street/Prairie Ridge Blvd. The TIA will evaluate r a right-in/right-out driveway access to the Zone C Commercial area from 104th Avenue. The TIA will provide intersection configuration/improvements including additional right-of-way needed for the 104th Avenue/109th Avenue/115th Avenue and 77th Street intersections and 104th Avenue and 79th Street intersection, as well as the private driveway intersections. The Developer will begin the second phase of the TIA following the Plan Commission/Village Board meetings for the Conceptual Plan. The scope of the TIA has been set and traffic counts have been collected so that they can being the modeling. Upon completion a draft TIA shall be submitted to the WI DOT and Village for review. All required improvements pursuant to the TIA shall be incorporated into the required Public Improvement Plans for the development.

As part of the STH 50 reconstruction plans, there will be public roadway connections at 115th Avenue and 109th Avenue leading to this development area and connecting to 77th Street. 77th Street will act as a parallel frontage road to STH 50 between 104th and 115th Avenues since no direct commercial access will be permitted on STH 50, with the exception one existing commercial access to the existing Binder Chiropractic Office. The current driveway access for Lynch Chevrolet to STH 50 is temporary until 109th Avenue is constructed by the WI DOT. [Note: The STH 50 reconstruction project (proposed to begin in spring, 2021) includes the construction of a portion of 109th Avenue on the east side of the Lynch Chevrolet development. The petitioner will be required to construct the remainder of 109th Avenue to 77th Street as part of this development.]

Public and Private Utilities: All buildings within the development shall be serviced by municipal sanitary sewer, municipal water, a combination of curbed public and private streets, public sidewalks and storm water facilities. The multi-family area (Zone A) will have private roadways to connect to 77th Street in two locations and to 115th Avenue. The sewer and water within the private roadways will be public facilities. Public sidewalks will be required to be installed within all public rights-of-way on both sides of the roadways pursuant to the Village specifications. The public sidewalk in 115th Avenue will end at the private driveway entrances to the apartment and commercial area. If 78th Street is not vacated and is required to be constructed, then the public sidewalk shall extend in 115th Avenue to 78th Street).

All of the required public and private infrastructure shall be installed by the developer at their costs as a condition precedent to development. Public improvement special assessment costs associated with the few single family lots that are proposed to remain south of 78th Street and are not owned by the developer will be required to pay their fair share cost of those improvements prior to development of single family homes.

At the time 115th improvements are constructed cost estimates will be provided for exact costs associated with each lot. These lots have been and will remain unbuildable until these public improvements are completed. The 115th Avenue construction will be required to be installed as part of the construction of the five (5) western apartment buildings 9-13 or prior to any additional commercial development, whichever occurs first.

As previously discussed, the two (2) existing lots on 78th Street, extending west from 105th Avenue, that are not controlled or owned by the developer would require wetland delineations and design and construction of public improvements including a cul-de-sac at the end of 78th Street at the lot owners cost for these two lots to be developed. A gated emergency access to the Senior Living (Zone B) would not be required from this location.

The 77th Place west of 105th Avenue is proposed to be vacated and not constructed. As noted previously, 107th Avenue north of 79th Street would not be vacated and used as a second access to the Senior Living area (Zone B) with the Village granting a special privilege to the developer for the installation and maintenance of the access.

Storm Water Management: Storm water has been a topic of discussion in this area for some time and with the proposed master plan and the additional storm water work being proposed by the Village within 79th Street, it is anticipated that existing drainage conditions will improve. The development area, under existing conditions, generally drains from the east to the west to the eventual outfall to the Des Plaines River system. Although the primary drainage pattern is from east to west, the southern part of the development area drains to an existing low area (wetland and floodplain) that is adjacent to existing residential lots along 79th Street. The total area draining to the southern wetland from the north is approximately 37 acres in size. Surface water draining to the wetlands flows south through the existing swales and culverts on 79th Street to its eventual discharge into the Des Plaines system. There is also significant offsite drainage that flows through the existing site from the north and specifically a large outfall from Highway 50 on the northeast corner of the site.

In general, the existing site is very flat with poor drainage and the ditches do not properly function, which leads to significant amounts of standing water through the site. In addition to the poor drainage, the site takes a significant amount of offsite water from adjacent areas.

The proposed storm water management system is designed to improve the existing drainage throughout the site. The overall drainage pattern will continue to be maintained with water flowing from east to west to the Des Plaines River system. The following are the key elements that will be implemented in the proposed storm water and drainage design to control and redirect a majority of storm water through the site and not through the existing developed Chateau Eau Plaines subdivision:

- Offsite water will be collected via storm sewer and piped through the site to avoid negative impact to adjacent lands. This includes drainage from the STH 50 project and specifically the new WI DOT storm water pond on the east side of the project, adjacent to 77th Street. This offsite storm water will be piped directly to the Kilbourn Ditch.
- The development will reduce the drainage area flowing to the south from approximately 37 to 12 acres. There will be minimal sheet drainage flowing to the existing areas which will reduce the amount of storm water to the adjacent residents.
- Drainage from the proposed development will be piped directly to large storm water management retention basin facilities (ponds) throughout the site. These facilities will manage the storm runoff and improve water quality for the entire site. Four (4) on site pretreatment/storage wet and dry basins will be located throughout the site; ultimately collecting to a larger wet basin along the west side of the property before discharging to the Des Plaines River system. The overall system will be designed to meet all applicable standards for the area.
- Some of the existing "low areas" in the center of the site and other isolated low natural areas will be graded in order to minimize standing water on the site. The reduction of low areas should help with high groundwater and improve overall drainage through the site.

Proposed Public Storm Water Project: Separate from the proposed Fiduciary project, the Village has completed a design for storm water improvements within the existing Chateau Eau Plaines Neighborhood. The proposed project consists of a new storm sewer, sump

pump laterals, and re-ditching to improve storm water drainage conditions. At this time, the Village is getting bid prices to obtain project costs. A separate public hearing will be held regarding the public storm water project within the existing neighborhood later this spring.

COMPREHENSIVE PLAN AMENDMENTS: Any development plans considered by the Village are evaluated based on the Village Comprehensive Plan's goals, objectives, recommendations and policies including the Land Use Plan and Neighborhood Plans. Neighborhood Plans are intended to provide more detail that what is shown on the Comprehensive Land Use Plan.

The 2035 Comprehensive Land Use Plan indicates that properties adjacent to STH 165 be developed for Community Commercial land uses while the remainder of the land be used for residential development. As shown in the land use plans this area is currently a platted single family subdivision with the unimproved roadways (blue in color).

Neighborhood Plans allow for the review of existing and probable future development in and around the area proposed for development by evaluating access to the development and the feasibility of developing certain land uses and lot layouts, roadways and parkways, open green spaces and preservation areas, schools, municipal facilities and municipal services to serve the neighborhood. The Neighborhood Plan sets forth a guide for future development when a willing landowners wish to develop his land.

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

Furthermore, the Comprehensive Plan sets forth recommendations to achieve the housing goals and objectives. Some of these recommendations include providing a sufficient housing options; and continue to support a variety of housing types and sizes, and continue to designate appropriate areas for single-family, two-family, and multi-family housing development on detailed Neighborhood Plans that are consistent with the Village 2035 Land Use Plan.

The Comprehensive Land Use Plan sets forth neighborhoods and the residential density for the entire land designated for residential uses within the entire Neighborhood. This allows for some residential areas of the neighborhood to have larger lots while some areas have smaller lots and higher density areas.

This development is located within the River View Neighborhood, which includes lands between STH 50 and CTH C (Wilmot Road) and between IH-94 and 104th Avenue. Much of the residential portions of this Neighborhood is developed with single family lots including three single-family subdivisions (Chateau Eau Plaines, Zirbel and River Oaks Subdivisions). There are four (4) residential areas in the neighborhood that have not been developed including:

1. 55.0 acres (approx.) residential area residential area being discussed with this project in portions of the undeveloped platted Chateau Eau Plaines Subdivision;
2. 18.0 acres (approx.) area in the southwest corner of the Neighborhood adjacent to CTH C which could possibly develop as multi-family.
3. 9.5 acres (approx.) area at the west end of 82nd Street on the north side of the street which could possibly be developed with single family lots.

4. 10.0 acres (approx.) area at 105th Avenue and 79th Place (another portion of the undeveloped platted Chateau Eau Plaines subdivision which could possibly be developed with single family lots.

Areas 2, 3, and 4, above would require a detailed delineation and evaluation of environmental constraints (i.e. wetlands and floodplain) to determine the availability of buildable land and public infrastructure to service development being proposed.

In accordance with the Village Comprehensive Land Use Plan, the overall net density for the entire Neighborhood is currently shown to be within the Low Density Residential land use category with the average lot area within the entire Neighborhood to be more than 19,000 square feet per dwelling unit. A Neighborhood Plan for the entire River View Neighborhood has never been completed to date; however, the Village is in the process of updating and preparing complete Neighborhood Plans for all 20 plus neighborhoods in the Village. These Neighborhood Plans will be used to assist in the preparation of a Village-wide Transportation Plan to be completed later this year.

The existing developed residential areas of the River View Neighborhood are approximately 166 acres with 405 dwelling units, with an average lot area of 17,822 square feet per dwelling unit and a net density of 2.9 units per acre. The development of an additional 300 apartment units, 159 senior apartment bed/units and 6 single family lots brings the average lot size for the Neighborhood to about 10,725 square feet per dwelling unit with a net density of 4 units per acre.

The residential land use designated from the 1996 Comprehensive Plan was carried over to the current Land Use Plan for the River View Neighborhood. However due to the existing and proposed commercial areas in the Neighborhood with two IH-94 STH 50 and CTH C interchanges and the current residential density of the Neighborhood, this Neighborhood should have been placed in the Upper-Medium Density land use category which is the same as the Prairie Ridge Neighborhood to the east. The Village, upon completing an update to the entire River View Neighborhood Plan within the next few months, will bring forward for a public hearing--the appropriate changes to the Land Use Plan to reflect current and proposed land uses including those being discussed with this request for the entire River View Neighborhood.

At this time the only changes to the Land Use Plan is to add approximately 11.6 acres of land into the Community Commercial with an Urban Reserve land use designation, which will bring the total commercial area adjacent to STH 50 to approximately 43.1 acres (11.6 acres plus existing 31.5 acres). The 11.6 new commercial area would include land south of STH 50 extending to 77th Street. The existing Urban Reserve land use designation will remain over the currently undeveloped commercial land use areas and the area being placed into the commercial land use area until such time as detailed Conceptual Plans are considered for the development of each commercial area.

As noted above, the petitioner has completed wetland delineations within their development area and is working with both the WI DNR and the US ACOE to obtain necessary wetland fill permits or artificial exemption/no jurisdiction status for several portions of the wetlands that have been identified on the property (approximately 3 acres of wetlands are to be filled while 17.5 acres of wetlands remain). The Land Use Map and the Zoning Map will need to be amended to reflect the wetlands that will remain after all approvals are received by the WI DNR and US ACOE.

In addition, approximately four (4) acres of 100-year floodplain in the northwest corner of the project is also intended to be filled and new 100 year floodplain is proposed to be created west of 115th Avenue to compensate for the floodplain proposed to be filled to allow for a contiguous development area outside the 100-year floodplain. (The Village Ordinance

requires that an equal volume of 100-year floodplain being filled is created so that there is no loss of floodplain storage). A floodplain boundary adjustment will need to be approved by the Village, WI DNR and FEMA prior to work commencing. Final FEMA approval is required once the floodplain work is completed. The Land Use Plan Map, the Zoning Map and the Zoning Text would be amended to reflect the approved changes after the Final FEMA approval is obtained.

Population Projections: The Neighborhood Plan is a guide for the community, property owners and developers; therefore, the population within the Neighborhood will increase on an incremental basis as the Neighborhood develops over time. The population projections below are based on various sources based by housing type as noted. These population projections do not include the other three (3) undeveloped residential areas within the Neighborhood as noted above.

POPULATION PROJECTIONS

HOUSING TYPE	# of Housing Units	2010 Census 2.68 person/Occupied Household	Est. from Developer 1.5 persons/HH based based on past projects	Senior Housing 1.5 person/HH	School Age Children**	Public School Children**
Existing SF Units	405	1085			303	170
Proposed Seasons at River View Apts	300		450		45	45
Proposed Senior Units	159			239	0	0
Proposed SF Units	6	16			4	3
TOTALS	870	1,101	450	239	352	218

**Pursuant to 2010 Census 27.9% of the Village population is school age children.

Public school age children is projected by KUSD to be 42% of number of households.

For the Apartment project the Developer has seen in past projects 10-15 children per 100 units, the same number was used for the projection of public school age children.

The mixed use development will accomplish many of the Village's goals outlined in the Village Comprehensive Plan including:

- Promoting economic development that better aligns with existing infrastructure and platted roadways and is consistent with the existing Comprehensive Land Use Plan with minor adjustments.
- Encouraging a balanced and sustainable spatial distribution among various types of land uses to meet the social, physical, and economic needs of community residents.
- Providing aesthetically pleasing and efficient community while promoting a sustainable land use pattern that meets the social, economic, physical, ecological, and quality-of-life needs of the Village and maintaining a sense of place.
- Promoting redevelopment of underutilized commercial and industrial land.
- Promoting the use of mixed-use development to achieve the desired character and services for the Village.
- Accommodating the projected growth in population, households, and employment in the Village through the comprehensive plan design year 2035.
- Encouraging land uses that promote efficient development patterns and relatively low costs to all levels of government.
- Encouraging development and redevelopment of land with access to existing infrastructure and public services.

- Encouraging a balance between various types of development.
- Encouraging the preservation of appropriate open space as part of future development proposals in the Village.
- Promoting the provision of an adequate number of housing units and allocating sufficient land area for housing demands to accommodate current and future populations, in particular the aging populations.
- Providing for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing needed services for the residents.
- Encouraging development and redevelopment of land with access to existing infrastructure and public services.

Next Steps for Phase 1 (Zone A):

1. Provide proof of ownership of all lands to be developed.
2. Vacate Rights-of-way.
3. Vacate of all easements that are no longer required.
4. Prepare Certified Survey Map(s) to create the parcels and dedicate the required easements/restrictive covenants.
5. Design/Village review and approval of Public Improvement Plans for the Phase 1 and Development Agreement.
6. Submit applications for a Floodplain Boundary Adjustment. The Land Use Plan Map, Zoning Map and Zoning Text will also be amended as part of the Floodplain Boundary Adjustment application process.
7. Obtain Wetland Permits/approvals from the WI DNR and US ACOE.
8. Submit applications for a Zoning Map and Text Amendments (Planned Unit Development Overlay District which includes Residential Development Plans and the required Digital Security Imaging System (DSIS) Agreement and Access Easements.
9. Submit applications for a Comprehensive Plan amendment to correct the Land Use Plan Map to reflect the wetlands that will remain.

RECOMMENDATIONS:

Village staff recommends approval of the Comprehensive Plan Amendments subject to the following change be made to the Neighborhood Plan as shown on the **attached** drawings and described below:

1. Show a cul-de-sac at the terminus of 78th Street east of 105th Avenue.
2. Show the reconfiguration of the western commercial area and access--the northern most access to the west side of 115th Avenue shall align with 77th Street
3. Provide an updated plan noting the reconfiguration of the lots and vacated right-of-way of 78th Street.
4. 107th Avenue will not be vacated as shown. Correct the map and show this as a second full access (not gated access) to 79th Street.
5. Remove the secondary emergency-gated access from 78th Street which connects with 105th Avenue and show as a public roadway with a cul-de-sac.

6. The revised Neighborhood Plan shall be provided to the Village in a pdf to include as an exhibit to the Resolution and Ordinance and in a format acceptable to the Village GIS system.

Village staff recommends approval of the Conceptual Plan for Season at River View apartments (Zone A) subject to the above comments and the following conditions:

1. The draft TIA shall be submitted for Village staff review. The findings shall be incorporated into the Public Improvement Plans.
2. Detailed Public Improvement Plans for the first phase of Development will be required. Further discussion is warranted related to the public streets and infrastructure requirements for the construction of this first phase of development. The plan as proposed is not acceptable for all of the apartment buildings. The third access point will be required for buildings 10-13 at 115th Avenue.
3. Upon owning the properties, the required information shall be submitted to begin the street vacation process. This is a process that could take 45 to 90 days. In addition, existing easements that are not required shall be vacated. A copy of the existing platted area and illustration of easements to be vacated shall be provided.
4. The floodplain boundary adjustment should be completed, so that the 115th Avenue/77th Street and a portion of the apartment area is removed from the 100-year floodplain.
5. Certified Survey Map related to the reconfiguration of the lots adjacent to 78th Street east of 115th Avenue. The street vacation shall be completed prior to the land reconfiguration and the special assessments shall be paid prior to recording the CSM. The current Sewer D and Chateau Lift Station Special Assessments for these six (6) parcels is \$3,189.18 per parcel for a total of \$19,135.08 for all six (6) lots. A meeting will be set up to further discuss the process to vacate the right-of-way and the required Certified Survey Map(s) required to reconfigure these lots.
6. A Certified Survey Map will be required to create development parcels and dedicate required easements. Only four (4) lots can be created per CSM; however, multiple CSM's can be created. Lots shall be under same ownership prior to creating the CSM and all rights-of-way shall be vacated.
7. See **attached** comments from the Village Engineer dated January 20, 2019.
8. See **attached** current list of government agency contact to be updated and corrected on the cover sheet of the plans.
9. Detailed Residential Development Plans will be required to be submitted as part of the required Plan Unit Development Ordinance. These should include detailed site grading and drainage plans, landscaping plans, building plans (for the apartments, garages and clubhouse), parking lot and building lighting plans and details, site details including fences, garage dumpster and signage. In addition, the required camera layout and specifications pursuant to Chapter 410 of the Village Municipal Code shall be submitted so that the DSIS Agreement and DSIS Access Easement can be drafted. The Residential Development Plans will be referenced in the required PUD Ordinance and shall be finalized prior to consideration of the PUD and the CSM).
10. The Residential Development Plans shall include a Lot Data Chart that indicates the Lot area, the area of wetlands that will remain, the area and % of open space, the size of the clubhouse, the number of buildings (unit count and bedroom count for each building type and the number of attached garages per apartment building), the number of detached garages and the number of surface parking spaces, the number

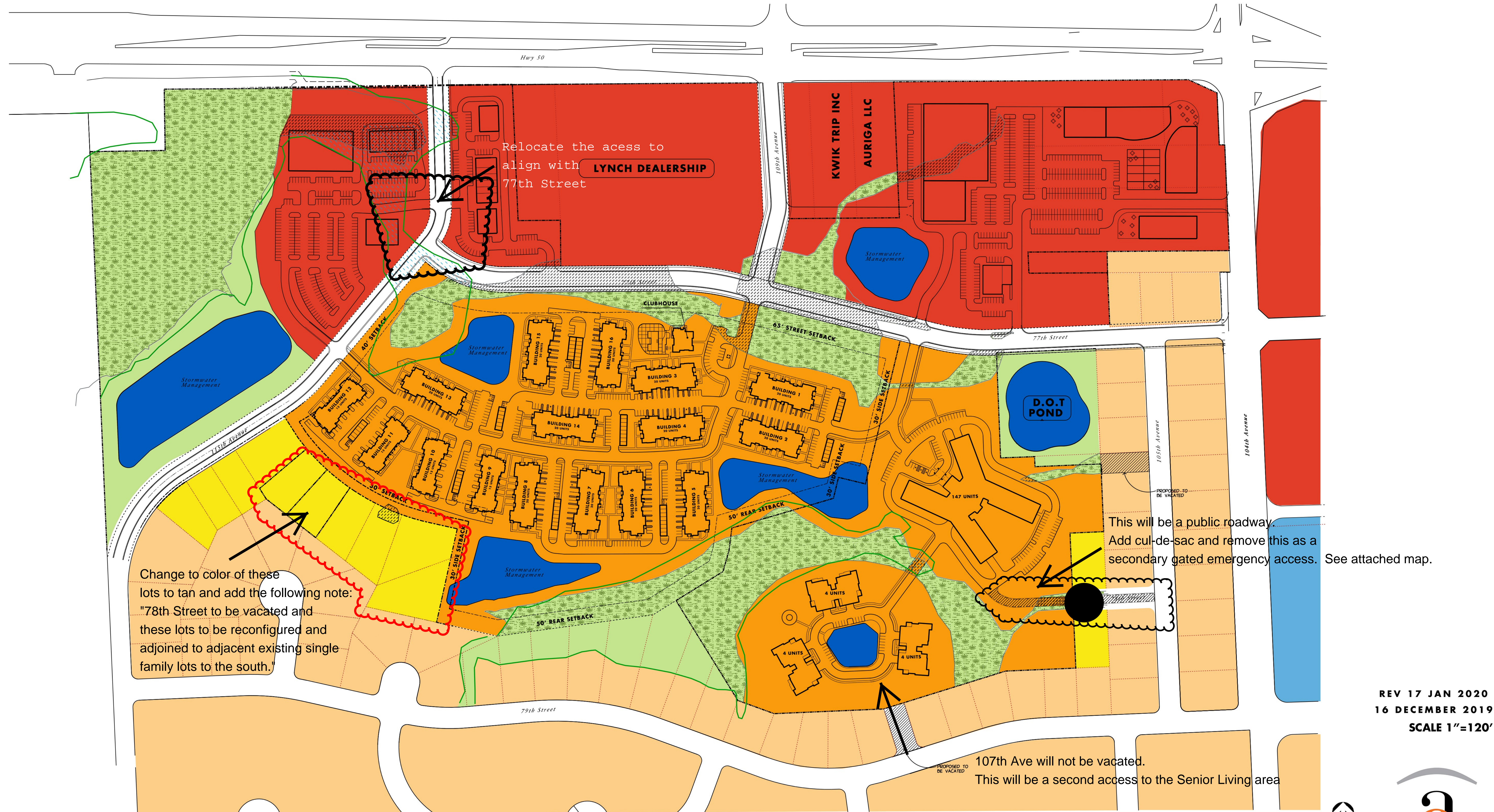
- of handicapped parking spaces and the total number of parking spaces.
11. The buildings on the plans have been numbered, number the garages as well (i.e G-1, G-2) for ease of reference.
 12. Legal descriptions of the wetlands that will remain with the area (sq. ft) of each wetland area shall be provided on the Plans and CSM. All storm water facilities will be required to be located within Outlots except for the Basins 2 and 5 that will be on the multi-family lots which will require easements.
 13. All storm water basins shall have easements granted to the Village for Access and Maintenance purposes. These easements shall be shown on the Plans and the CSM.
 14. All wetlands, 100-year floodplain shall have easements granted to the Village for Preservation and Protection, Access and Maintenance purposes. These easements shall be shown on the Plans and the CSM.
 15. Show locations and sign details of any proposed signage on the plans. Wall signs on the clubhouse shall be shown to verify size to determine if signage should be incorporated into the PUD. Easements for entry signs will need to be shown on the CSM.
 16. The following comments relate to the building elevations. Further discussion is warranted and color boards and materials shall be submitted. Building floor plans with the elevations shall be submitted.
 - a. The metal roof on the tower element of the club house is not allowed. This should be shingle.
 - b. There is too much siding and vertical siding on the buildings, more stone and brick shall be incorporated.
 - c. Show the downspouts on all buildings including the clubhouse. Note downspouts shall be directly connected to the storm water system.
 - d. On the east elevation of the club house can the FO2 areas on the ground level be window?
 - e. The EP2, smooth fiber cement panels on the needs to be further discussed. Examples of how this looks needs to be submitted.
 - f. The detached garages shall eliminate all of the vertical siding and replaced with brick or stone material and all four sides.
 - g. The trash enclosures shall match the garages-stone/brick not vertical siding. There shall be a side entrances that residents can access without a gate and the further discussion regarding the gate material is warranted.
 - h. Show the lighting proposed on the buildings.
 17. Street Naming and addresses off private roadways will be provided by the Village.
 18. The apartment buildings shall be fully sprinklered regardless of State requirements as approved by the Fire & Rescue Department (NFPR 13R system will be installed which will not require sprinklers in the attics). The club house is not required to be sprinklered.
 19. There shall be pet free buildings identified and apartment buildings that allow pets. Pets shall be limited to a maximum number of one (1) pet per unit with a maximum weight not to exceed 40 pounds (at full grown/maturity). Any dog breeds prohibited by the developer shall be provided to the Village. Is there a dog run area proposed?

20. In the event that public transportation to service the development is requested, it shall be the responsibility of the property owner to fund the cost of providing such public transportation to and from the development.
21. The required Landscaping Plan (Part of the residential development plans) shall include at a minimum:
 - a. The base map for the Landscaping Plans shall be the grading plan with street names shown and all existing and proposed easements.
 - b. Details shall be provided for all landscaping around the apartment buildings and garages.
 - c. Stone islands will not be accepted in the parking lot islands.
 - d. The Landscape Plan shall provide an undulating 3 foot high berm with staggered Austrian Pines, fencing and other headlight screening adjacent to the surface parking lots and public streets.
 - e. A minimum of 2 or 3 gallon planting sizes for annual/perennials will be required.
22. The required landscape plan as part of the public improvement plans shall include, public street streets within the right-of-way placed 50 feet apart pursuant to the Village specifications. There shall be minimum groupings of 3-4 of the same tree type on the same side of the street. This plan shall also show the public sidewalk location and details.
23. All easements shall be shown on the Public Improvement Plans, Residential Development Plans, and Landscaping Plans.
24. **The Conceptual Plan approval shall be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, following shall be submitted and considered by the Plan Commission and Village Board.**
25. **Upon approval of the Conceptual Plan the following documents (3 full size copies and a pdf) shall be submitted to the Village for staff review:**
 - a. Verification of ownership of lots within the development area
 - b. Draft street vacation documents
 - c. Illustration and draft documents of existing easements to be vacated.
 - d. Floodplain Boundary Adjustment application, fee and related plans.
 - e. Permits from the WI DNR and the US ACOE for the wetland areas that are proposed to be filled shall be submitted.
 - f. Draft CSM(s).
 - g. Public Improvement Plans (including Public Sidewalks, Street Trees, Street Lights)
 - h. Residential Development Plans (as discussed above) for the Multi-Family areas including building material/sample color boards. In addition, a list of proposed dimensional variations being requested to be included in the PUD.
 - i. Private Landscaping Plans.
26. The Public Improvement Plans, Zoning Map and Text Amendment including the Residential Development Plan and DSIS Agreement, Development Agreement will be considered at the same Village Plan Commission and Village Board meetings. The

street, easement and plat (if required) vacations and the floodplain boundary adjustment should be submitted so that those approval can be obtained since a greater lead time for notices and approvals are required and the vacations shall be completed prior to recording the CSM(s).

27. Upon Village approval of the Public Improvement Plans, the Developer shall submit two (2) copies of the final Village approved plans and specifications so that the Village can request approval from the Kenosha Water Utility (KWU).
28. Upon written utility plan approval from the KWU, the Developer shall obtain written approval from the WI DNR.
29. **Upon Village approval of the Final Engineering Plans and Specifications, Landscaping Plan and Street Lighting Plan the following shall be submitted to the Village for staff review so that the Development Agreement can be finalized by the Village. The number of copies required are noted below, in addition pdf's of all documents and plans shall be submitted. All documents shall be in final form prior to Village Board consideration of the CSM, Development Agreement and PUD.**
 - a. Final CSM(s).
 - b. Five (5) paper copies of the approved Public Improvement Plans.
 - c. Five (5) paper copies of the approved Residential Development Plan
 - d. Five (5) paper copies of the Public Landscaping Plan. A copy of the signed public street tree/landscaping contract, Street Tree/Landscaping Plan and certificate of insurance.
 - e. Five (5) paper copies of the Street Lighting Plan, including a copy of the We Energies electrical distribution system plan.
 - f. Street sign plan and cost estimate (prepared by the Village).
 - g. A copy of the required wetland fill, N.O.I. Chapter 30 permits from the WI DNR and ACOE.
 - h. A copy of the public sanitary sewer and water approval letters from the KWU, WI DNR, and SEWRPC.
 - i. A copy of the signed contracts, certificates of insurance, and performance and payment bonds. The contracts shall have the Developer's name as shown on the title of the property. The certificates of insurance shall also list the Village of Pleasant Prairie as an insured party.
 - j. A Policy of Title Commitment equal to the cost of public improvements. The title policy shall indicate that the right-of-way is being dedicated free and clear of any encumbrance liens or judgments. The Title Report Commitment shall be updated the day before closing and again within 7 days after closing and recording of the documents.
 - k. Erosion Control Permit application and plans and related fees (fees to be calculate by the Engineering Department).
 - l. Work in the Right-of-Way application, plans and related \$150.00 application/permit fee.
 - m. The Street Sweeping Cash Deposit - \$2,000.

- n. A "draft" LOC shall be provided to the Village for staff review. A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of public related improvements, including street trees, street lights, street signs, field staking, inspections and construction related services (including sanitary sewer, and storm sewer cleaning and televising), shall be submitted to the Village. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. *IMPORTANT: A draft Letter of Credit equal to the cost breakdown analysis (need to verify proper format and dollar amount of Letter of Credit prior submitting the Original Letter of Credit.* The Cash payments and the "Final" LOC shall be provided prior to the Village at the closing.
 - o. Final Memorandum of Development Agreement (to be drafted by the Village and reviewed by the Developer).
 - p. Final Development Agreement (to be drafted by the Village and reviewed by the Developer).
 - q. DSIS Agreement and Access Easement (Drafted by the Village with camera plans and specifications provided by the Developer)
 - r. Verification of taxes and outstanding special assessments being paid. Any outstanding taxes, special assessments or invoices shall be paid prior to recording the CSM and Memorandum of Development Agreement.
- 30. Upon Village Board approval of the CSM and within seven (7) days of said approval the Village will host a closing to have the CSM and all of the Development Agreement documents signed. The Developer shall be responsible for recording all required documents at the Kenosha County Register of Deeds Office and provide proof of recording to the Village within 72 hours of closing with the Village.
 - 31. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at the Village with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to public improvement field work commencing). Contact Jean Werbie-Harris to coordinate the pre-con meeting.
 - 32. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
 - 33. All Village fees incurred by the Village Engineer and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
 - 34. All Village fees incurred by the Village Community Development Department and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
 - 35. Impact fees are due at the time building permits are issued. Currently, these fees are \$1,490 per housing unit.
 - 36. All public and private improvements shall be completed, inspected, and Village approved including having sanitary sewer and storm sewer televised, water sampled with safe samples, roadways completed, electric and gas utilities installed, signage installed and as-built utility and grading plans submitted prior to the issuance of any building permits.



Change to color of these lots to tan and add the following note: "78th Street to be vacated and these lots to be reconfigured and adjoined to adjacent existing single family lots to the south."

This will be a public roadway. Add cul-de-sac and remove this as a secondary gated emergency access. See attached map.

107th Ave will not be vacated. This will be a second access to the Senior Living area

- | | | | | |
|----------------------|--------------|----------------|------------------|--------------------|
| Existing Residential | Multi-Family | Retention Pond | Wetlands | Floodplain to Fill |
| Future Single Family | Commercial | Right-of-Way | Wetlands to Fill | Open Space |



Neighborhood Plan

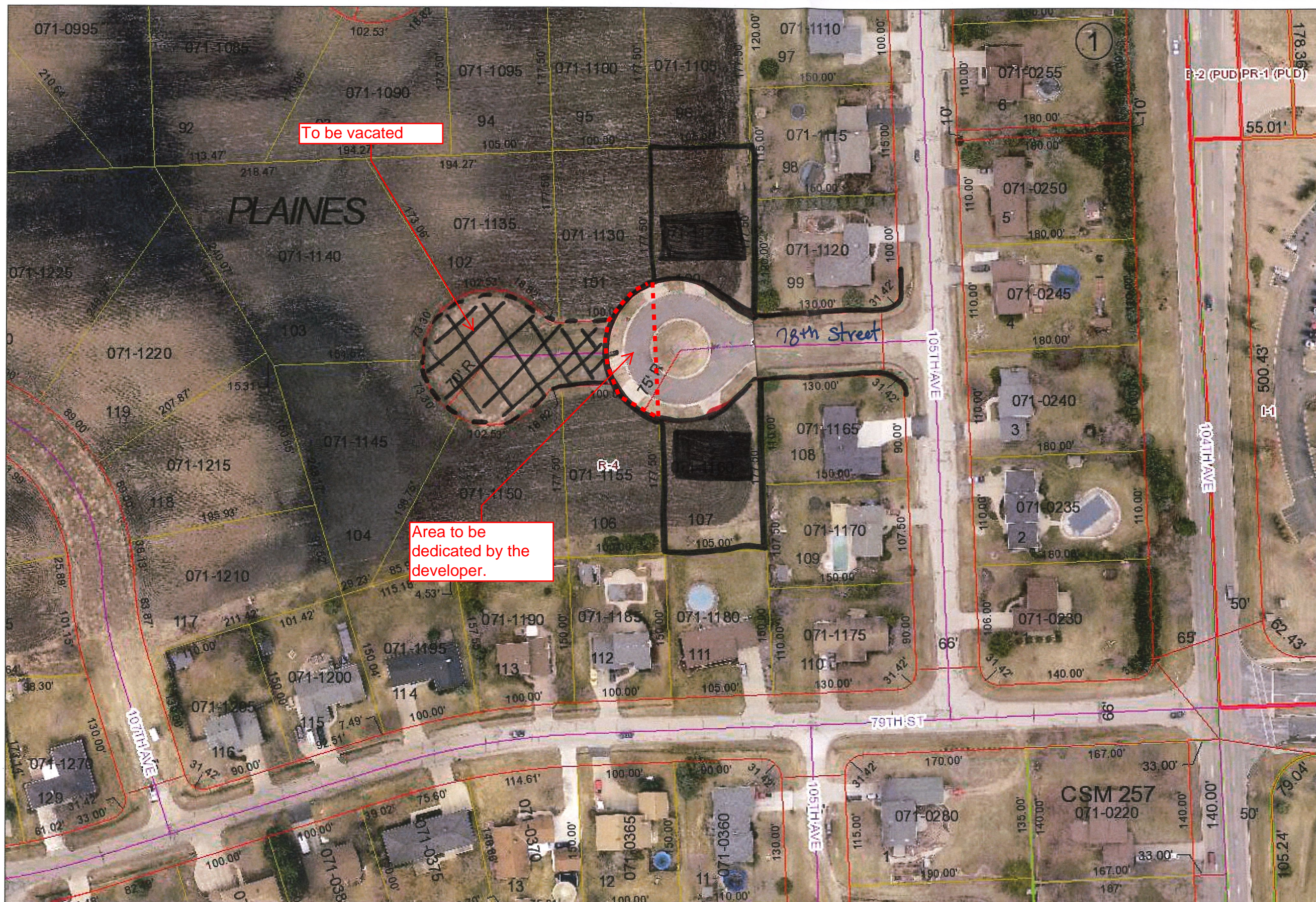
Pleasant Prairie, Wisconsin

REV 17 JAN 2020
16 DECEMBER 2019
SCALE 1"=120'





Date Printed: 1/22/2020



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

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #20-02**

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

WHEREAS, on December 19, 2010 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, Neighborhood Plans are a component of the Comprehensive Plan; and

WHEREAS, Neighborhood Plans serve as a refinement to the 2035 Comprehensive Land Use Map and identify the locations of future lot and roadway configurations, proposed floodplain boundary adjustments, future stormwater facilities and planned roadways/access pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map; and

WHEREAS, the Village has received a request to amend a portion of the River View Neighborhood Plan generally located between 79th Street and STH 50 from 104th to 115th Avenues in a part of U.S. Public Land Survey Section 7, Township 1 North, Range 22 East in the Village with a mixed use development with apartments, senior apartments and commercial areas as shown and described on **Exhibit 1**; and

WHEREAS, in addition to the Neighborhood Plan amendments, the 2035 Comprehensive Land Use Plan Map 9.9 is proposed to be amended to change the Low Density Residential Land Use designation on Lots 9-18 of Block 7, Lots 1-3 and 9-15 of Block 8, Lots 1-4 of Block 9, Lots 1-3 of the Chateau Eau Plaines Subdivision to the Community Commercial with an Urban Reserve land use designation as shown on **Exhibit 2**; and

WHEREAS, on December 27, 2019 notices were sent to property owners within 300 feet of the proposed Neighborhood Plan amendment area and the required 30-day notice was published in the Kenosha News for the January 27, 2020 public hearing; and

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby approves the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan:

1. To amend a portion of the River View Neighborhood as described in **Exhibit 1**.
2. To amend the 2035 Comprehensive Land Use Plan Map 9.9 as shown and described in **Exhibit 2**.
3. To update Appendix 10-3 of the Village's 2035 Comprehensive Plan to include the aforementioned amendments.

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

Adopted this 27th day of January 2020.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Debra Skarda
Secretary

Michael J. Serpe
Plan Commission Chairman

Date Posted: _____
02-Comp Plan Amendments--Fiduciary amendments

Neighborhood Plan 24 of Appendix 9-3
River View Neighborhood

A Neighborhood Plan has not been completed for the entire River View Neighborhood to date. At this time a ~~The~~ portion of the River View Neighborhood ~~is generally located south of STH 50 (75th Street), west of 104th Avenue, north of 80th Street and east of 115th Avenue (Chateau Eau Plaines area) includes:~~ including the area between 75th and 79th Streets and 104th and 115th Avenue approved by Plan Commission Resolution #20-02 and Ordinance #20-__ as approved by the Village Board on _____, 2020.

Any development plans considered by the Village are evaluated based on the Village Comprehensive Plan's goals, objectives, recommendations and policies including the Land Use Plan and Neighborhood Plans. Neighborhood Plans are intended to provide more detail that what is shown on the Comprehensive Land Use Plan.

The 2035 Comprehensive Land Use Plan indicates that properties adjacent to STH 165 be developed for Community Commercial land uses while the remainder of the land be used for residential development. As shown in the land use plans this area is currently a platted single family subdivision with the unimproved roadways (blue in color).

Neighborhood Plans allow for the review of existing and probable future development in and around the area proposed for development by evaluating access to the development and the feasibility of developing certain land uses and lot layouts, roadways and parkways, open green spaces and preservation areas, schools, municipal facilities and municipal services to serve the neighborhood. The Neighborhood Plan sets forth a guide for future development when a willing landowners wish to develop his land.

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

Furthermore, the Comprehensive Plan sets forth recommendations to achieve the housing goals and objectives. Some of these recommendations include providing a sufficient housing options; and continue to support a variety of housing types and sizes, and continue to designate appropriate areas for single-family, two-family, and multi-family housing development on detailed Neighborhood Plans that are consistent with the Village 2035 Land Use Plan.

The Comprehensive Land Use Plan sets forth neighborhoods and the residential density for the entire land designated for residential uses within the entire Neighborhood. This allows for some residential areas of the neighborhood to have larger lots while some areas have smaller lots and higher density areas.

This development is located within the River View Neighborhood, which includes lands between STH 50 and CTH C (Wilmot Road) and between IH-94 and 104th Avenue. Much of the residential portions of this Neighborhood is developed with single family lots including three single-family subdivisions (Chateau Eau Plaines, Zirbel and River Oaks Subdivisions). There are four (4) residential areas in the neighborhood that have not been developed including:

1. 55.0 acres (approx.) residential area residential area being discussed with this project in portions of the undeveloped platted Chateau Eau Plaines Subdivision;
2. 18.0 acres (approx.) area in the southwest corner of the Neighborhood adjacent to CTH C which could possibly develop as multi-family.

3. 9.5 acres (approx.) area at the west end of 82nd Street on the north side of the street which could possibly be developed with single family lots.
4. 10.0 acres (approx.) area at 105th Avenue and 79th Place (another portion of the undeveloped platted Chateau Eau Plaines subdivision which could possibly be developed with single family lots).

Areas 2, 3, and 4, above would require a detailed delineation and evaluation of environmental constraints (i.e. wetlands and floodplain) to determine the availability of buildable land and public infrastructure to service development being proposed.

In accordance with the Village Comprehensive Land Use Plan, the overall net density for the entire Neighborhood is currently shown to be within the Low Density Residential land use category with the average lot area within the entire Neighborhood to be more than 19,000 square feet per dwelling unit. A Neighborhood Plan for the entire River View Neighborhood has never been completed to date; however, the Village is in the process of updating and preparing complete Neighborhood Plans for all 20 plus neighborhoods in the Village. These Neighborhood Plans will be used to assist in the preparation of a Village-wide Transportation Plan to be completed later this year.

The existing developed residential areas of the River View Neighborhood are approximately 166 acres with 405 dwelling units, with an average lot area of 17,822 square feet per dwelling unit and a net density of 2.9 units per acre. The development of an additional 300 apartment units, 159 senior apartment bed/units and 6 single family lots brings the average lot size for the Neighborhood to about 10,725 square feet per dwelling unit with a net density of 4 units per acre.

The residential land use designated from the 1996 Comprehensive Plan was carried over to the current Land Use Plan for the River View Neighborhood. However due to the existing and proposed commercial areas in the Neighborhood with two IH-94 STH 50 and CTH C interchanges and the current residential density of the Neighborhood, this Neighborhood should have been placed in the Upper-Medium Density land use category which is the same as the Prairie Ridge Neighborhood to the east. The Village, upon completing an update to the entire River View Neighborhood Plan within the next few months, will bring forward for a public hearing--the appropriate changes to the Land Use Plan to reflect current and proposed land uses including those being discussed with this request for the entire River View Neighborhood.

At this time the only changes to the Land Use Plan is to add approximately 11.6 acres of land into the Community Commercial with an Urban Reserve land use designation, which will bring the total commercial area adjacent to STH 50 to approximately 43.1 acres (11.6 acres plus existing 31.5 acres). This 11.6 new commercial area would include land south of STH 50 extending to 77th Street. The existing Urban Reserve land use designation will remain over the currently undeveloped commercial land use areas and the area being placed into the commercial land use area until such time as detailed Conceptual Plans are considered for the development of each commercial area.

As noted above, the petitioner has completed wetland delineations within their development area and is working with both the WI DNR and the US ACOE to obtain necessary wetland fill permits or artificial exemption/no jurisdiction status for several portions of the wetlands that have been identified on the property (approximately 3 acres of wetlands are to be filled while 17.5 acres of wetlands remain). The Land Use Map and the Zoning Map will need to be amended to reflect the wetlands that will remain after all approvals are received by the WI DNR and US ACOE.

In addition, approximately four (4) acres of 100-year floodplain in the northwest corner of the project is also intended to be filled and new 100 year floodplain is proposed to be created west of 115th Avenue to compensate for the floodplain proposed to be filled to allow for a contiguous development area outside the 100-year floodplain. (The Village Ordinance requires that an equal volume of 100-year floodplain being filled is created so that there is no loss of floodplain storage). A floodplain boundary adjustment will need to be approved by the Village, WI DNR and FEMA prior to work commencing. Final FEMA approval is required once the floodplain work is completed. The Land Use Plan Map, the Zoning Map and the Zoning Text would be amended to

reflect the approved changes after the Final FEMA approval is obtained.

Population Projections: The Neighborhood Plan is a guide for the community, property owners and developers; therefore, the population within the Neighborhood will increase on an incremental basis as the Neighborhood develops over time. The population projections below are based on various sources based by housing type as noted. These population projections do not include the other three (3) undeveloped residential areas within the Neighborhood as noted above.

POPULATION PROJECTIONS

HOUSING TYPE	# of Housing Units	2010 Census 2.68 person/Occupied Houshold	Est.from Developer 1.5 persons/HH based based on past projects	Senior Housing 1.5 person/HH	School Age Children**	Public School Children**
Existing SF Units	405	1085			303	170
Proposed Seasons at River View Apts	300		450		45	45
Proposed Senior Units	159			239	0	0
Proposed SF Units	6	16			4	3
TOTALS	870	1,101	450	239	352	218

**Pursuant to 2010 Census 27.9% of the Village population is school age children.

Public school age children is projected by KUSD to be 42% of number of households.

For the Apartment project the Developer has seen in past projects 10-15 children per 100 units, the same number was used for the projection of public school age children.

The mixed use development will accomplish many of the Village's goals outlined in the Village Comprehensive Plan including:

- Promoting economic development that better aligns with existing infrastructure and platted roadways and is consistent with the existing Comprehensive Land Use Plan with minor adjustments.
- Encouraging a balanced and sustainable spatial distribution among various types of land uses to meet the social, physical, and economic needs of community residents.
- Providing aesthetically pleasing and efficient community while promoting a sustainable land use pattern that meets the social, economic, physical, ecological, and quality-of-life needs of the Village and maintaining a sense of place.
- Promoting redevelopment of underutilized commercial and industrial land.
- Promoting the use of mixed-use development to achieve the desired character and services for the Village.
- Accommodating the projected growth in population, households, and employment in the Village through the comprehensive plan design year 2035.
- Encouraging land uses that promote efficient development patterns and relatively low costs to all levels of government.
- Encouraging development and redevelopment of land with access to existing infrastructure and public services.
- Encouraging a balance between various types of development.
- Encouraging the preservation of appropriate open space as part of future development proposals in the Village.
- Promoting the provision of an adequate number of housing units and allocating sufficient land area for housing demands to accommodate current and future populations, in particular the aging populations.
- Providing for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing needed services for the residents.

- Encouraging development and redevelopment of land with access to existing infrastructure and public services.

Neighborhood Plan Map 25
Portion of the River View Neighborhood Plan

Insert map after corrected

- ~~**COMMUNITY COMMERCIAL AREAS:** Approximately 32 acres of land within this portion of the Neighborhood are identified as Community Commercial. The Community Commercial area includes the area south of STH 50 and west of 104th Avenue.~~
- ~~**RESIDENTIAL AREA:** The portion of the Neighborhood consists of the Chateau Eau Plaines Subdivision (constructed and unconstructed platted areas) and other residential development along 104th Avenue south of 79th Street.~~

There are 145 existing single family lots/homes and six (6) two family units within this portion of the Neighborhood and 135 new single family lots proposed to be developed within this portion of the Neighborhood.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Low Density Residential land use category with the average lot area within the entire Neighborhood be 19,000 square feet per dwelling unit. This allows for some areas of the entire Neighborhood to have larger lots while some areas have smaller lots. The net density of this portion of the Neighborhood is approximately 20,409 square feet per dwelling unit (approximately 131 net residential acres—excluding existing and future rights-of-way, commercial area, 100-year floodplain and wetlands multiplied by 43,560 square feet in an area divided by 286 dwelling units). The lot size per dwelling is higher than the range provided in the Village's Comprehensive Plan.

- ~~**OPEN SPACE:** This Neighborhood Plan identifies approximately 25.5 acres or approximately 12% of the lands within this Neighborhood area that would remain as open space.~~
 - ~~**FLOODPLAIN AREAS:** Approximately 22.3 acres within this area of the Neighborhood are currently located within the 100-year floodplain. 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 is prohibited. 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. Approximately 4.9 acres of the 100-year floodplain is proposed to be removed from the 100-year floodplain for the construction of Eau Plaines Parkway (roadway) and development of land adjacent to the roadway. Approximately 1.3 acres of the 100-year floodplain are proposed to be created to compensate for the filling. As noted above, the floodplain area being created is less than the area being removed; however, the floodwater storage shall be the same. Prior to any floodplain boundary adjustment, proper approvals from the WI DNR, FEMA and the Village are required.~~
 - ~~**WETLAND AREAS:** Approximately 3.2 acres of land within this portion of the Neighborhood may be 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.

- ~~**OTHER OPEN SPACE:** Approximately 5.5 acres within this portion of the Neighborhood is identified as open space. This includes areas for stormwater retention facilities for the area, excluding retention facilities in the commercial area and six (6) existing platted lots that may not be buildable due to the environmental limitations. [A minimum of 50% of the lot shall not be encumbered by wetlands or 100-year floodplain to be considered buildable.] The existing undeveloped land within the cul-de-sac west of 105th Avenue will require stormwater management facilities/retention basin and lots may be utilized for that purpose and not developed as single family lots. 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.~~

- ~~**POPULATION PROJECTIONS FOR THE NEIGHBORHOOD:** The vacant lots within this portion of the 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 the community, property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.~~

~~**Current population within this portion of the Neighborhood:**~~

- ~~151 dwelling units~~
- ~~410 persons (which includes an estimated 93 school age children)~~

~~**Projected population within this portion of the Neighborhood** is based on the total number of households proposed for this Neighborhood when fully developed:~~

- ~~286 dwelling units~~
- ~~775 persons (which includes an estimated 172 school age children)~~

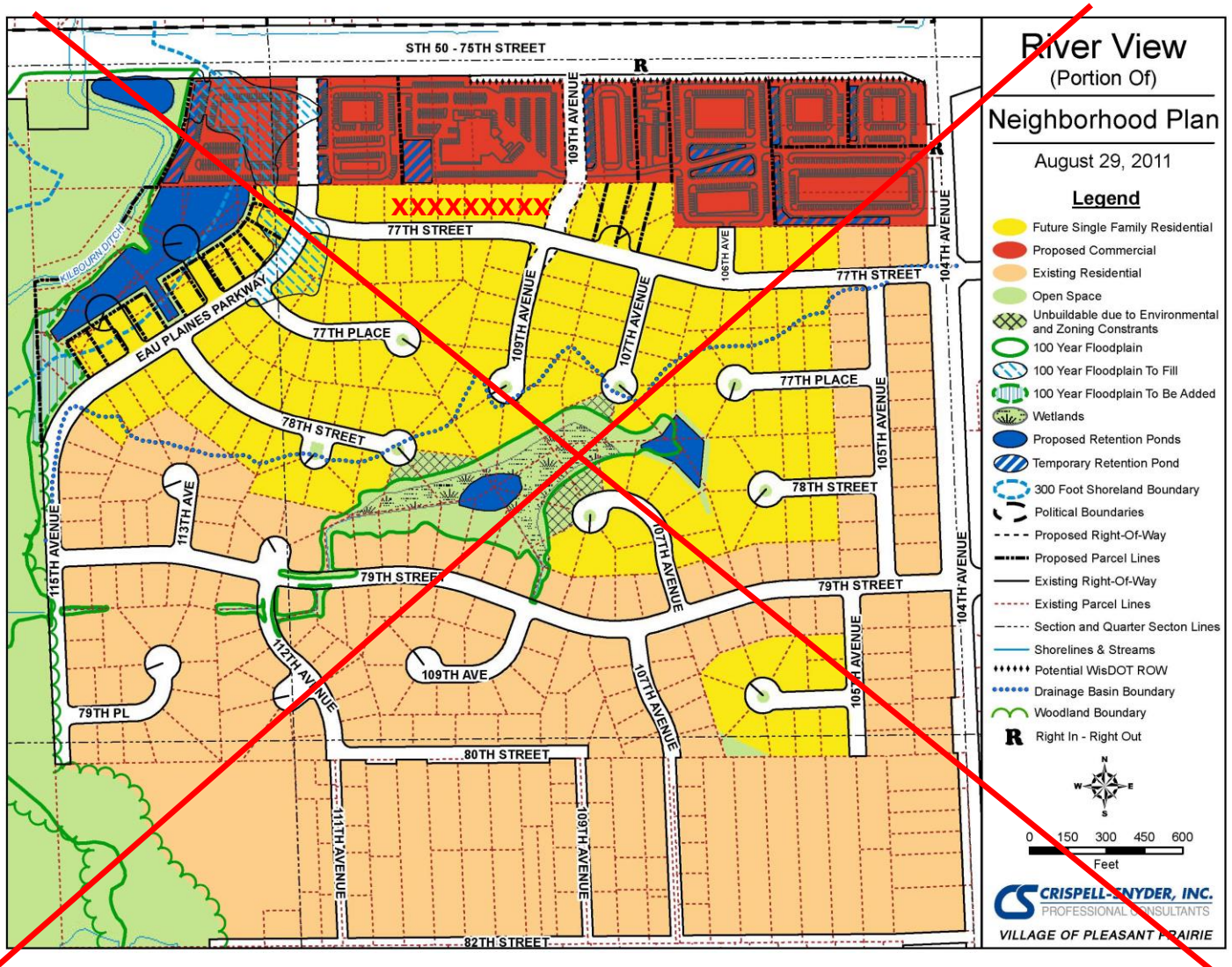
The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning.

[Note: Pursuant to the 2010 Census detailed information for the Village of Pleasant Prairie the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population. 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:** Limited commercial access is allowed on STH 50 and 104th Avenue. Pursuant to the STH 50 Access Management Plans two (2) public roadways will connect to STH 50—at 109th Avenue and Eau Plaines Parkway; one right in/right out commercial access to STH 50 east of 109th Avenue and one right in/right out commercial access will connect to 104th Avenue north of 77th Street as shown. No other direct public roadway or commercial access to STH 50 and 104th Avenue is proposed.~~

Neighborhood Plan Map 25
River View Neighborhood Plan
Amendment to a portion of Neighborhood

~~✗ east 33.94 feet of Lot 3 of Block 8 of the Chateau Eau Plaines Subdivision and Lots 4-8 of Block 8 of the Chateau Eau Plaines Subdivision are changed from "Future Single Family" to "Proposed Commercial" designation~~



Land Use Map Amendment



MEMORANDUM

To: Peggy Herrick, Assistant Planner / Zoning Administrator
From: Matthew J. Fineour, P.E.
Date: January 20, 2020
Re: Chateau – Fiduciary
DEV1900-004



Office of the Village Engineer

Peggy,

The Engineering Department has reviewed the submitted conceptual plans for the proposed referenced project. We have the following comments listed below and noted on the attached mark-up plan. Refer to both this memo and mark-up plan sheets for all engineering comments.

The engineering review is cursory based on the conceptual plan in order to provide general comments. A detailed review will be completed upon submittal of more complete engineering plans. It is requested that upon approval of the conceptual plan, a more detailed preliminary engineering plan will be prepared and submitted for review.

See comments on attached mark-up plan sheets.

1. Only plan sheets with comments are included.
2. Comments that apply to multiple locations are not repeated for every occurrence.

General Comments – Site Plan / Phasing

3. See engineering site plan mark up.
4. Site plan shown in the colored rendering and the conceptual engineering plans differ. Correct the plans so they are congruent.
5. Upon completion of the TIA, the 104th / 77th Street intersection geometrics shall be analyzed to determine any impacts to the existing corner residential lot.
6. Identify impacts of the existing developed lots along 77th Street due to the roadway widening and proposed sidewalks.
7. The proposed phasing plan shows the extension of 77th Street to 109th Avenue for the development of zone A (building 1-16). This needs to be further discussed. The development of the entire apartment complex area (buildings 1-16) will require the entire length of 77th Street, 115th Avenue, Eau Plaines Parkway, and 109th Avenue to be completed. Further discussion and determination of what limited buildings may be allowed for the proposed phase 1 roadway development needs to occur.

Overall Grading / Storm Water

8. A detailed review of the proposed grading will be completed when detailed engineering plans are submitted. Some cursory comments are listed in the plan mark up.
9. Identify and provide any offsite temporary grading easements needed for the proposed project.
10. The submitted information contains a brief storm water narrative along with existing and proposed drainage area maps. The following comments pertain to site storm water:
 - a. A storm water management plan (report) shall be submitted along with more detailed information for the on-site storm sewer conveyance system.
 - b. Additional information is needed for the offsite by-pass storm sewer system and conveyance of storm water from STH 50 in area D to the Kilbourn Road Ditch.
 - c. Storm sewer sizing calculations will need to be provided. The sizing in calculation for the by-pass storm sewer shall be provided as part of the preliminary utility review.
 - d. The Village is currently finalizing and obtaining bid costs for storm water improvements in the existing Chateau Eau Plaines neighborhood. There are existing drainage areas within the proposed development that are contributory to the proposed Village improvements which will be subject to a special assessment.
11. Ponds shall have aerator(s) or fountain(s) installed. This requirement shall be noted and /or included in the civil plans.
12. Provide soil borings and a geotechnical report for the ponds. Identify and address any groundwater elevation issues.
13. Provide cross-section and outlet control structure details for each pond.

Public Roadway and Utilities

14. A geotechnical soils report, including geotechnical recommendations shall be prepared and submitted for all roadway designs. Borings shall be performed in minimum 500-foot intervals along the roadway and extend to a minimum of 5-feet below the proposed roadway subgrade.
15. The design engineer shall prepare and submit a proposed utility alignment plan for further review prior to detailed design. General comments that need to be further addressed:
 - a. Water main shall be within the roadway as opposed to the terrace area.
 - b. Apartment service(s) from the public water main shall be shown. Is the water main going in 77th or through the apartment complex site?
 - c. The existing force main needs to be addressed.
 - d. The road catch basins shall be separated from the main line storm sewer.
 - e. The by-pass storm sewer placement.
 - f. Identify utility services to Area B (Senior Living)

16. Streetlights are required along the public roadway. A We-Energies street lighting plan shall be provided.

Other / Miscellaneous

17. Development improvements shall meet design and construction standards set forth in Chapter 405 of the Village Ordinance. Chapter 405 – Design Standards and Construction Specification can be obtained on the Village website, under the engineering department page.

18. Upon approval of the conceptual plan, detailed civil improvement plans will need to be submitted for review including but not limited to:

- a. Grading and erosion control plans.
- b. Public water main and sanitary sewer plans.
- c. Roadway and storm sewer plans.
- d. Intersection improvement plans.
- e. Landscape and street tree plans.
- f. Project details (use VOPP standard details for public improvements).
- g. Project construction and specification manual for all the public improvements.

19. Identify all agency (WDNR, ACOE, FEMA, DOT, etc.) permits required for the project in the engineering submittal.

20. We-energies gas and electric plans will need to be provided and associated easements provided on the development plat.

The conceptual plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed.

Attachments:

Plan Mark Up

SHOW TIE
IN TO
EXISTING
ROADWAY

WDOT PERMIT
APPROVAL TO BE
OBTAINED FOR
INTERSECTION

RECOMMEND
RECONFIGURING FOR
CROSS ACCESS TO 109TH
AVE

PROPOSED ACCESS
TO BE ANALYZED IN
TIA

ROW AND IMPACTS WILL
NEED FOR THESE LOTS WILL
NEED TO BE PROVIDED FOR
ROADWAY WIDENING AND
SIDEWALKS

INTERSECTION
GEOMETRICS TO BE
ANALYZED WITH A TIA AND
DESIGNED.

SHOW EXISTING
HOMES

THE DEVELOPMENT OF
THESE LOTS AND 78TH
STREET (PRIVATE VS. PUBLIC
ROAD) AND NEEDED PUBLIC
TURNAROUND AREA NEEDS
TO BE ADDRESSED

VOPP ENGINEERING REVIEW
PLAN MARK UP
JANUARY 20, 2020

16 DECEMBER 2019

SITE DENSITY

MULTIFAMILY PARCEL - 300 UNITS
SITE AREA - 31.74 ACRES (9.45 UNITS/AC)
BUILDING AREAS
CLUBHOUSE - 4351 SF

20 UNIT BUILDING - 25,797 SF
TOTAL AREA: 309,564 SF

15 UNIT BUILDING - 21,298 SF
TOTAL AREA: 85,192 SF

PARKING CONSISTS OF ENCLOSED GARAGES
PARKING STALLS FOR RESIDENTS AND VISITORS

TOTAL ON SITE STALLS
TOTAL ENCLOSED
OVERALL PARKING

412 (1.37 STALLS/UNIT)
268 (0.89 STALLS/UNIT)
680 (2.26 STALLS/UNIT)

MULTIFAMILY AREA
UNITS PER ACRE

1,381,824 SQFT (31.7ACRES)
9.46 UNITS/ACRE

PROPOSED ROADWAY TO
BE ELIMINATED WITH
ADJACENT PROPERTY
BOUNDARY AGREEMENTS OR
ROADWAY CONSTRUCTION
(TIMING /COSTS ETC) AND
EXISTING LOTS WILL NEED
TO BE ADDRESSED

VILLAGE STANDARD
CUL-DE-SAC GEOMETRIC
WILL NEED TO BE PROVIDED
IF ROADWAY IS
CONSTRUCTED

LABEL
POND

UPDATE CIVIL ENG PLANS
TO REFLECT SITE PLAN

SHOW EXISTING
HOMES. NOT OPEN
SPACE

Pleasant Prairie

Pleasant Prairie, Wisconsin

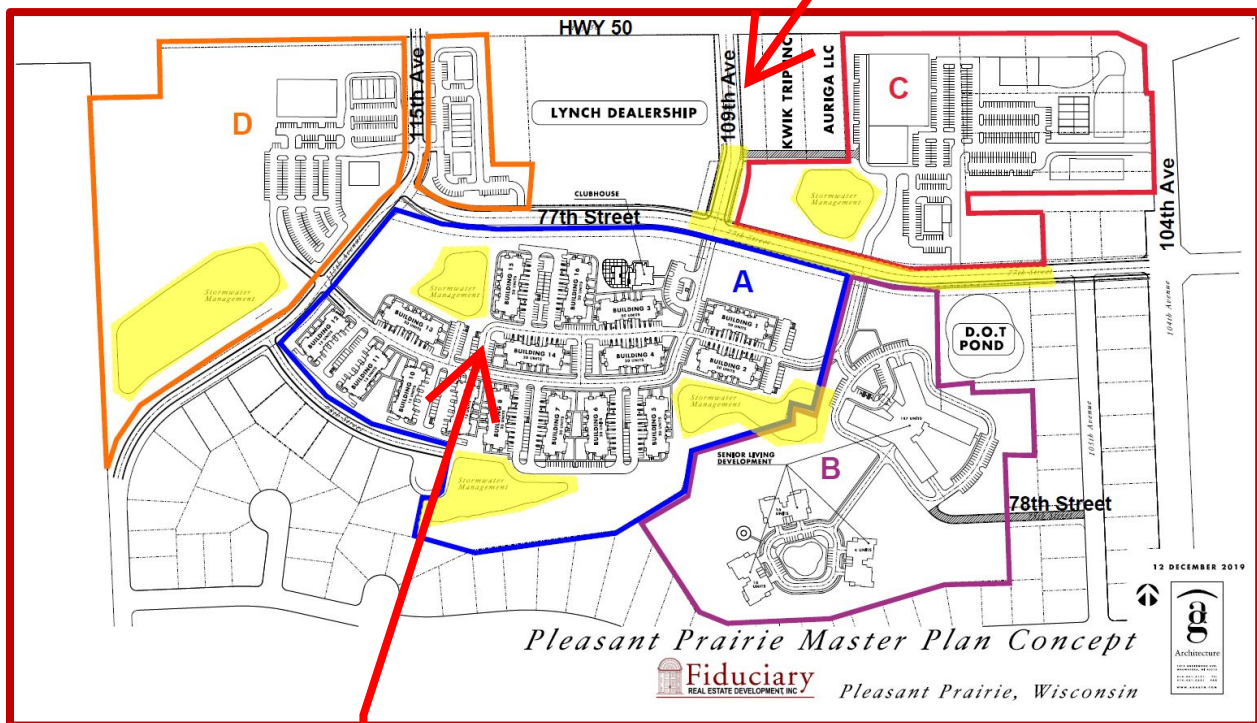
Proposed Infrastructure Phasing

- a. As shown on the plans below, the project will likely be developed in several phases.

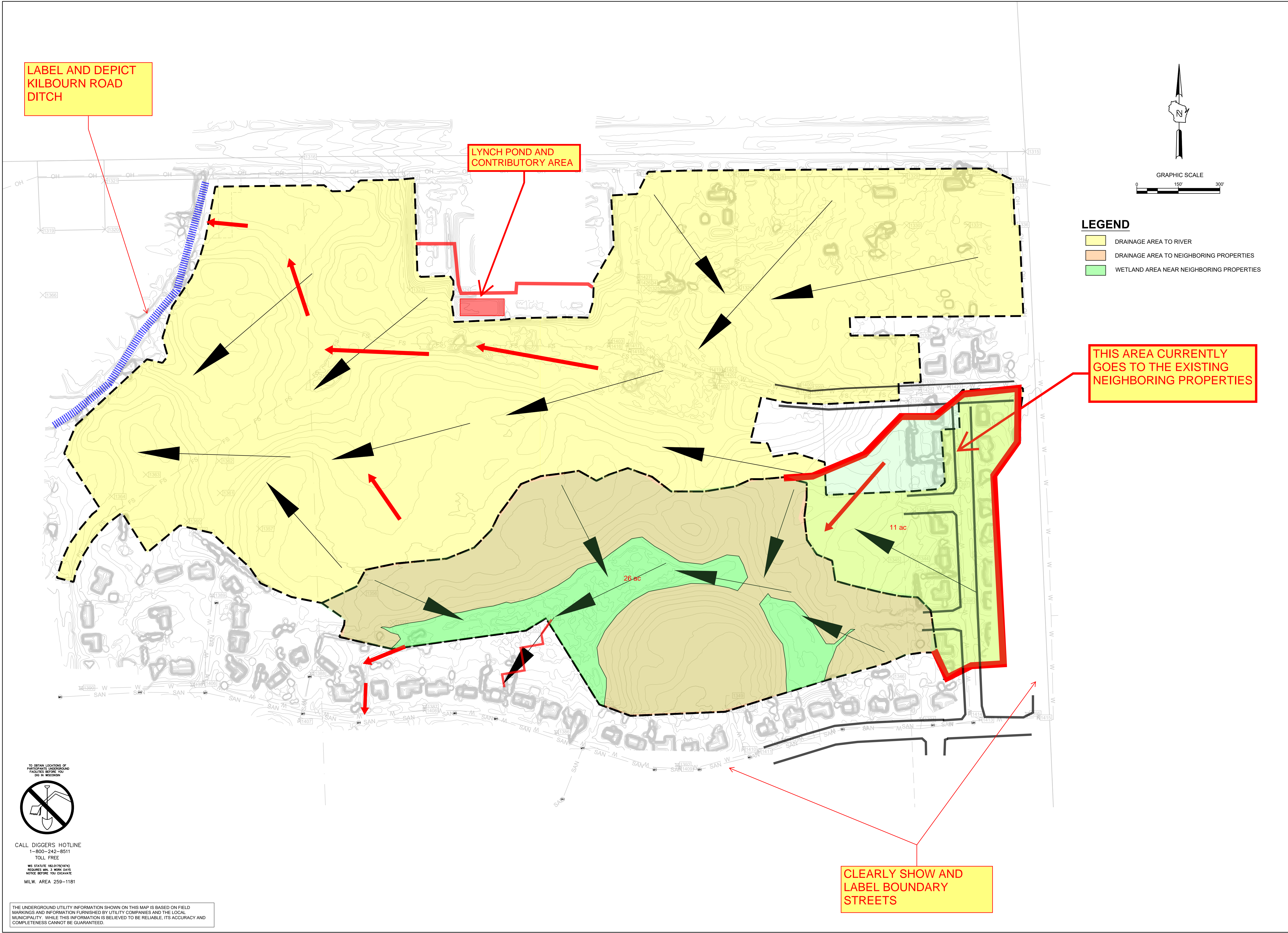
Phase I – Infrastructure

- a. It is anticipated that the infrastructure shaded in yellow below will be installed as part of the multifamily project (Zone A). Infrastructure to be installed as part of the initial development will include the following:
- a. Mass earthwork and master storm water management facilities
 - b. Wet utility install to service the multifamily project including sanitary and water services
 - c. Dry utility install to service the multifamily project including gas, electric and telecommunications
 - d. Construction of 77th Street extension west to the intersection of 109th Street
 - e. Construction of 109th Street north to connect into Wisconsin DOT 109th Street
 - f. Start construction on proposed multifamily development (Zone A)
 - i. Start work on clubhouse along with buildings 1-16
- b. No additional infrastructure shall be necessary for the development of the senior living development (Zone B).

109TH INCLUDING
WDOT PORTION
TO STH 50 WILL
NEED TO BE
COMPLETED.



DEVELOPMENT A NEEDS FURTHER
RESTRICTIONS FOR PHASE 1. (I.E. NOT
ALL THE BUILDINGS TO BE DEVELOPED)



Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PLEASANT PRAIRIE DEVELOPMENT
FIDUCIARY REAL ESTATE

EXISTING DRAINAGE PLAN

NO. REVISION	DATE BY
DRAWING NO.	SW 1.0 12-20-19.DWG
DRAWN BY:	SMM
DATE:	12-30-2019
PROJECT NO:	18303
CHECKED BY:	SMM
APPROVED BY:	--
SHEET NO:	SW 1.0

PLEASANT PRAIRIE DEVELOPMENT

PLEASANT PRAIRIE, WISCONSIN

CIVIL ENGINEERING PLANS

VOPP ENGINEERING REVIEW
PLAN MARK UP
JANUARY 20, 2020

PREPARED BY:



Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROVIDE VOPP STANDARD NOTES

1. PRECONSTRUCTION CONFERENCE NOTE
"PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD."

2. VILLAGE SPECIFICATION NOTE
"EACH CONTRACTOR SHALL HAVE A COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS."

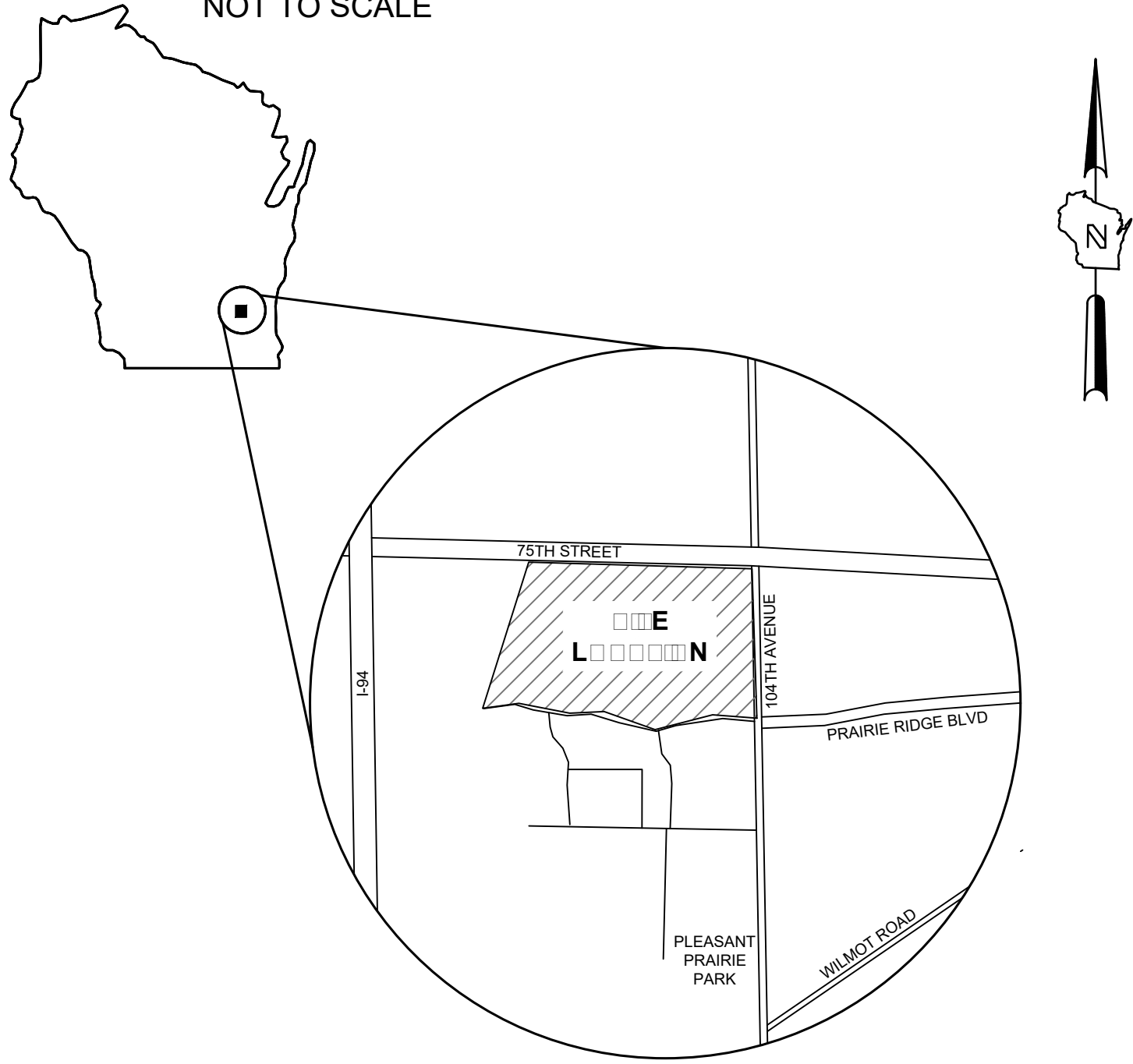
PROVIDE LISTING OF GOVERNMENT
AGENCY AND UTILITY CONTACTS

LIST PROPERTY OWNER, DEVELOPER,
AND CONTACT INFORMATION OF OWNER
OR OWNERS REPRESENTATIVE

PROVIDE HORIZONTAL AND VERTICAL
CONTROL AND COORDINATE SYSTEM
USED WITH A LISTING OF PROJECT
BENCHMARKS

SITE LOCATION MAP

NOT TO SCALE



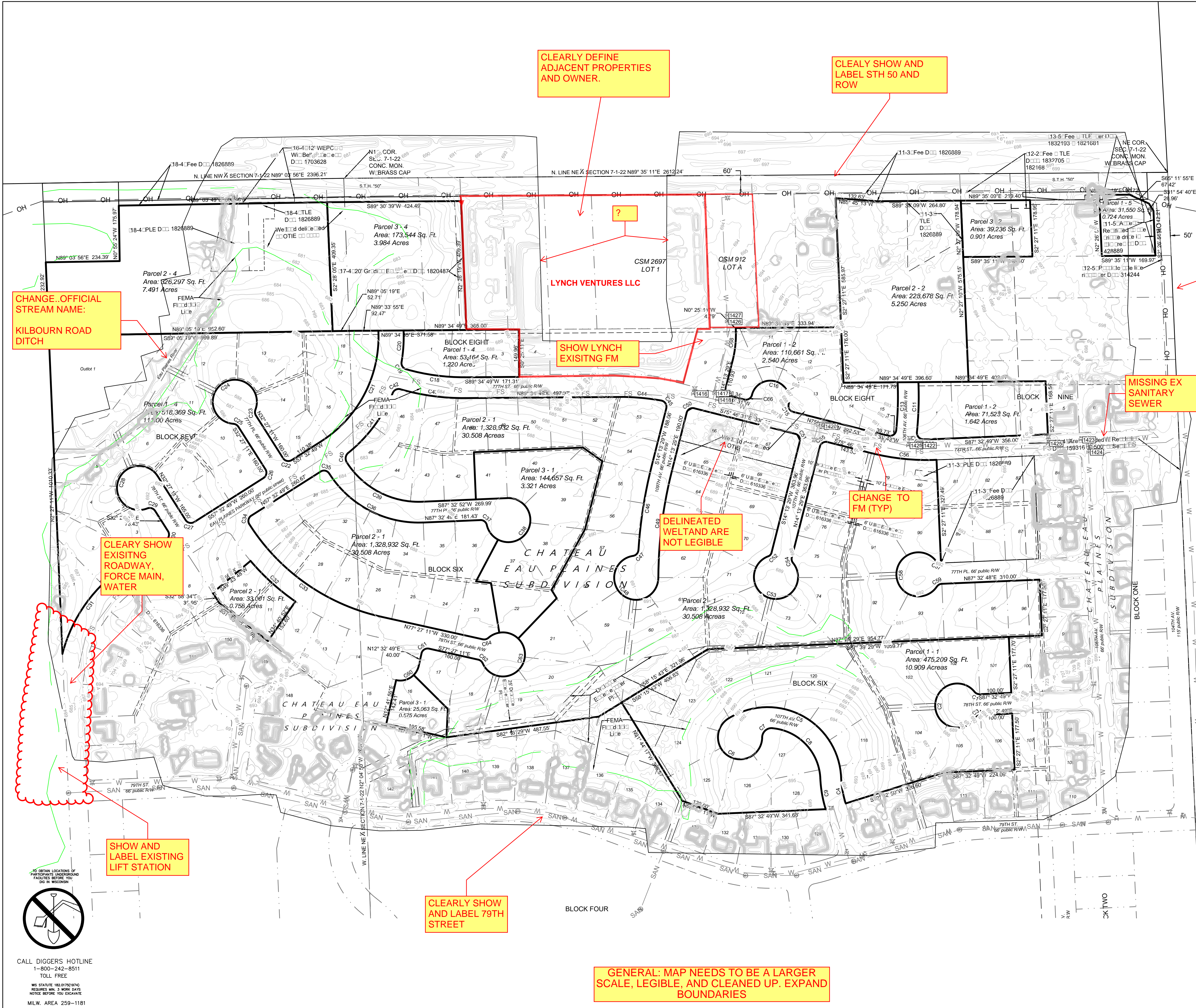
INDEX OF DRAWINGS

C000	COVER PAGE
C001	SITE SURVEY
C002	DEMOLITION AND EROSION CONTROL PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN - SITE A
C102	SITE PLAN - SITE B
C103	SITE PLAN - SITE C
C104	SITE PLAN - SITE D
C200	OVERALL GRADING PLAN
C201	GRADING PLAN - SITE A
C202	GRADING PLAN - SITE B
C203	GRADING PLAN - SITE C
C204	GRADING PLAN - SITE D
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN - SITE A
C302	UTILITY PLAN - SITE B
C303	UTILITY PLAN - SITE C
C304	UTILITY PLAN - SITE D
C305	PLAN AND PROFILE KEY SHEET
C306	PLAN AND PROFILE 115TH AVENUE
C307	PLAN AND PROFILE 115TH AVENUE
C308	PLAN AND PROFILE 109TH AVENUE
C309	PLAN AND PROFILE 77TH STREET
C310	PLAN AND PROFILE 77TH STREET
C311	PLAN AND PROFILE 78TH STREET
C400	EROSION CONTROL DETAILS
C401	SITE DETAILS
C402	SITE DETAILS
C403	TYPICAL CROSS SECTIONS
C404	TECHNICAL SPECIFICATIONS
C405	TECHNICAL SPECIFICATIONS



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175(1)(2)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU LOCATE
MILW. AREA 259-1181



THIS SCALE IS TOO SMALL. ENLARGE PLANS MIN 1"=50'

EXPAND TO INCLUDE 104TH STREET AS A BOUNDARY STREET. WILL NEED TO SHOW PROPOSED DOT CONFIGURATION IN OVERALL PLANS AS WELL

—	PROPERTY LINE
- - -	EASEMENT
- · - · -	CHAIN LINK FENCE
—○—	TREE LINE
—○—	OVERHEAD UTILITY LINE
E — E	ELECTRIC
T — T	TELEPHONE
FO — FO	FIBER OPTIC
CTV — CTV	CABLE TV
SAN — SAN	SANITARY SEWER
FM — FM	FORCE MAIN
ST — ST	STORM SEWER
W — W	WATER MAIN
G — G	GAS
—○—	EXISTING CONTOUR
○	MANHOLE
⊗	CATCH BASIN
⊗	CATCH BASIN (ROUND)
●	ROOF DRAIN
⊗	HYDRANT
⊗	WATER VALVE
⊗	GAS VALVE
⊗	UTILITY POLE
⊗	GUY WIRE
⊗	GAS METER
⊗	ELECTRIC METER
⊗	UTILITY PEDESTAL
⊗	TRAFFIC SIGNAL
⊗	LIGHT POLE
⊗	SOIL BORING
⊗	MONITORING WELL
○	IRON PIPE FOUND SET
●	REBAR FOUND SET
⊗	CHISELED CROSS FOUND SET
⊗	PK NAIL FOUND SET
⊗	SPIKE NAIL
⊗	MONUMENT
⊗	BENCHMARK
⊗	SIGN
⊗	DECIDUOUS TREE
⊗	CONIFEROUS TREE
⊗	BUSH
⊗	POST

- GENERAL NOTES
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON JANUARY 3, 2019.
 4. DATUM FOR THE PROJECT SURVEY IS HORIZONTAL: WISCONSIN STATE PLANE SOUTH ZONE, VERTICAL: USGS NGVD 29. BENCHMARK FOR THE PROJECT SURVEY IS NORTHEAST CORNER OF SECTION 8-1-22, CONC MONUMENT, ELEVATION 699.40.

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

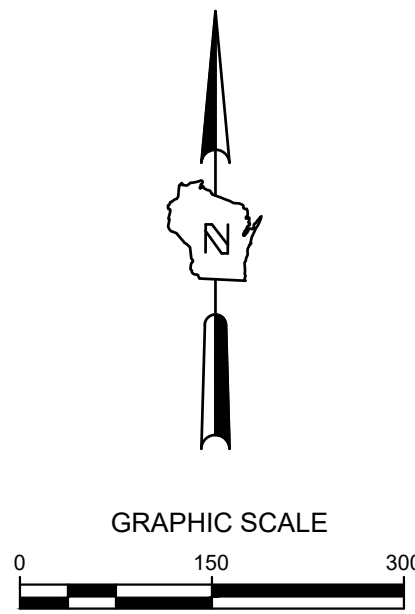
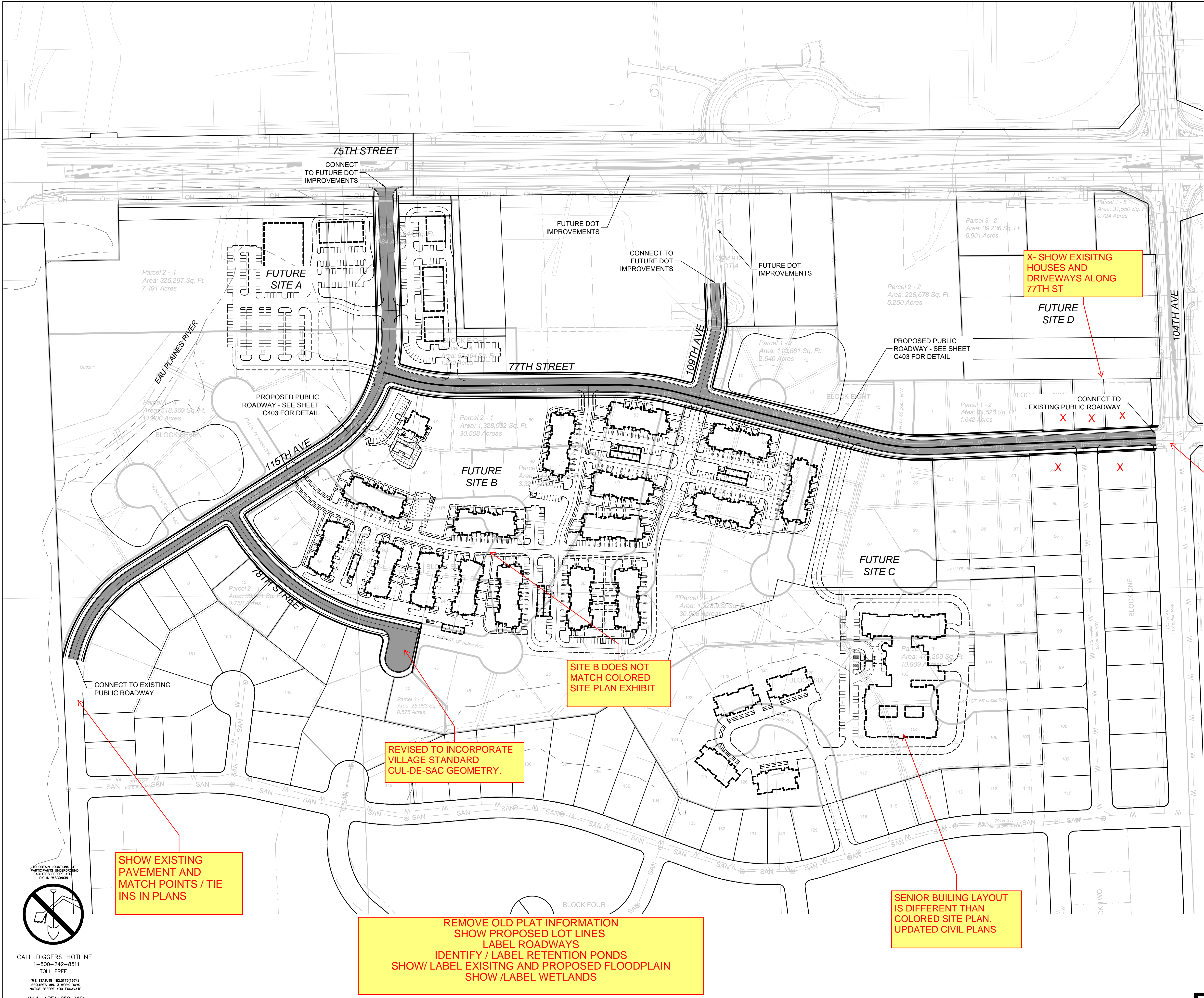
SITE SURVEY

EXISTING
CONDITION

NO. REVISION	DATE BY
DRAWING NO.	C001 SITE SURVEY.DWG
DRAWN BY:	RST
DATE:	03-07-2019
PROJECT NO:	18303
CHECKED BY:	SM
APPROVED BY:	--
SHEET NO:	

PRELIMINARY
NOT FOR CONSTRUCTION

C001



- LEGEND**
- 5" THICK CONCRETE WALK (X C401)
 - CONCRETE PAVEMENT (X C401)
 - ASPHALT SURFACE (X C401)
 - CURB & GUTTER (X C401)
 - CURB & GUTTER (X C401)

TIA REQUIRED FOR INTERSECTION DESIGN. DETAILED INTERSECTION DESIGN NEEDED.

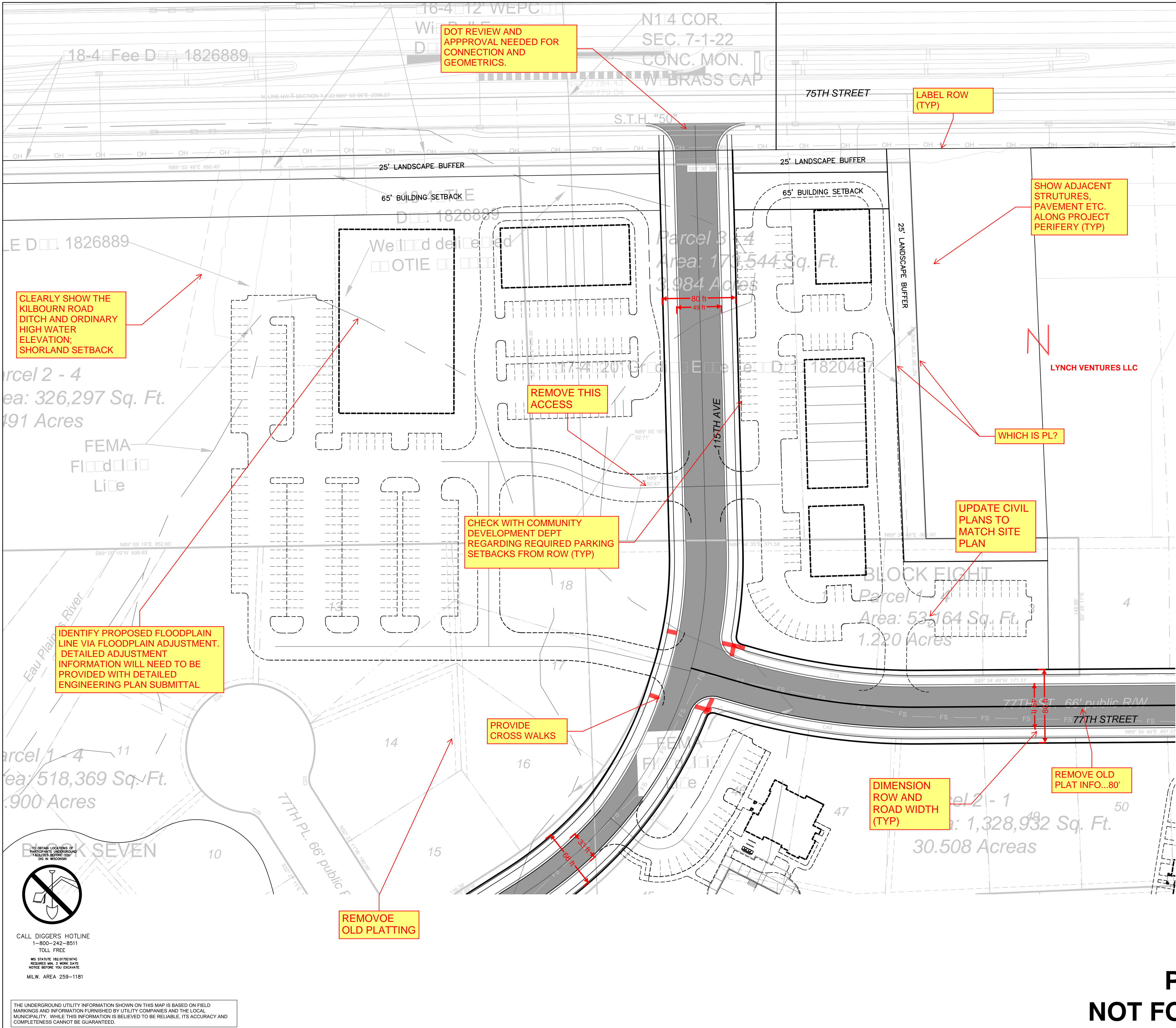
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 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN
OVERALL SITE PLAN

NO. REVISION DATE BY

DRAWING NO. C100 SITE PLAN.DWG
DRAWN BY: RST
DATE: 03-07-2019
PROJECT NO: 18303
CHECKED BY: SM
APPROVED BY: --
SHEET NO:

**PRELIMINARY
NOT FOR CONSTRUCTION
C100**



LEGEND

	5" THICK CONCRETE WALK	
	CONCRETE PAVEMENT	
	ASPHALT SURFACE	
	TRASH ENCLOSURE	
	CURB & GUTTER ACCEPT	
	CURB & GUTTER REJECT	

- GENERAL NOTES**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
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PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

SITE PLAN SITE A

NO. REVISION DATE BY

DRAWING NO.	C100 SITE PLAN.DWG
DRAWN BY:	RST
DATE:	03-07-2019
PROJECT NO:	18303
CHECKED BY:	SM
APPROVED BY:	--
SHEET NO:	

**PRELIMINARY
NOT FOR CONSTRUCTION**

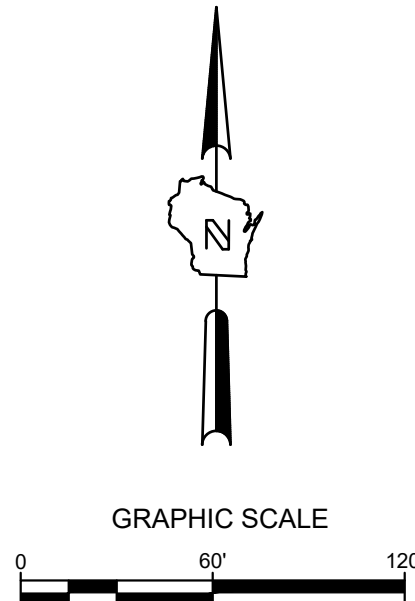
C101



SITE PLAN WILL NEED DIMENSIONS / BUILDING SET BACKS ETC.

UTILITY LAYOUT PLAN FOR SITE B SHALL BE PROVIDED FOR REVIEW

SITE PLAN B DOES NOT MATCH COLORED SITE PLAN. RECTIFY



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATE: 182.0175/1974
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

LEGEND	
	5' THICK CONCRETE WALK (X C401)
	CONCRETE PAVEMENT (X C401)
	ASPHALT SURFACE (X C401)
	TRASH ENCLOSURE
	CURB & GUTTER (ACCEPT) (X C401)
	CURB & GUTTER (REJECT) (X C401)

GENERAL NOTES

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THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

SITE PLAN SITE

NO. REVISION DATE BY

DRAWING NO. C100 SITE PLAN.DWG

DRAWN BY: RST

DATE: 03-07-2019

PROJECT NO: 18303

CHECKED BY: SM

APPROVED BY: --

SHEET NO:

C100



**PRELIMINARY
NOT FOR CONSTRUCTION**

C10

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN
SITE PLAN **SITE C**

NO.	REVISION	DATE	BY
-----	----------	------	----

DRAWING NO. C100 SITE PLAN.DWG

DRAWN BY: RST

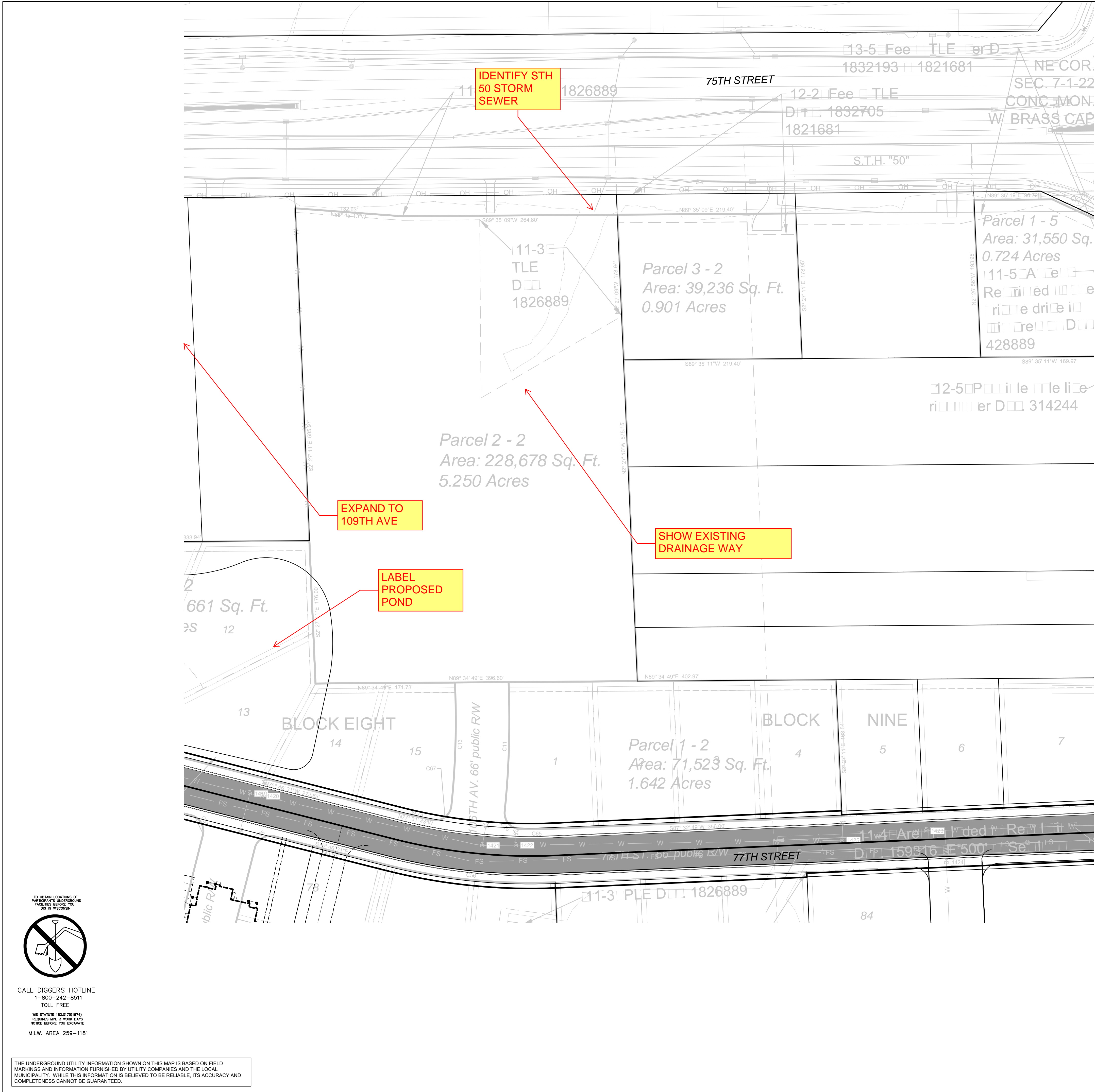
DATE: 03-07-2019

PROJECT NO: 18303

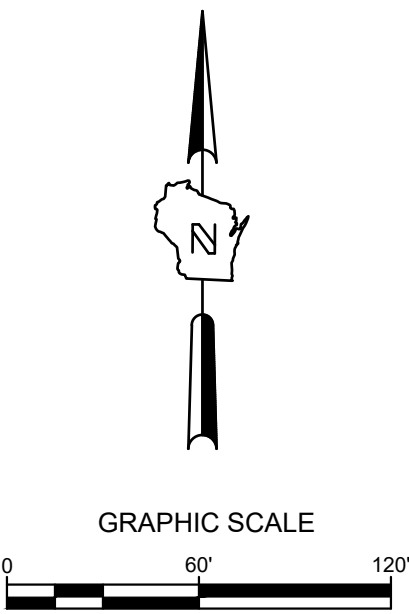
CHECKED BY: SM

APPROVED BY: --

SHEET NO.:



EXPAND TO 10-4TH AVE



- LEGEND
- 5" THICK CONCRETE WALK (X C401)
 - CONCRETE PAVEMENT (X C401)
 - ASPHALT SURFACE (X C401)
 - TRASH ENCLOSURE
 - CURB GUTTER ACCEPT (X C401)
 - CURB GUTTER REJECT (X C401)

- GENERAL NOTES
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN
SITE PLAN SITE D

NO. REVISION DATE BY

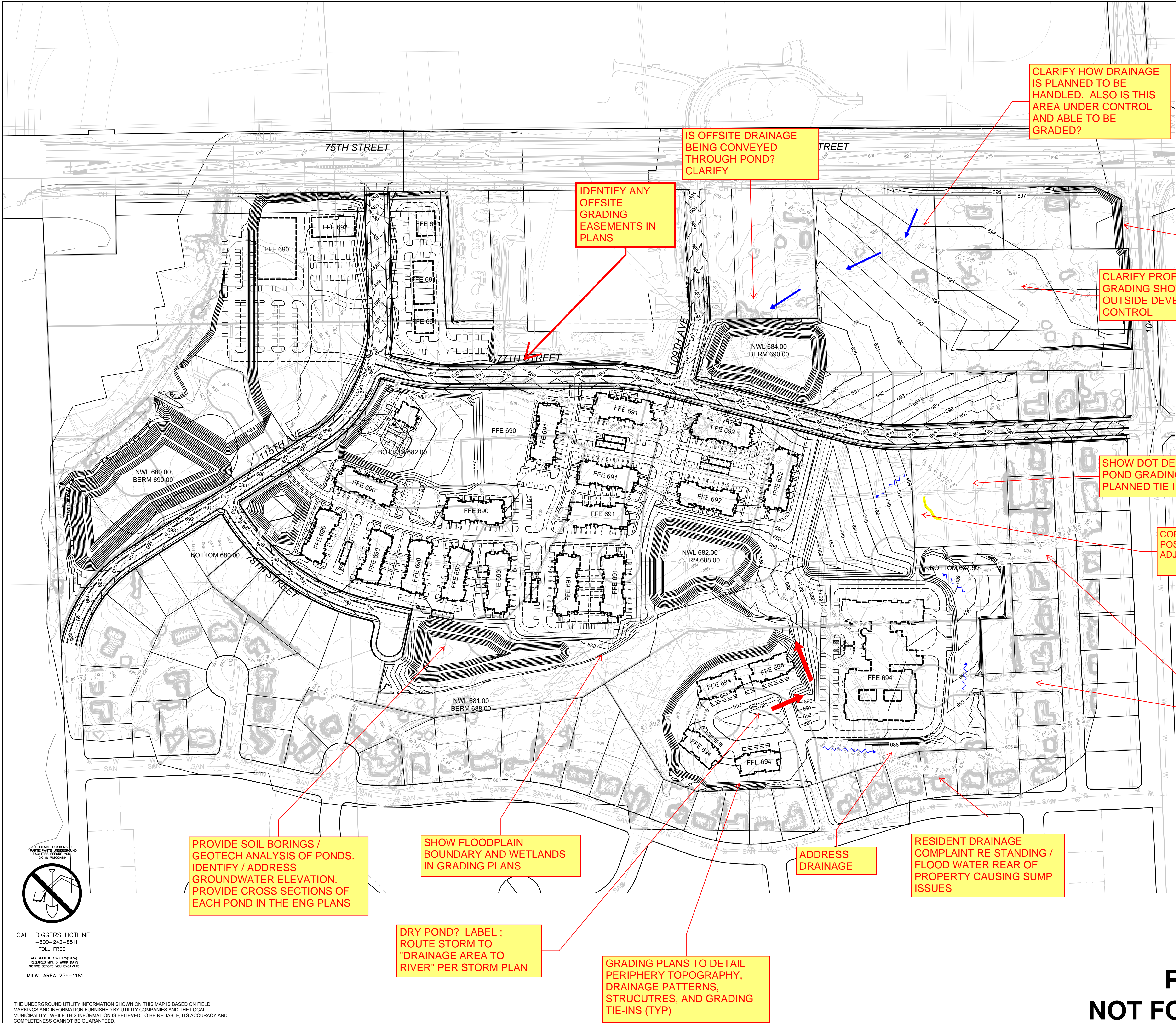
DRAWING NO. C100 SITE PLAN.DWG
DRAWN BY: RST
DATE: 03-07-2019
PROJECT NO: 18303
CHECKED BY: SM
APPROVED BY: --
SHEET NO:

C100



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATE: 182.0175019743
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



? NEED
ADDITIONAL
INFO

CLARIFY PROPOSED
GRADING SHOWN
OUTSIDE DEVELOPMENT
CONTROL

CLARIFY HOW DRAINAGE
IS PLANNED TO BE
HANDLED. ALSO IS THIS
AREA UNDER CONTROL
AND ABLE TO BE
GRADED?

IS OFFSITE DRAINAGE
BEING CONVEYED
THROUGH POND?
CLARIFY

IDENTIFY ANY
OFFSITE
GRADING
EASEMENTS IN
PLANS

SHOW DOT DESIGNED
POND GRADING AND
PLANNED TIE INS

CORRECT TIE IN TO ALLOW
POSITIVE DRAINAGE FROM
ADJACENT PROPERTY

- GENERAL NOTES**
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POTENTIAL REDITCHING
NEEDED. CLEARLY
SHOW EX ROW AREA IN
ENG PLANS

RESIDENT DRAINAGE
COMPLAINT RE STANDING /
FLOOD WATER REAR OF
PROPERTY CAUSING SUMP
ISSUES

ADDRESS
DRAINAGE

GRADING PLANS TO DETAIL
PERIPHERY TOPOGRAPHY,
DRAINAGE PATTERNS,
STRUCTURES, AND GRADING
TIE-INS (TYP)

DRY POND? LABEL ;
ROUTE STORM TO
"DRAINAGE AREA TO
RIVER" PER STORM PLAN

SHOW FLOODPLAIN
BOUNDARY AND WETLANDS
IN GRADING PLANS

PROVIDE SOIL BORINGS /
GEOTECH ANALYSIS OF PONDS.
IDENTIFY / ADDRESS
GROUNDWATER ELEVATION.
PROVIDE CROSS SECTIONS OF
EACH POND IN THE ENG PLANS

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

OVERALL GRADING PLAN

NO. REVISION DATE BY

DRAWING NO. C200 GRADING PLAN.DWG

DRAWN BY: RST

DATE: 03-07-2019

PROJECT NO: 18303

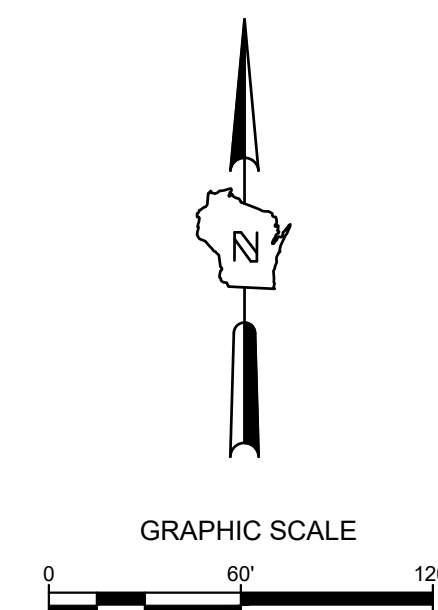
CHECKED BY: SM

APPROVED BY: --




SHEET NO:

C00

**PRELIMINARY
NOT FOR CONSTRUCTION**



LEGEND

- | | |
|---|-----------------------------|
| -----W----- | PROPOSED WATER SERVICE |
| -----SAN----- | PROPOSED SANITARY SERVICE |
| -----ST----- | PROPOSED STORM SEWER |
| -----E----- | PROPOSED ELECTRICAL SERVICE |
| -----T----- | PROPOSED TELEPHONE SERVICE |
| -----G----- | PROPOSED GAS SERVICE |
|  | PROPOSED STORM INLET |
|  | PROPOSED STORM MANHOLE |
|  | PROPOSED SANITARY MANHOLE |

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2. ALL ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY DISCREPANCIES, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
3. ALL EXISTING CONDITIONS ARE INDICATED BY BOLD TYPE LINES. ALL PROPOSED CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
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ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY
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EEDING WITH CONSTRUCTION.

TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES
EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE

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PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE WISCONSIN

UTILITY PLAN ☐ SITE A

NO. REVISION	DATE BY
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DRAWING NO. C300 UTILITY PLAN DWG

DRAWN BY: RST

DATE: 03-07-201

PROJECT NO:	18303
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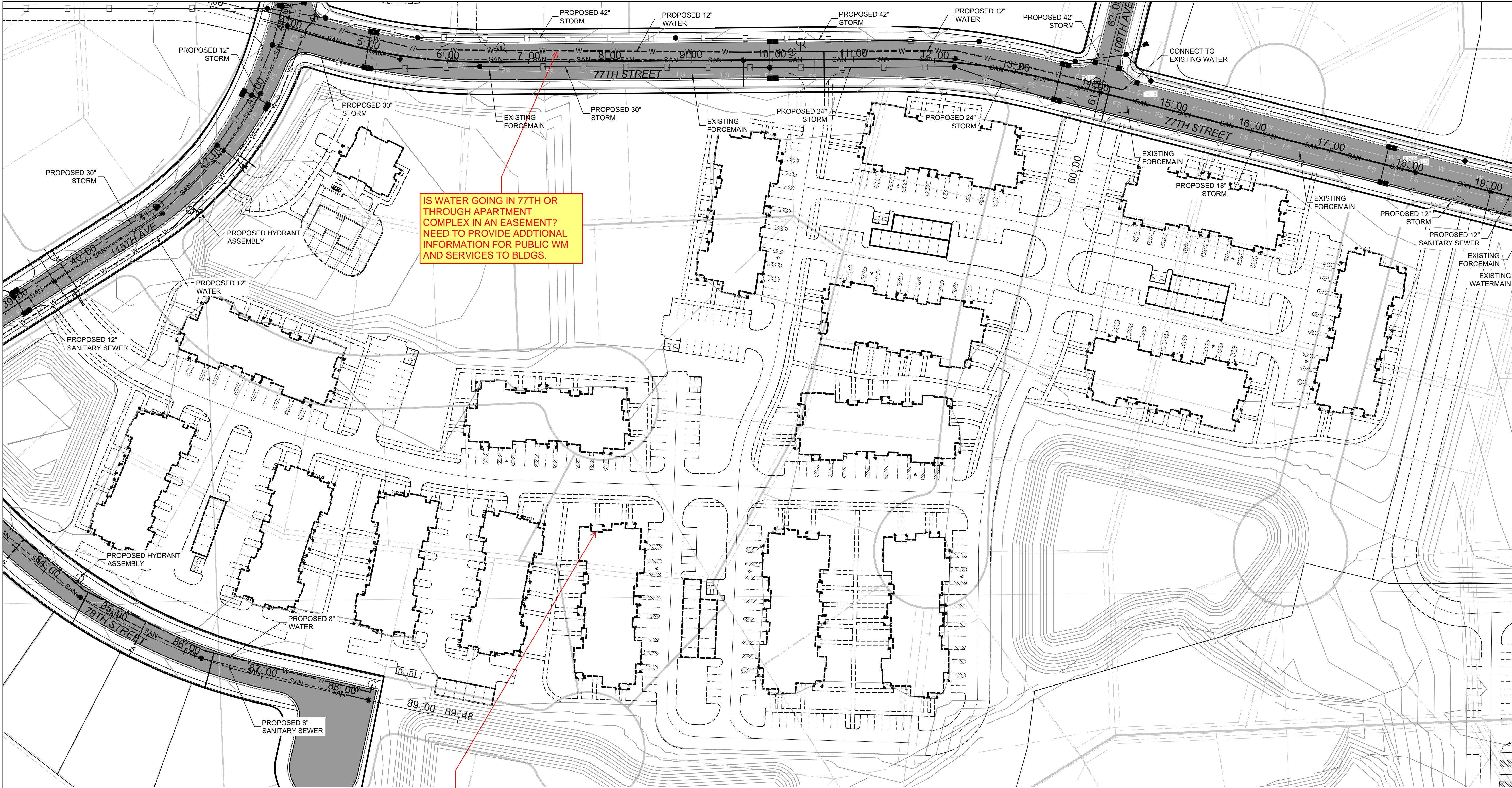
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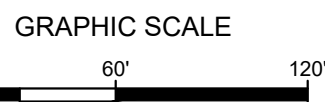
C□01

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NOT FOR CONSTRUCTION**



IS WATER GOING IN 77TH OR THROUGH APARTMENT COMPLEX IN AN EASEMENT? NEED TO PROVIDE ADDITIONAL INFORMATION FOR PUBLIC WM AND SERVICES TO BLDGS.

PROVIDE CONCEPTUAL UTILITY PLAN FOR AREA A



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

LEGEND

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- ST --- PROPOSED STORM SEWER
- E --- PROPOSED ELECTRICAL SERVICE
- T --- PROPOSED TELEPHONE SERVICE
- G --- PROPOSED GAS SERVICE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE

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NOT REVIEWED IN DETAIL AS UTILITY LAYOUT IS NOT CURRENT AND/OR FURTHER INFORMATION IS NEEDED.

SANITARY SEWER SAMPLING MANHOLE(S) ARE REQUIRED FOR THIS DEVELOPMENT AREA. SEWER LAYOUT TO INCORPORATE

PRELIMINARY
NOT FOR CONSTRUCTION

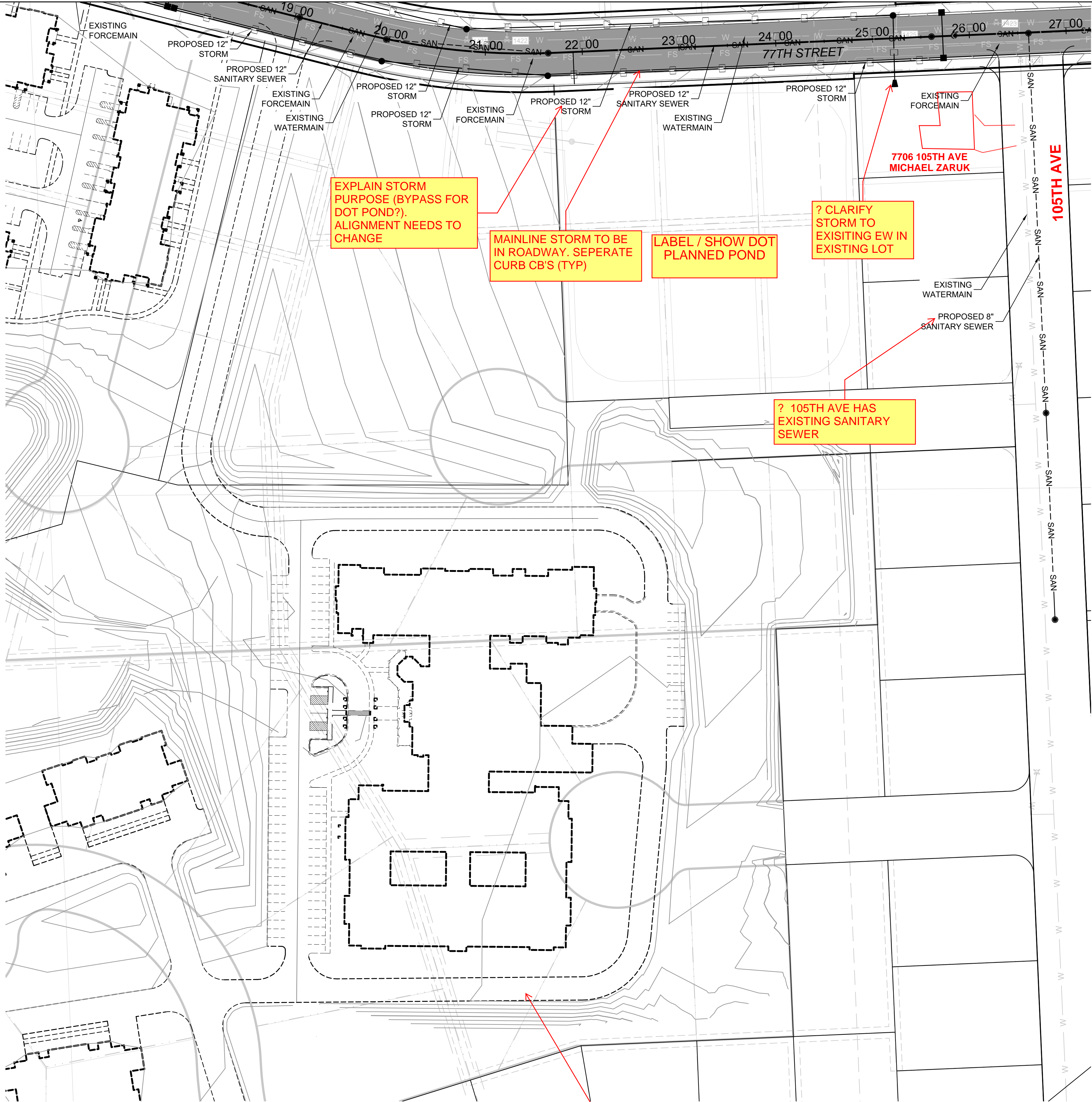
PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

UTILITY PLAN SITE

NO. REVISION DATE BY

DRAWING NO. C300 UTILITY PLAN.DWG
DRAWN BY: RST
DATE: 03-07-2019
PROJECT NO: 18303
CHECKED BY: SM
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EXPLAIN STORM PURPOSE (BYPASS FOR DOT POND?). ALIGNMENT NEEDS TO CHANGE

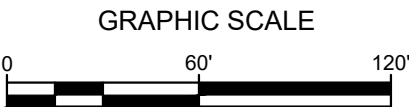
MAINLINE STORM TO BE IN ROADWAY. SEPERATE CURB CB'S (TYP)

LABEL / SHOW DOT PLANNED POND

? CLARIFY STORM TO EXISITING EW IN EXISTING LOT

? 105TH AVE HAS EXISTING SANITARY SEWER

SHOW AND INCORPORATE THE DOT PLANNED STORM SEWER AND VOPP PLANNED SEWER AND WATER ADJUSTMENTS ALONG 77TH STREET



LEGEND

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- ST --- PROPOSED STORM SEWER
- E --- PROPOSED ELECTRICAL SERVICE
- T --- PROPOSED TELEPHONE SERVICE
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CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATE: 182-0170/1970
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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IDENTIFY HOW AREA C WILL BE SERVICED WITH SEWER AND WATER

SANITARY SEWER SAMPLING MANHOLE(S) ARE REQUIRED FOR THIS DEVELOPMENT AREA. SEWER LAYOUT TO INCORPORATE

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

UTILITY PLAN SITE C

NO. REVISION DATE BY

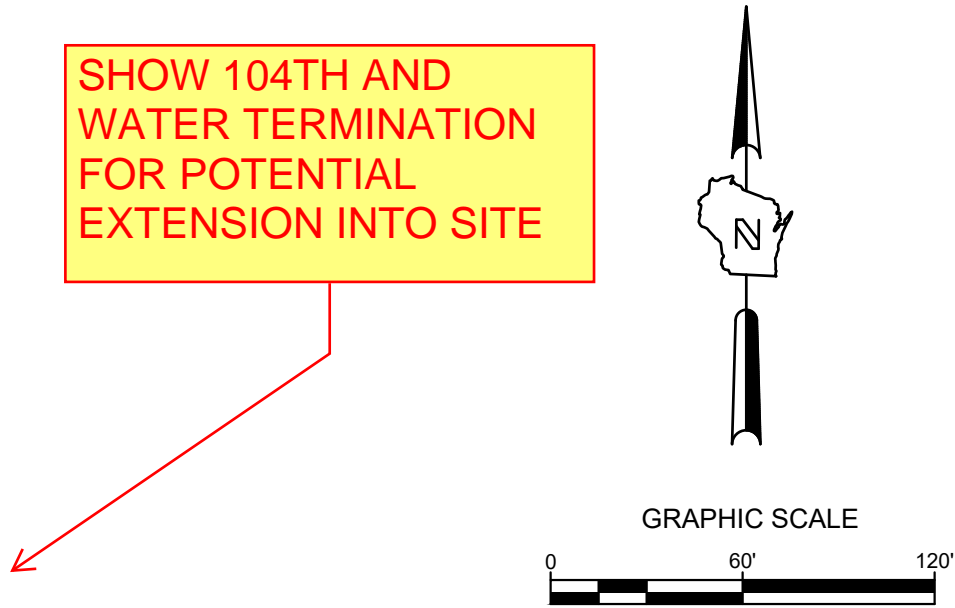
DRAWING NO. C300 UTILITY PLAN.DWG
DRAWN BY: RST
DATE: 03-07-2019
PROJECT NO: 18303
CHECKED BY: SM
APPROVED BY: --
SHEET NO.:

C00

PRELIMINARY
NOT FOR CONSTRUCTION



SHOW 104TH AND WATER TERMINATION FOR POTENTIAL EXTENSION INTO SITE



- LEGEND**
- W ----- PROPOSED WATER SERVICE
 - SAN ----- PROPOSED SANITARY SERVICE
 - ST ----- PROPOSED STORM SEWER
 - E ----- PROPOSED ELECTRICAL SERVICE
 - T ----- PROPOSED TELEPHONE SERVICE
 - G ----- PROPOSED GAS SERVICE
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TOLL FREE

WI STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
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MILW. AREA 259-1181

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PRELIMINARY
NOT FOR CONSTRUCTION

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

UTILITY PLAN SITE D

NO. REVISION DATE BY

DRAWING NO. C300 UTILITY PLAN.DWG

DRAWN BY: RST

DATE: 03-07-2019

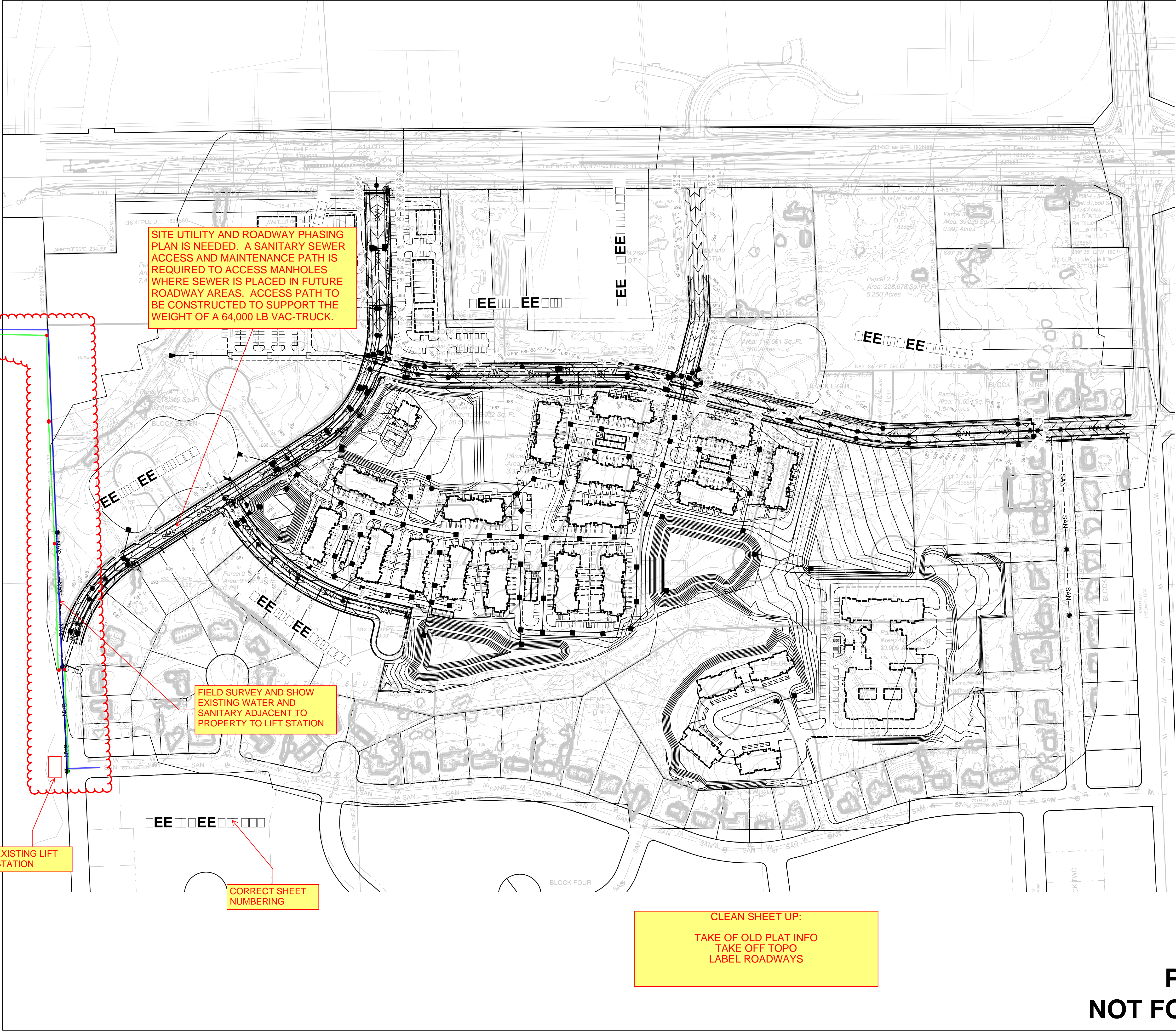
PROJECT NO: 18303

CHECKED BY: SM

APPROVED BY: --

SHEET NO:

C00



SITE UTILITY AND ROADWAY PHASING PLAN IS NEEDED. A SANITARY SEWER ACCESS AND MAINTENANCE PATH IS REQUIRED TO ACCESS MANHOLES WHERE SEWER IS PLACED IN FUTURE ROADWAY AREAS. ACCESS PATH TO BE CONSTRUCTED TO SUPPORT THE WEIGHT OF A 64,000 LB VAC-TRUCK.

FIELD SURVEY AND SHOW EXISTING WATER AND SANITARY ADJACENT TO PROPERTY TO LIFT STATION

EXISTING LIFT STATION

CORRECT SHEET NUMBERING

CLEAN SHEET UP:
TAKE OF OLD PLAT INFO
TAKE OFF TOPO
LABEL ROADWAYS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

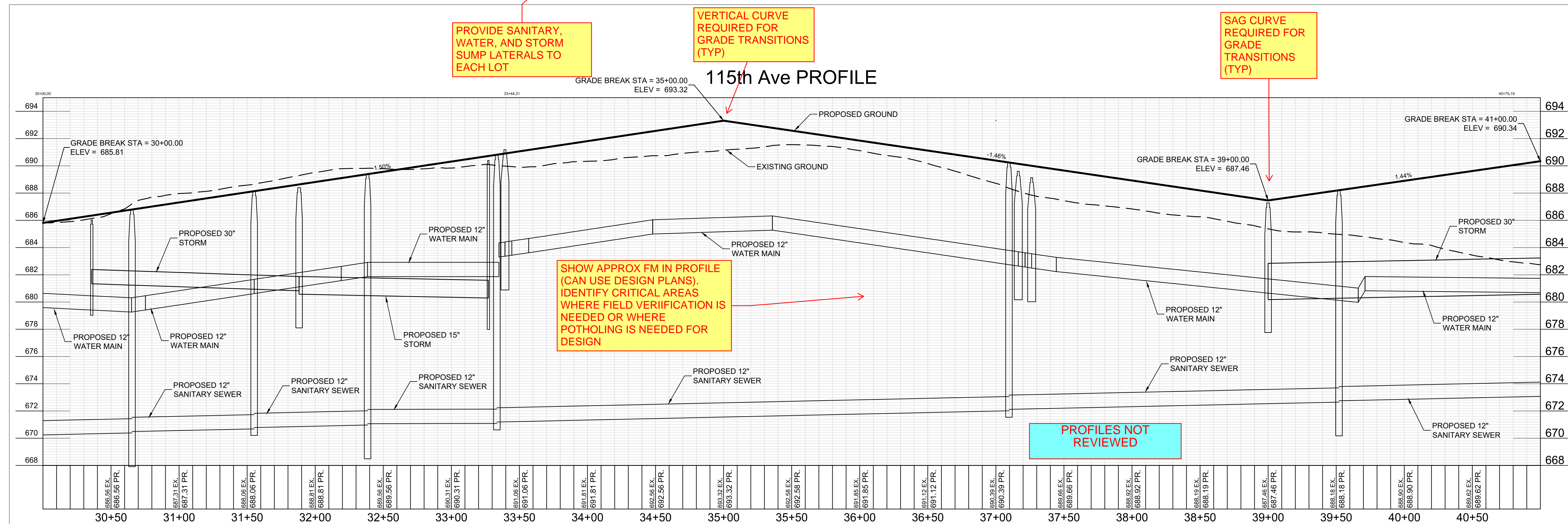
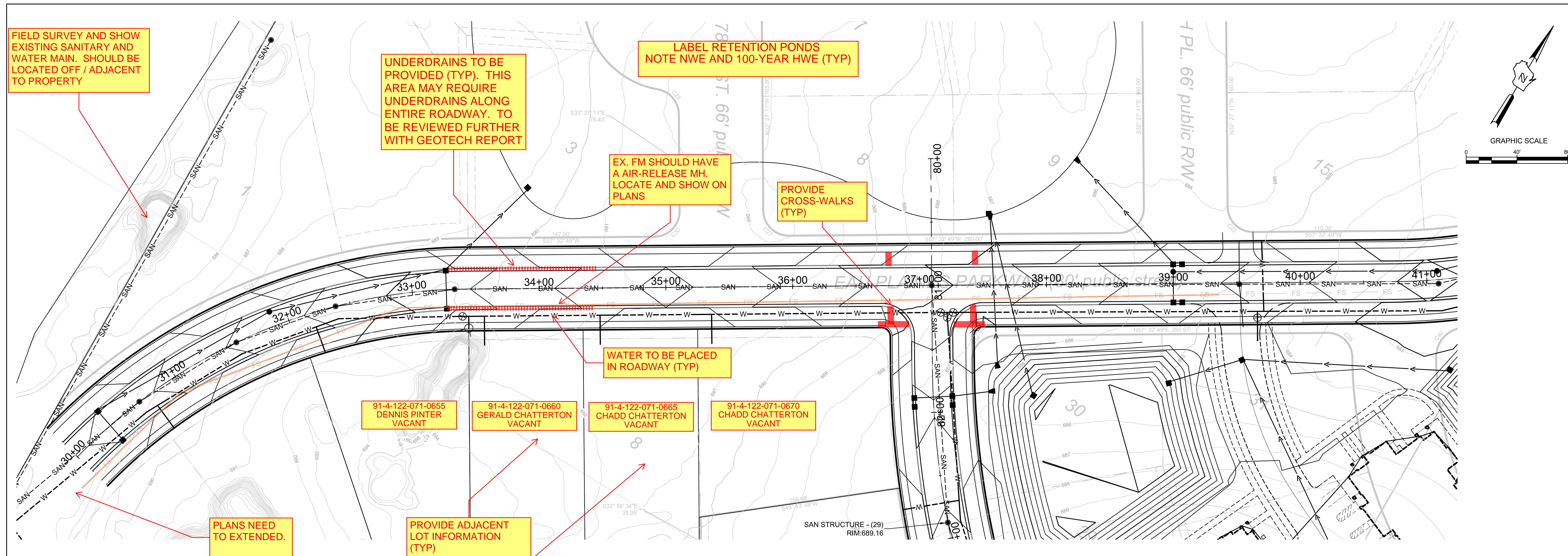
PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

PLAN AND PROFILE SHEETS

NO. REVISION	DATE BY
DRAWING NO.	C311 PLAN AND PROFILE.DWG
DRAWN BY:	RST
DATE:	03-07-2019
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C00

PRELIMINARY
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PRELIMINARY
NOT FOR CONSTRUCTION

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

PLAN AND PROFILE 11TH STREET

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

NO. REVISION	DATE BY
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DRAWING NO. C311 PLAN AND PROFILE DWG

DRAWN BY: RST

DATE: 03-07-2019

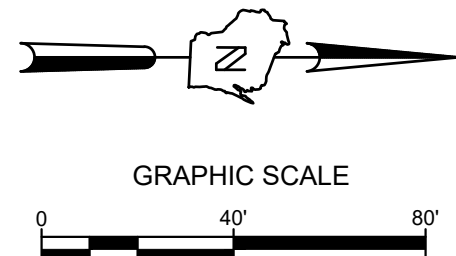
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CHECKED BY:	SM
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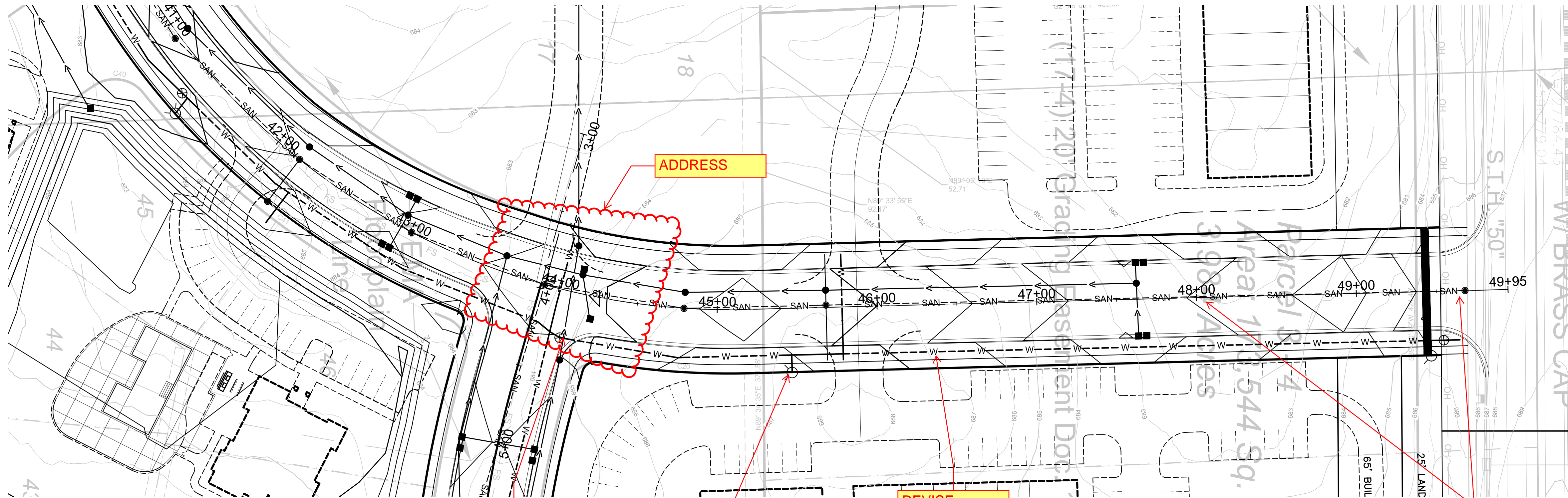
APPROVED BY: --

SHEET NO.

CPO



THE **SIGMA** GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



PROVIDE SEPERATE PLAN
AND PROFILE FOR

1. SANITARY AND WATER
2. ROADWAY AND STORM
SEWER

PROVIDE BRANCH
VALVES AT EACH
LEG

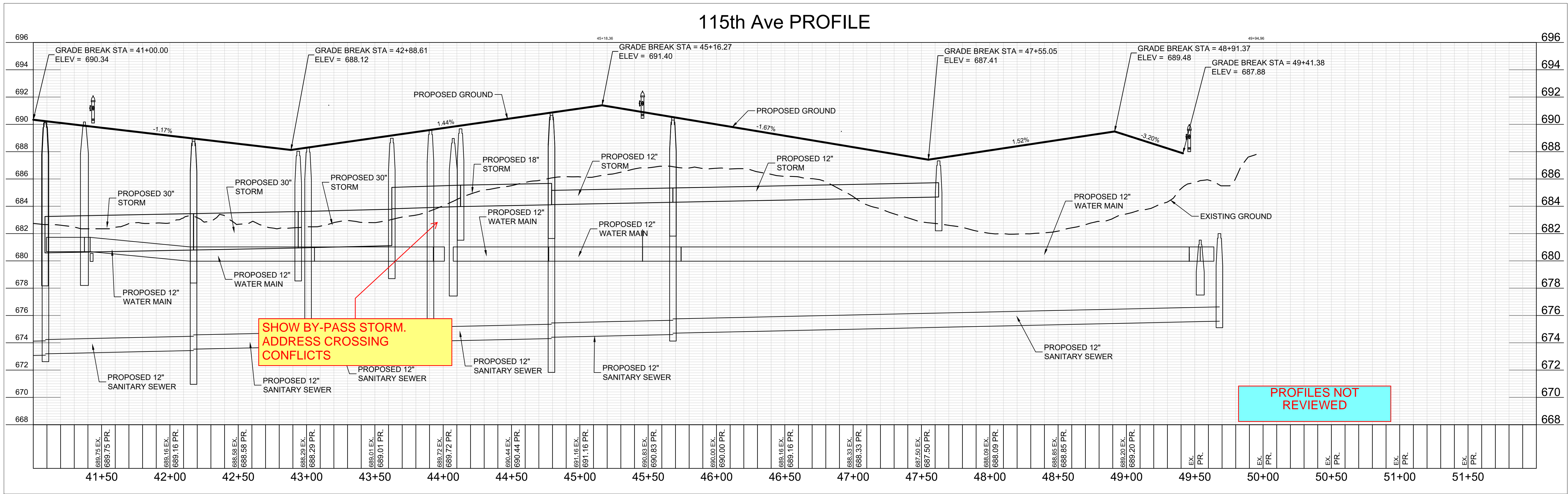
HYDRANTS TO
BE 5' BACK OF
CURB (TYP)

REVISE
ALIGNMENT
TO BE WITHIN
ROADWAY

END SANITARY
FURTHER SOUTH

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

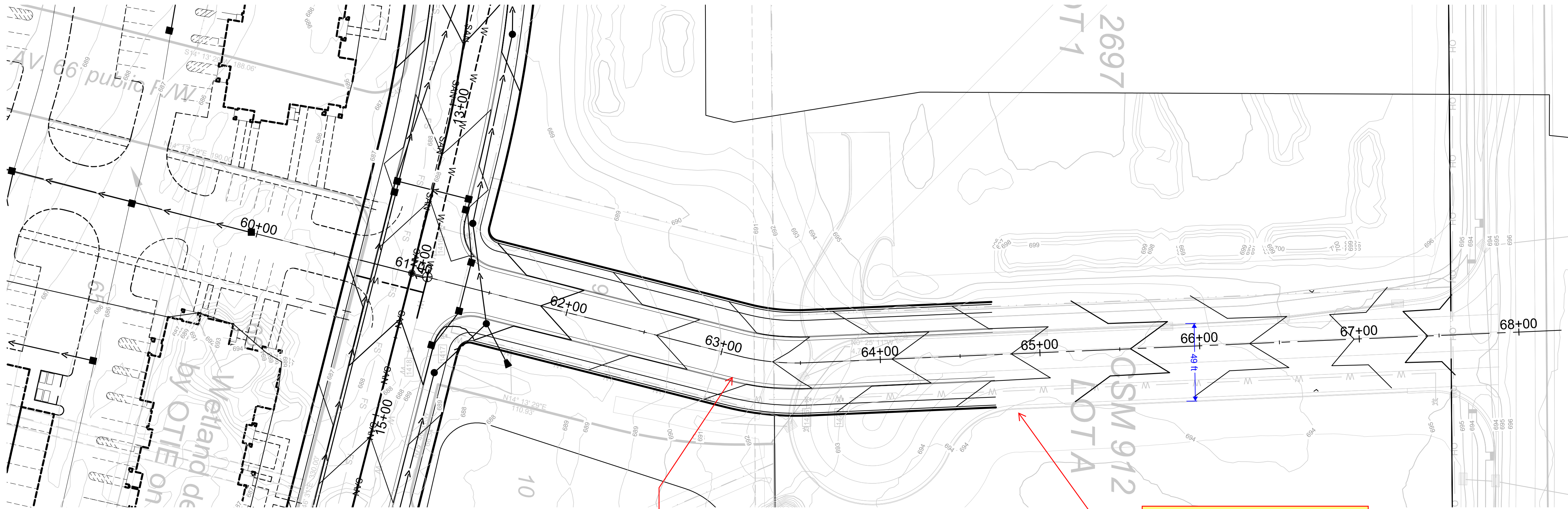
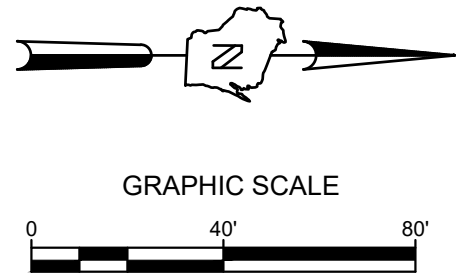
PLAN AND PROFILE 115th STREET



PROFILES NOT
REVIEWED

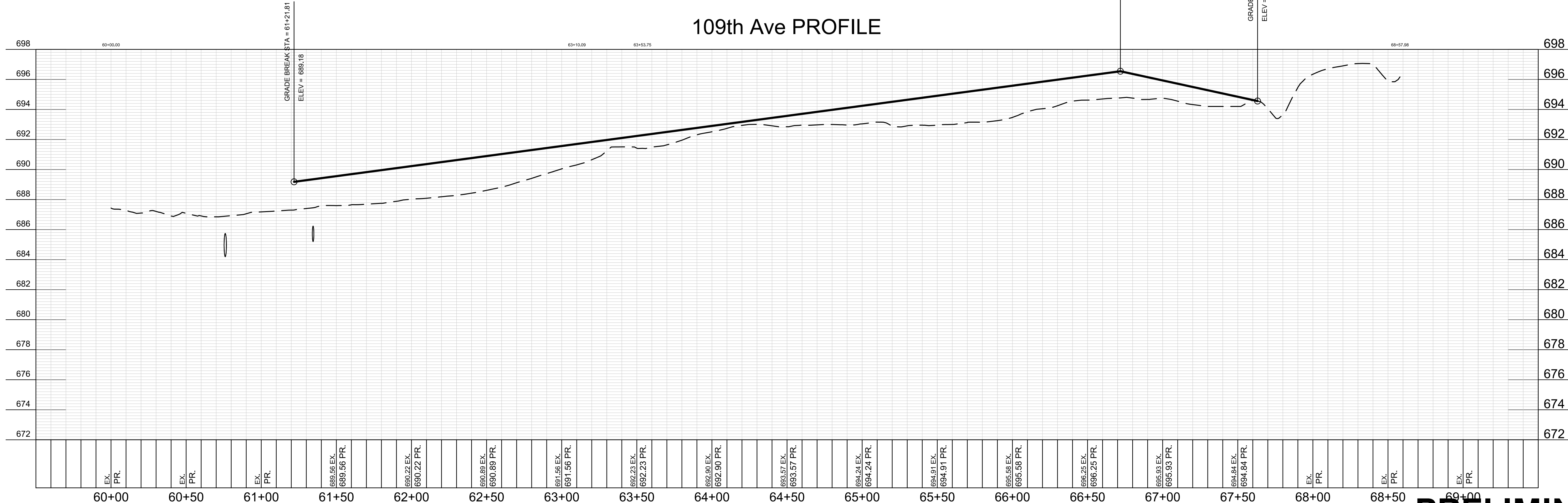
**PRELIMINARY
NOT FOR CONSTRUCTION**

C00



WIDEN
ROADWAY TO
49-FEET BACK
OF CURB ROW
TO MIN 80'

USE DOT PLAN AND PROFILE
INFO TO ENSURE PROJECT
CONGRUENCE. COORDINATE
PROJECT TIMING AND MATCH
POINTS



PRELIMINARY
NOT FOR CONSTRUCTION

PLEASANT PRAIRIE DEVELOPMENT
PLEASANT PRAIRIE, WISCONSIN

PLAN AND PROFILE 109TH AVENUE

NO. REVISION DATE BY

DRAWING NO. C311 PLAN AND PROFILE.DWG

DRAWN BY: RST

DATE: 03-07-2019

PROJECT NO: 18303

CHECKED BY: SM

APPROVED BY: --

SHEET NO.:

C00

Governing Agency Contacts

PLEASANT PRAIRIE VILLAGE HALL

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

COMMUNITY DEVELOPMENT DEPARTMENT

JEAN WERBIE-HARRIS, DIRECTOR
PLANNER AND ZONING ADMINISTRATOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@pleasantprairiewi.gov

PEGGY HERRICK
ASSISTANT PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pleasantprairiewi.gov

AARON KRAMER
DEPUTY PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6711
EMAIL: akramer@pleasantprairiewi.gov

ENGINEERING DEPARTMENT

MATT FINEOUR, P.E.
VILLAGE ENGINEER
OFFICE: (262) 925-6778
EMAIL: mfineour@pleasantprairiewi.gov

KURT DAVIDSEN, P.E.
ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidson@pleasantprairiewi.gov

PUBLIC WORKS DEPARTMENT

JOHN STEINBRINK, JR., P.E.
DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: jsteinbrink@pleasantprairiewi.gov

BUILDING INSPECTION DEPARTMENT

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

DONALD KOEHNE
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@pleasantprairiewi.gov

MICHAEL KAPRELIAN
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: mkaprelian@pleasantprairiewi.gov

FIRE & RESCUE DEPARTMENT

CRAIG ROEPKE,
CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
OFFICE: (262) 694-8027
EMAIL: croepke@pleasantprairiewi.gov

AARON LONGRIE
ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
EMAIL: alongrie@pleasantprairiewi.gov

Public Utility Contacts

AMERICAN TRANSMISSION COMPANY

BRIAN MCGEE
OFFICE: (262) 506-68955
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WISCONSIN DOT

ART BAUMANN
TRAFFIC OPERATIONS ENGINEER
OFFICE: (262) 548-6707
EMAIL: art.baumann@dot.wi.gov

KEVIN KOEHNKE, P.E.
PERMITS COORDINATOR
OFFICE: (262) 548-5891
EMAIL: kevin.koehnke@dot.wi.gov

KENOSHA COUNTY

CLEMENT ABONGWA, P.E.
DIRECTOR/HIGHWAY COMMISSIONER
DIVISION OF HIGHWAYS – PUBLIC WORKS DEPARTMENT
OFFICE: (262) 857-1870
CELL: (262) 220-0805
EMAIL: Clement.Abongwa@kenoshacounty.org

AT&T

MIKE TOYEK
OFFICE: (262) 636-0549
EMAIL: mt1734@att.com

TDS TELECOM

SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

TIME WARNER CABLE/SPECTRUM

STEVE CRAMER
UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

WEC ENERGY GROUP

JOEL BUROW
CEM MANAGER
OFFICE: (414) 221-3192
EMAIL: joel.burrow@wecenergygroup.com

WE-ENERGIES

ALLIE KLAWSKI
SR. SERVICE MANAGER
OFFICE: (262) 552-3227
EMAIL: allie.klawinski@we-energies.com

MICHAEL BAKER
CUSTOMER SERVICE MANAGER
OFFICE: (262) 886-7041
EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
SENIOR ENGINEER
OFFICE: (262) 886-7074
EMAIL: hussain.biyawerwala@we-energies.com

BRANDON ERTS
GAS ENGINEERING
OFFICE: (414) 221-3654
EMAIL: Brandon.erts@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325

ELECTRICAL EMERGENCY: (800) 662-4797

WI Department Of Natural Resources

THERESA SZABELSKI
WATER MANAGEMENT SPECIALIST
OFFICE: (414) 263-8670
EMAIL: Theresa.szabelski@wisconsin.gov

PETER WOOD, P.E.
WATER RESOURCES ENGINEER
OFFICE: (262) 884-2360
EMAIL: peter.wood@wisconsin.gov



COMPREHENSIVE PLAN AMENDMENT

I (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie 2035 Comprehensive Plan as hereinafter requested related to the following property:

Property Location: Southwest corner of Hwy 50 and 104th Ave.

Legal Description: See Attached

Tax Parcel Number(s): See Attached

Check all that apply

☒ Land Use Plan Amendment:

To change the land use designation from See Attached
to See Attached

☒ Neighborhood Plan Amendment to Riverview Neighborhood

☐ Other Amendment to the Comprehensive Plan (specify)

Petitioner's interest in the requested amendment:

See Attached
All approvals conditioned on acquiring property.

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

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

PROPERTY OWNER:

Print Name: _____

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

Email: _____

Date: _____

APPLICANT/AGENT:

Print Name: Fiduciary Real Estate Development, Inc.

Signature: [Signature]

Address: 789 N. Water St., Ste. 200

Milwaukee WI 53202

(City) (State) (Zip)

Phone: 414-246-8402

Fax: _____

Email: tderosa@fred-inc.com

Date: 12/13/19

Community Development Department, 9915 39th Avenue, Pleasant Prairie WI 53158

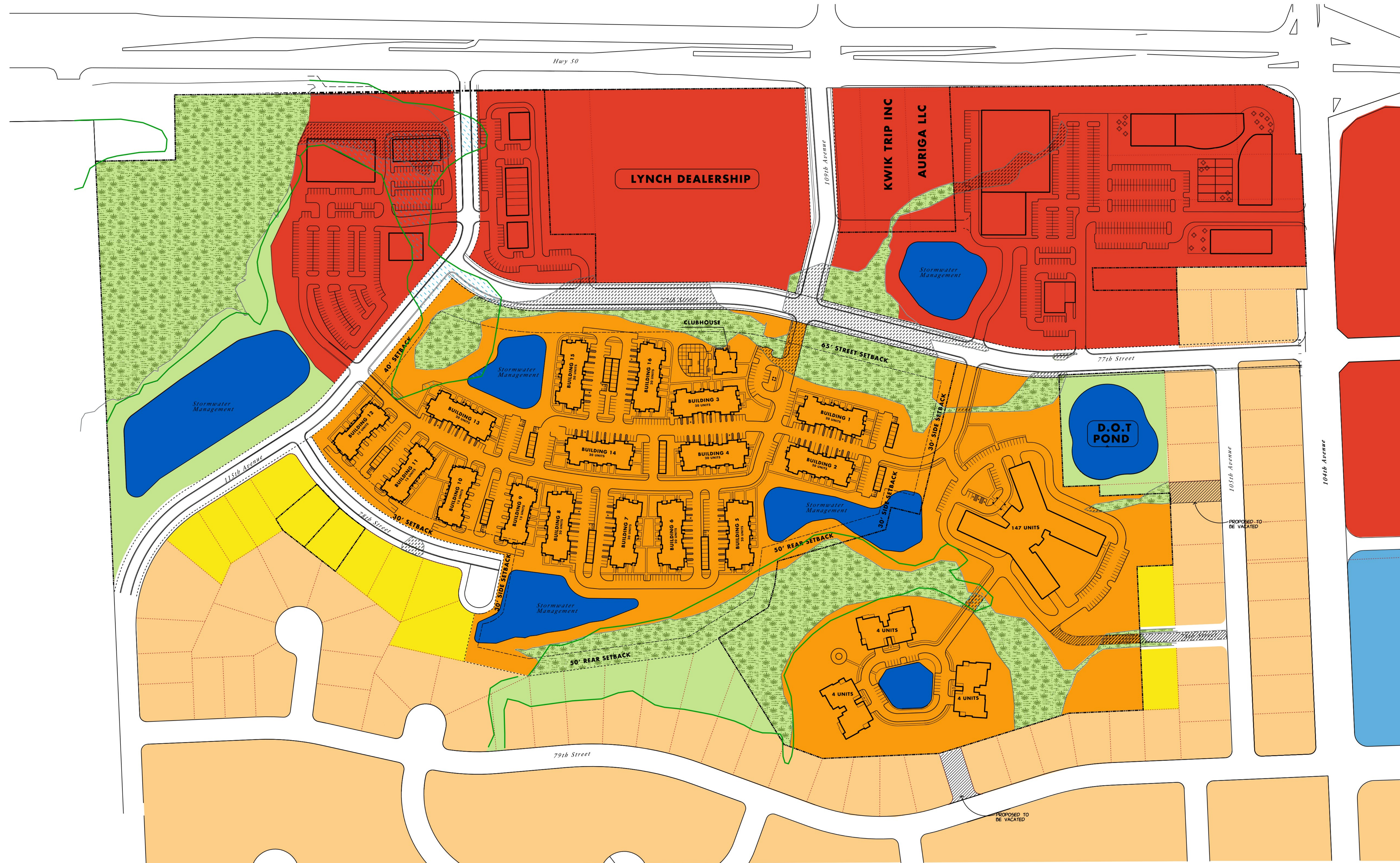
262-925-6717

Land Use Map Amendment



Area to be changed into
Community commercial with an
Urban Reserve land use designations





16 DECEMBER 2019
SCALE 1"=120'

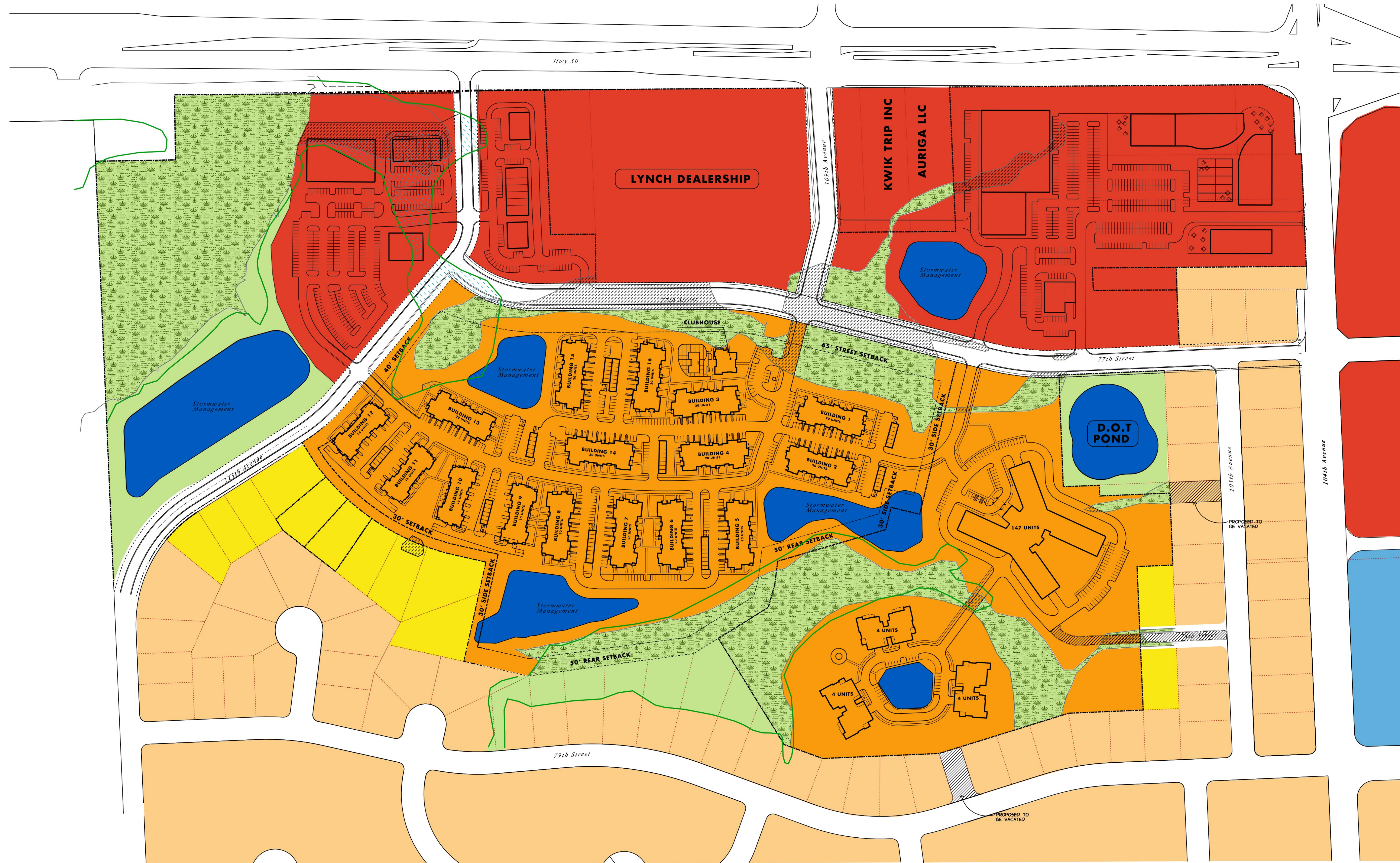
- | | | | | |
|----------------------|--------------|----------------|------------------|--------------------|
| Existing Residential | Multi-Family | Retention Pond | Wetlands | Floodplain to Fill |
| Future Single Family | Commercial | Right-of-Way | Wetlands to Fill | Open Space |



Neighborhood Plan

Pleasant Prairie, Wisconsin





REV 17 JAN 2020
16 DECEMBER 2019
SCALE 1"=120'



Neighborhood Plan

Pleasant Prairie, Wisconsin





All approvals conditioned on acquiring property.

CONCEPTUAL PLAN APPLICATION

Development Name: Seasons Apartments
General Location of Development: Southeast corner of 77th St. and 115th Ave.
Tax Parcel Number(s): See Attached
Number of Lots: 59 Number of Outlots: 59
Size of Development: 31.74 acres

Select All that Apply:

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

The following number and types of plans shall be submitted with this application:

- ☒ Three (3) full size and a PDF copy of the Conceptual Plan, which shall include at a minimum:
 - ☐ Detailed and Dimensioned Site Plan
 - ☐ Conceptual Engineering Plans
 - ☐ Phasing Plan (if applicable)
 - ☐ Floor Plans and Elevations (for all uses except single family)
 - ☐ Proposed Zoning District Change(s)
- ☒ Application Fee
- ☐ Draft of Declarations, Covenants, Restrictions and any Easement Documents
- ☐ Any other information as specified by the Village

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

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

PROPERTY OWNER:

Print Name: Accepted Offer to purchase
Signature: _____
Address: _____
(City) (State) (Zip)
Phone: _____
Fax: _____
Email: _____
Date: _____

APPLICANT/AGENT:

Print Name: Fiduciary Real Estate Development, Inc.
Signature: [Signature]
Address: 789 N. Water St., Ste. 200
Milwaukee WI 53202
(City) (State) (Zip)
Phone: 414-246-8402
Fax: _____
Email: tderosa@fred-inc.com
Date: 12/13/19

Detailed Proposal Description



December 16, 2019

Village of Pleasant Prairie

Overall Project Description

Fiduciary Real Estate Development, Inc. controls the subject property (see below subject property description). The overall purpose of the development project is to build a mixed use development that meets the needs of the fast growing population and workforce of the Village of Pleasant Prairie and the surrounding areas. In the Pleasant Prairie area there is a significant need for a mixed use development of this caliber. Southeastern Wisconsin and specifically the Pleasant Prairie submarket have seen significant job and population growth in recent years along the I-94 corridor and specifically at the I-94/Hwy 50 Interchange. This has created a strong pent up demand for new multifamily housing options, commercial/retail space and medical office space to serve the rapidly growing population. With this growth there has been a disproportionate number of jobs created relative to new housing units, or in other words the number of housing units created have been extremely low compared to the number of jobs being created, further substantiating the strong demand for housing.

Site History

The site consists of 132 individual lots. The majority of the site has been platted for a single family subdivision since 1977. The site has higher than normal ground water conditions, thereby precluding a single family subdivision as a feasible development option for the property. In addition, there has never been a developer in the past roughly 40 years that has been able to contractually control all of the land necessary to be able to amend the subdivision plat and provide for the master planning of the overall property. As a result of no development activity on the site along with previously installed utilities throughout, improper grading, damaged drain tiles throughout the site as well as the additional runoff from adjacent offsite properties, artificial wetlands have grown throughout portions of the site that have historically limited any development of the property. The runoff has adversely impacted the neighborhood to the south. This is evident with the growth of wetlands in various yards throughout the subdivision. The drainage problem in this area will only continue to get worse, unless the site is master planned and development of the site moves forward.



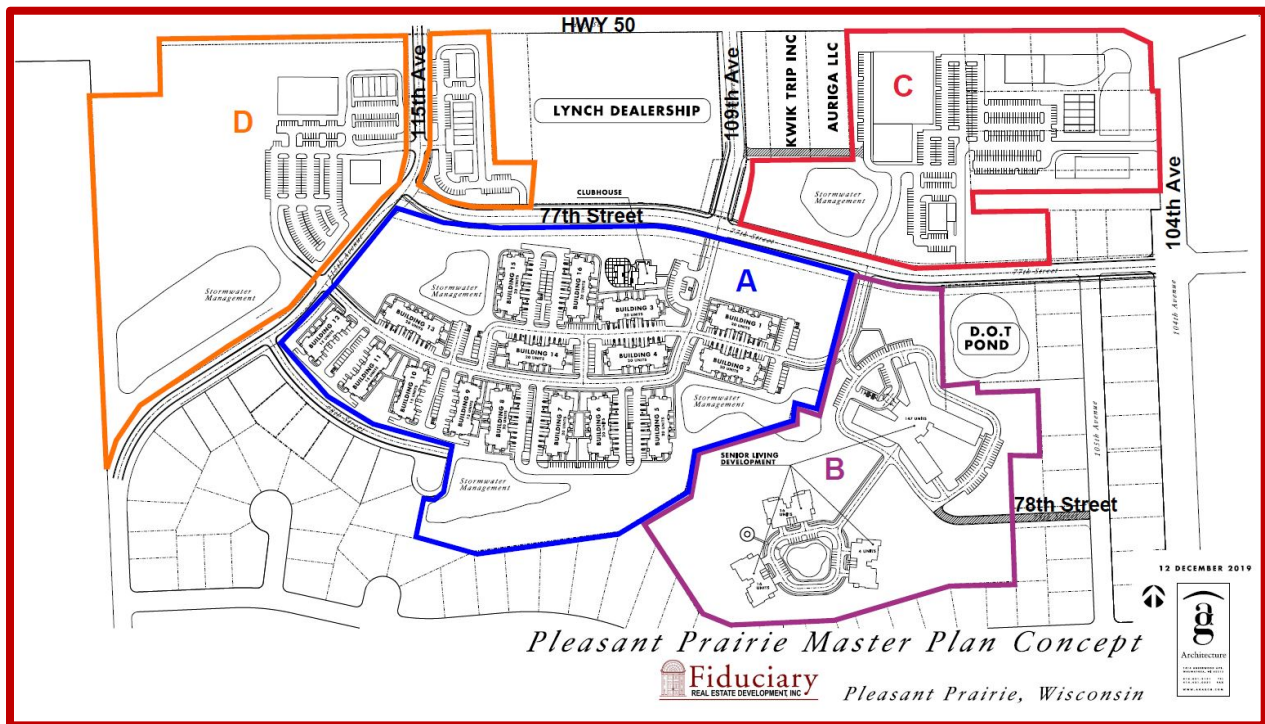
Village of Pleasant Prairie 2035 Comprehensive Plan Objectives

The mixed use development will accomplish many of the Village's goals outlined in the 2035 Comprehensive Plan including:

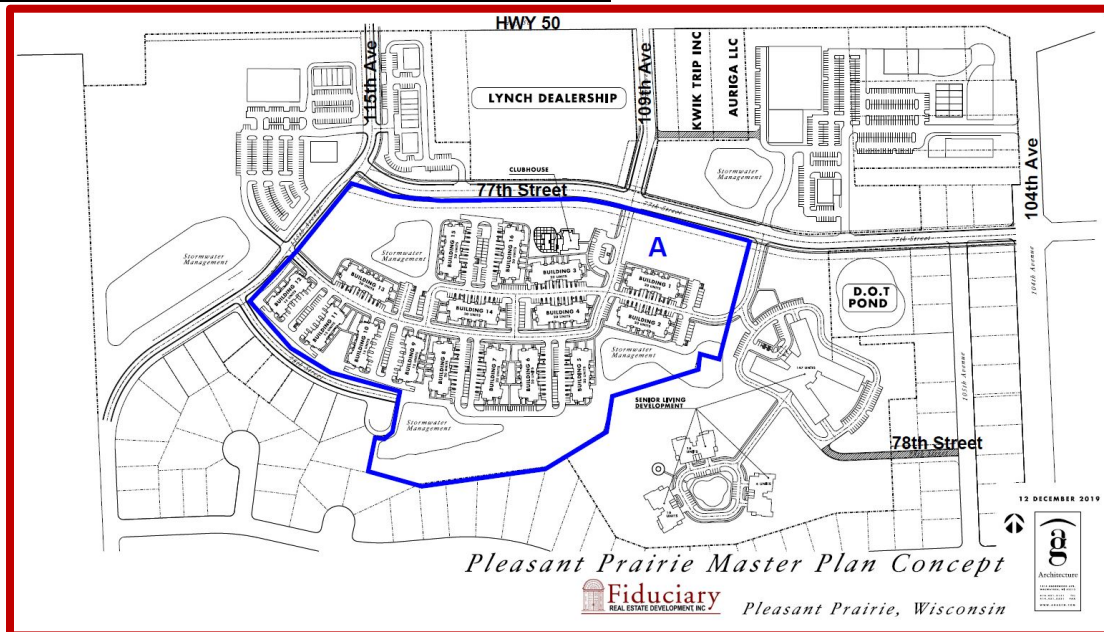
- Our development plan is consistent with the existing Comprehensive plan with minor adjustments to promote economic development and better align with existing infrastructure and platted roadways.
- Encourage a balanced and sustainable spatial distribution among various types of land uses to meet the social, physical, and economic needs of community residents.
- Provide aesthetically pleasing and efficient community while promoting a sustainable land use pattern that meets the social, economic, physical, ecological, and quality-of-life needs of the Village and maintaining a sense of place.
- Promote redevelopment of underutilized commercial and industrial land.
- Promote the use of mixed-use development to achieve the desired character and services for the Village.
- Accommodate the projected growth in population, households, and employment in the Village through the comprehensive plan design year 2035.
- Encourage land uses that promote efficient development patterns and relatively low costs to all levels of government.
- Encourage development and redevelopment of land with access to existing infrastructure and public services.
- Encourage a balance between various types of development.
- Encourage the preservation of appropriate open space as part of future development proposals in the Village.
- Promote the provision of an adequate number of housing units and allocate sufficient land area for housing demands to accommodate current and future populations, in particular the aging populations.
- Provide for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing needed services for the residents.
- Encourage development and redevelopment of land with access to existing infrastructure and public services while maintaining and rehabilitating existing residential, commercial, and industrial structures.

Subject Property

The subject property is located on the south side of State Highway 50 and to the west of 104th Avenue. The proposed site is approximately 94.60 acres in size. Currently the site is being used for farming and has six single family homes. The subject property has been broken down into four separate development zones detailed on the following page. Uses proposed for the subject property include multifamily housing, senior living and a mixture of commercial uses. The subject property is comprised of 132 parcels and 7 owners.



Proposed Multifamily Development (Zone A)



The proposed multifamily development is an institutional grade, amenity rich multifamily development designed with the end user in mind. The generally low density multifamily development provides a transitional buffer with the single family subdivision to the south and the commercial component to be located along Hwy 50. The development has a true suburban feel with a significant amount of green space. The community will consist of two-story buildings with 20 and 15 unit configurations. The buildings have been designed in a townhouse style which feature ground level, private direct entrances as well as attached garages for select units. The units, which include studio, one bedroom, two bedroom, and three bedroom floor plans, are strategically placed within the buildings.



Careful attention was taken to maximize floor plan efficiency, functionality and flexibility to provide residents with a great value. Each apartment home will feature modern finishes including open concept floor plans, designer cabinetry, expansive windows, quartz countertops, upgraded appliances, oversized balconies/patios, large walk-in closets and 9-foot ceilings. Flooring will consist of high quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment. All units will include a split HVAC system (similar to what is in a singular family home), individual hot water heaters, energy efficient windows and a full-size washer and dryer to maximize efficiency and comfort. The building layouts and floor plan designs of this development provide a variety of housing options and price points that will cater to a broad demographic group.



Building and Unit Counts: The multifamily component of the development will include sixteen (16) freestanding buildings with 20 and 15 apartment units per building for a total of 300 apartments. The development is anticipated to include twelve (12) 20 unit apartment buildings and four (4) 15 unit apartment buildings. The unit mix consists of 24 studios (8% of total), 128 one-bedrooms (43% of total), 124 two-bedrooms (41% of total), and 24 three-bedrooms (8% of total).

Lot Size: The proposed multifamily development will be approximately 31.74 acres in size for an overall density of approximately 9.5 units/acre.



Form/Design/Materials: The exterior finish of the buildings includes a significant amount of brick, oversized windows and fiber cement siding. The apartment buildings exterior will incorporate three complementary color palettes for the fiber cement siding. A mix of large balconies and private patios complement the exterior elevations, and the gabled roof details contribute to the suburban feel of the community.



Parking: Parking will be provided through a mix of building-attached garages, detached garages and surface parking. Total parking provided is 680 spaces for all 300 units, resulting in a parking ratio of 2.27 spaces per unit. The plan includes 268 enclosed garage spaces for an overall garage ratio of .89 garage spaces/unit.

Access and Circulation: Main access from Hwy 50 will be provided via 115th Ave and 109th Ave. There will also be a secondary access point provided on 77th Street off of 104th Ave.



Amenities: Community amenities will feature a state-of-the-art clubhouse for resident use which will include a fully furnished club room, fitness facility and leasing office with on-site management. There will also be a resort style pool located directly adjacent to the clubhouse. Sidewalks will also be featured throughout the site to promote connectivity.

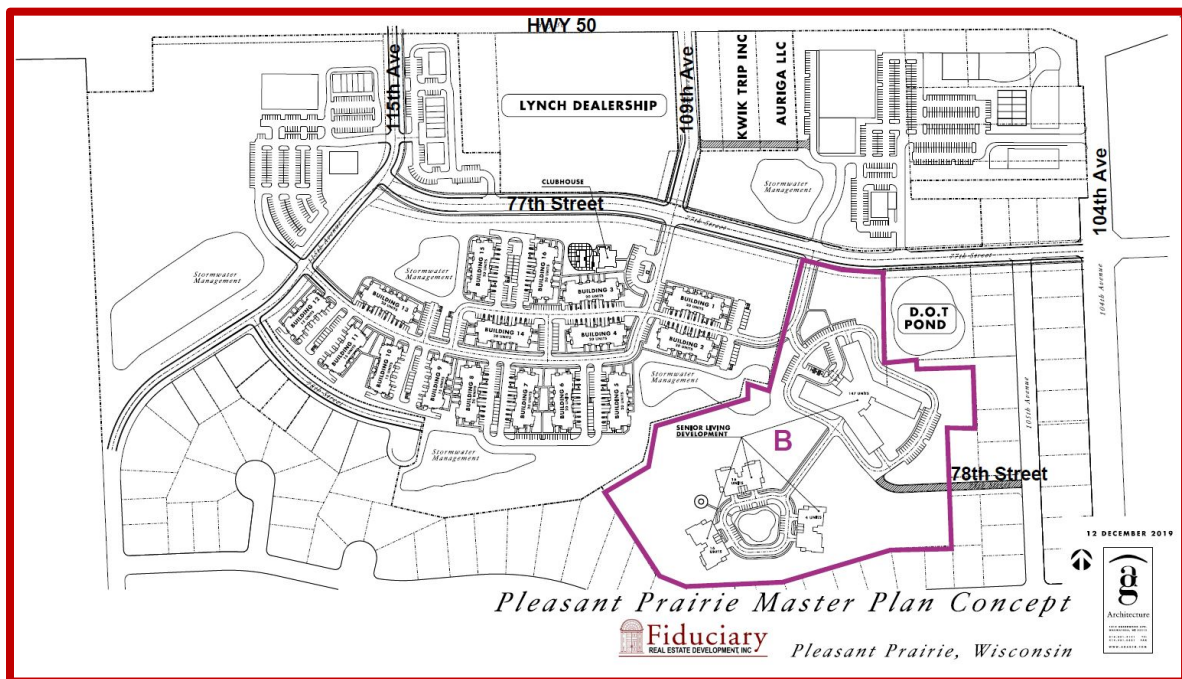


Finishes: Apartment finishes include: upgraded appliance package, upgraded cabinetry, large windows, open concept floor plans, in-unit full size washer / dryer, walk in closets, and oversized balconies/patios.

Pricing: Unit pricing will range from \$1,100 to \$2,200.



Proposed Senior Living Development (Zone B)



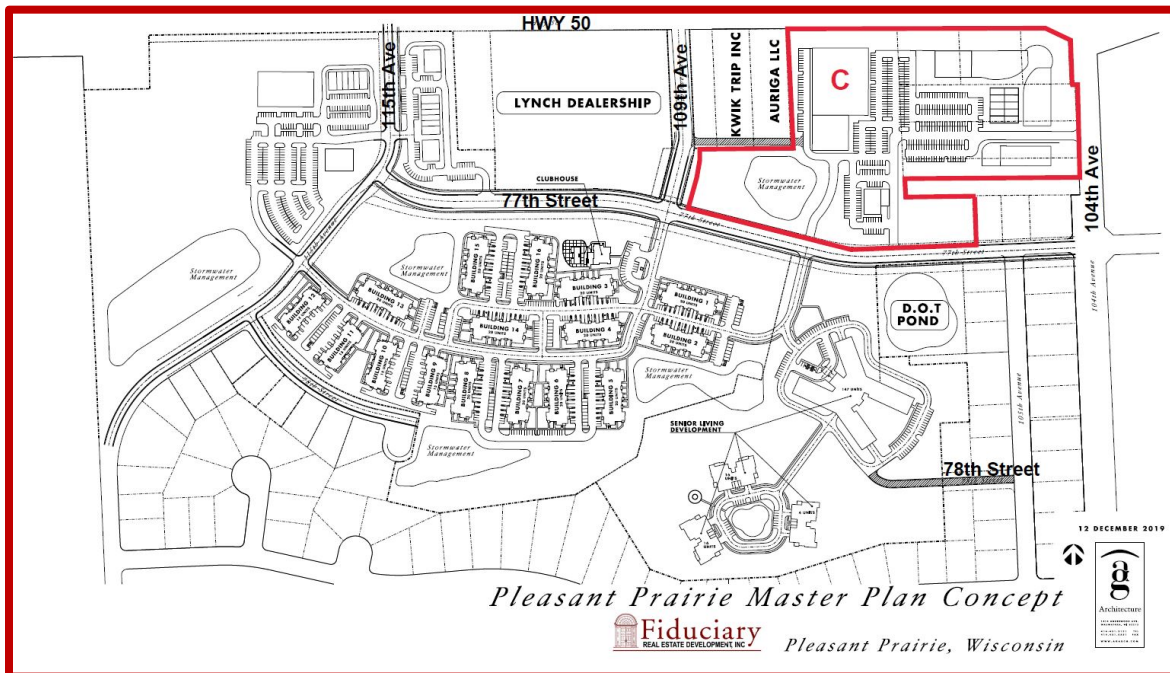
Building and Unit Counts: The senior living component of the development could include up to 200 units with common areas and the potential for all types of senior living care including independent living, assisted living and memory care.

Lot Size: The proposed senior living development will be approximately 20.47 acres in size.

Design: The proposed senior living development would be no more than three stories above grade.

Access and Circulation: Main access from Hwy 50 will be provided via 115th Ave and 109th Ave. There will be a secondary access point provided on 77th Street off of 104th Ave. There will also be a gated emergency access point provided on 78th Street to service the senior living development.

Proposed Commercial Development Northeast Corner (Zone C)

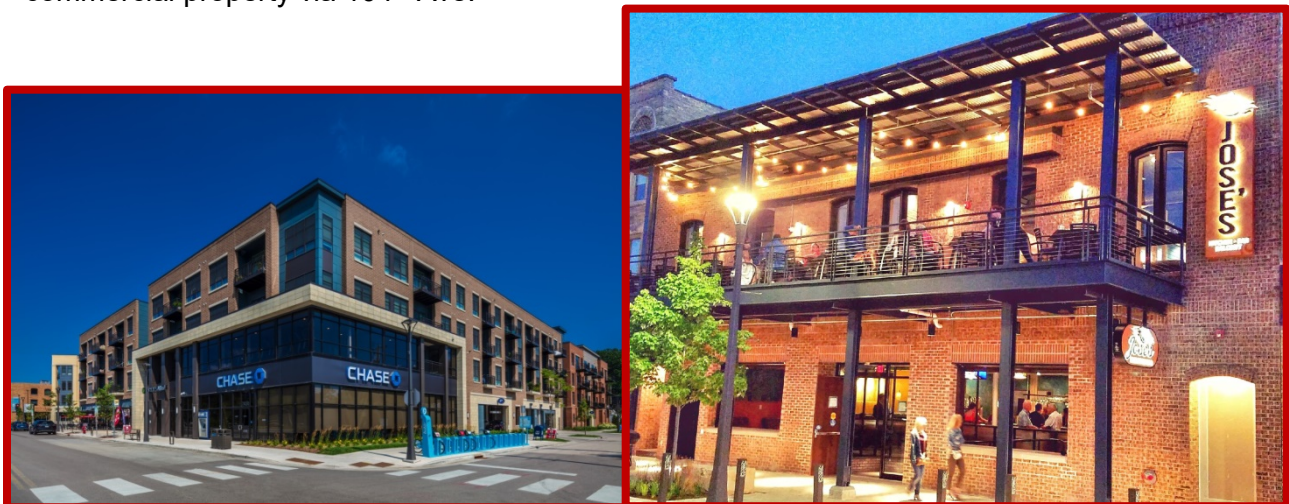


Building and Unit Counts: The northeast commercial component of the development could include approximately 140,000 square feet of commercial development with a mixture of potential uses.

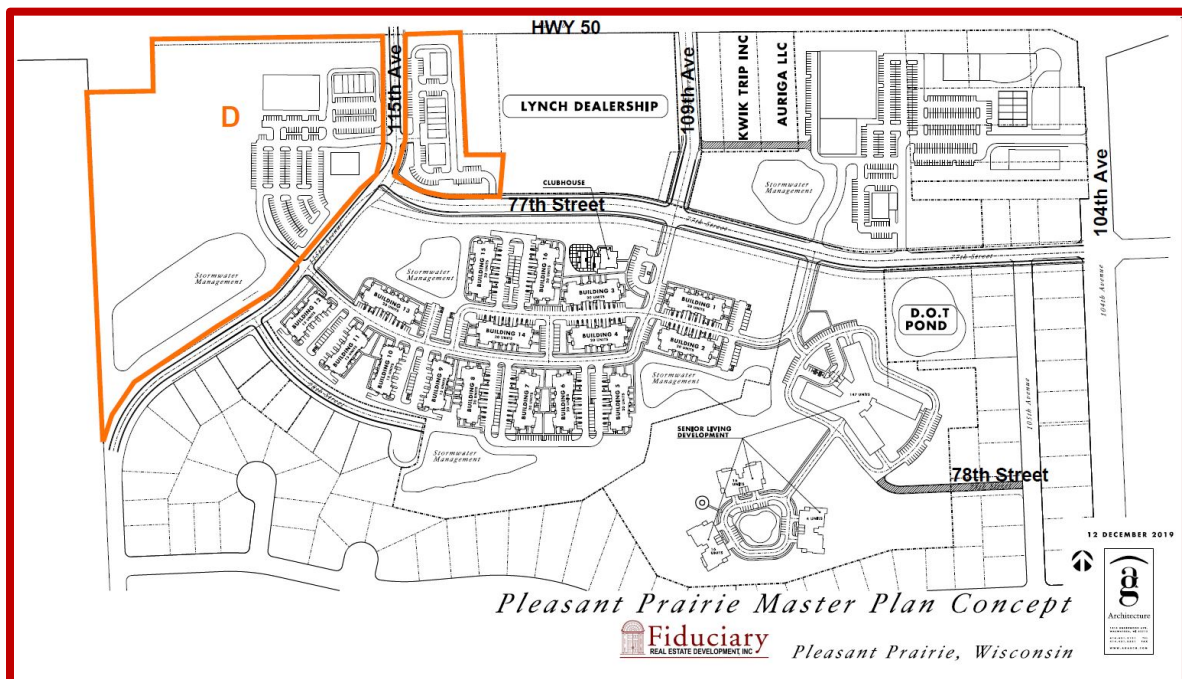
Lot Size: The proposed commercial development will be approximately 21.56 acres in size.

Design: The proposed commercial development would be no more than four stories above grade.

Access and Circulation: Main access from Hwy 50 will be provided via 115th Ave and 109th Ave. There will also be a secondary access point provided on 77th Street off of 104th Ave. A right-in right-out will also be requested from the Village of Pleasant Prairie to service the commercial property via 104th Ave.



Proposed Commercial Development Northwest Corner (Zone D)



Building and Unit Counts: The northwest commercial component of the development could include approximately 78,000 square feet of commercial develop with a mixture of potential uses including retail, office, or medical related.

Lot Size: The proposed commercial development will be approximately 20.83 acres of which approximately 12.98 acres are developable.

Design: The proposed commercial development would be no more than four stories above grade.

Access and Circulation: Main access from Hwy 50 will be provided via 115th Ave and 109th Ave. There will also be a secondary access point provided on 77th Street off of 104th Ave.

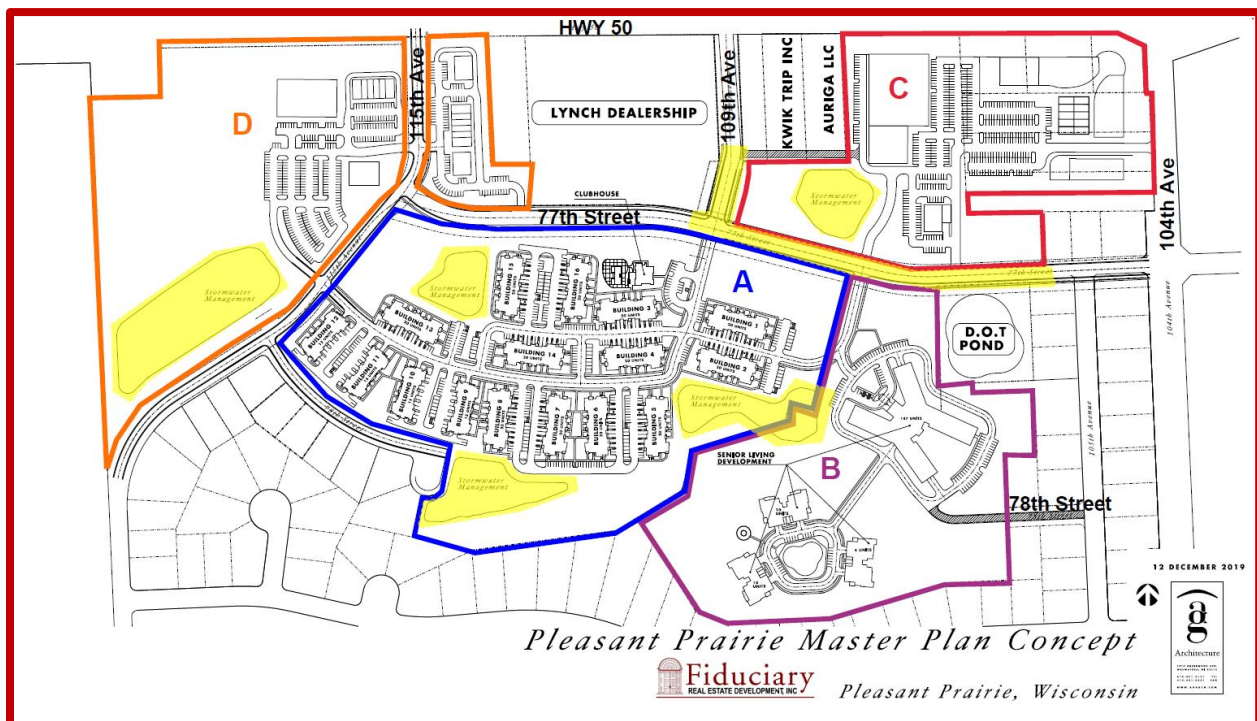


Proposed Infrastructure Phasing

- a. As shown on the plans below, the project will likely be developed in several phases.

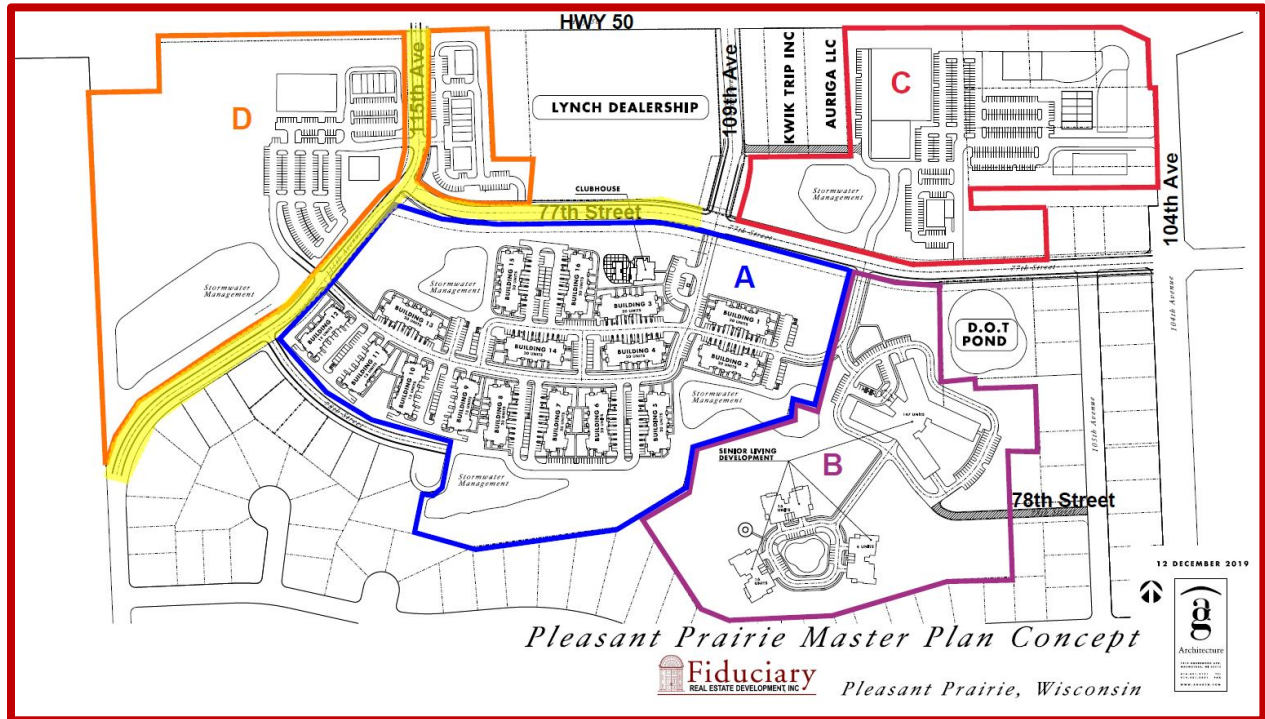
Phase I – Infrastructure

- a. It is anticipated that the infrastructure shaded in yellow below will be installed as part of the multifamily project (Zone A). Infrastructure to be installed as part of the initial development will include the following:
 - a. Mass earthwork and master storm water management facilities
 - b. Wet utility install to service the multifamily project including sanitary and water services
 - c. Dry utility install to service the multifamily project including gas, electric and telecommunications
 - d. Construction of 77th Street extension west to the intersection of 109th Street
 - e. Construction of 109th Street north to connect into Wisconsin DOT's portion of 109th Street
 - f. Start construction on proposed multifamily development (Zone A)
 - i. Start work on clubhouse along with buildings 1-16
- b. No additional infrastructure shall be necessary for the development of the senior living development (Zone B).



Phase II - Infrastructure

- a. Additional infrastructure, shaded in yellow below, will be constructed upon commencement of construction of either of the commercial development along Highway 50 (Zones C and D). Infrastructure to be installed as part of Phase II will be the following:
 - a. Construction of 115th Ave from Hwy 50 south to the existing portion of 115th Ave
 - b. Extension of 77th Street west to connection with 115th Ave



Fiduciary Real Estate Development, INC.

FRED specializes in the management of existing and newly constructed market-rate communities. Since 2003 FRED has won over 30 Awards of Excellence from the Apartment Owners Management Association (AOMA) of Wisconsin and the Apartment Association of South Central Wisconsin (AASCW). Some of the most recent awards are:



TOP PROJECT OF THE YEAR
2018 Daily Reporter



**PROPERTY EXCELLENCE:
GENERATION Y**
2018 AOMA TOBY Award



**PROPERTY EXCELLENCE:
GENERATION X**
2018 AOMA TOBY Award



**PROPERTY EXCELLENCE:
NEW CONSTRUCTION**
2018 AOMA TOBY Award



**PROPERTY EXCELLENCE:
150+ UNITS**
2018 AOMA TOBY Award



**ASSISTANT MANAGER
OF THE YEAR**
2018 AOMA TOBY Award



**PROPERTY MANAGER
OF THE YEAR**
2018 AOMA TOBY Award



**MAINTENANCE TECH
OF THE YEAR**
2018 AASCW



**PROPERTY MANAGER
OF THE YEAR**
2018 AASCW



**PROPERTY EXCELLENCE:
SENIOR LIVING**
2018 AASCW



**PROPERTY EXCELLENCE:
NEW DEVELOPMENT**
2018 AASCW



**PROPERTY EXCELLENCE:
NEW DEVELOPMENT**
2018 AASCW



**PROPERTY OF THE YEAR:
300+ UNITS**
2018 AASCW



**PROPERTY MANAGER
OF THE YEAR**
2017 AASCW



TEAM OF THE YEAR
2017 AASCW



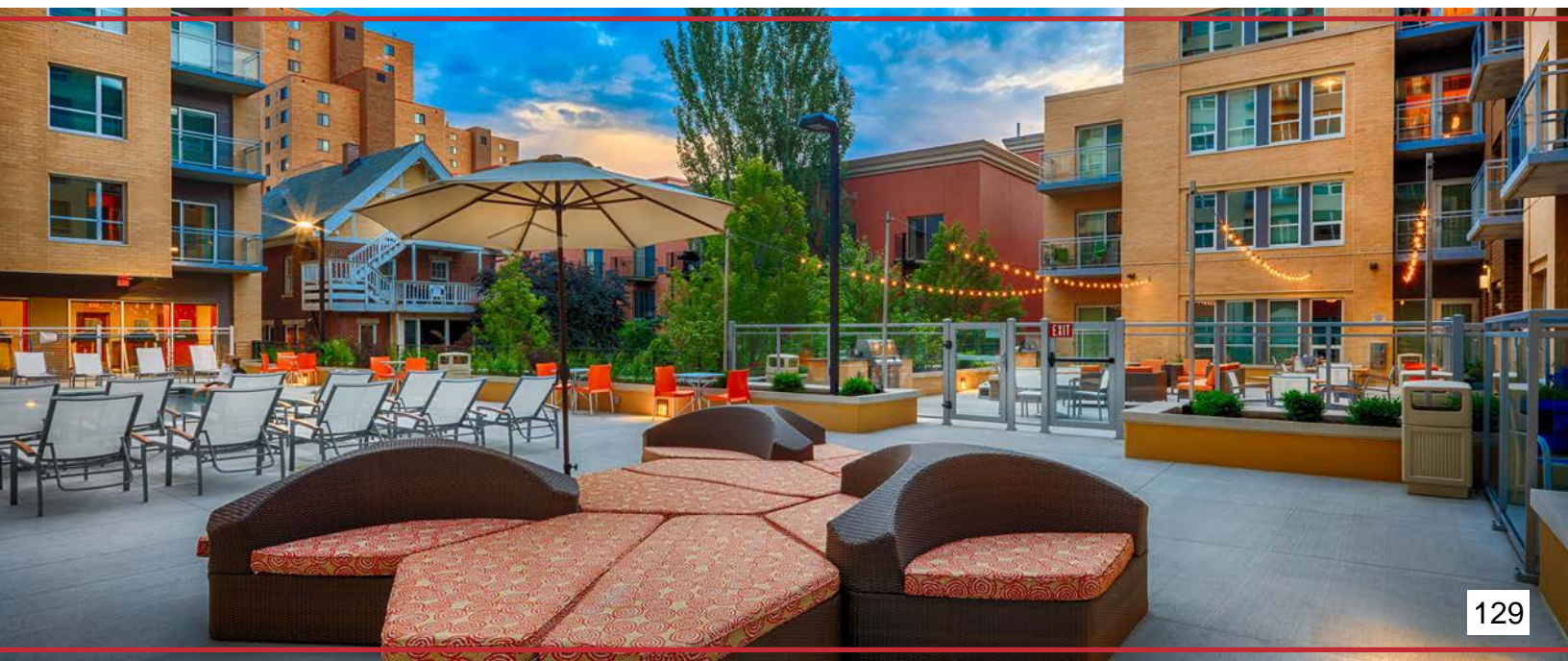
**PROPERTY OF THE YEAR:
49-100 UNITS**
2017 AASCW



Fiduciary

REAL ESTATE DEVELOPMENT, INC

LIVING THE DIFFERENCE

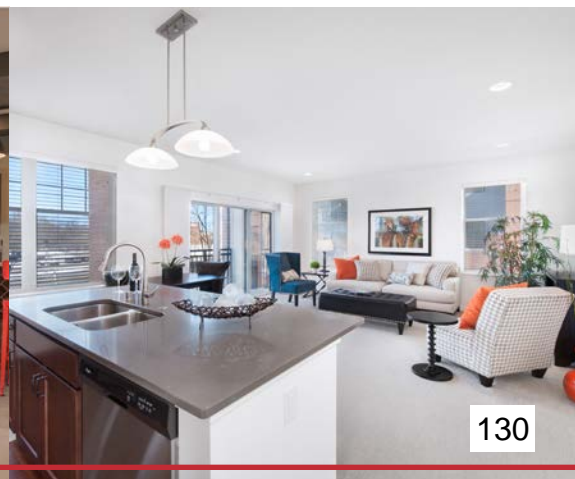
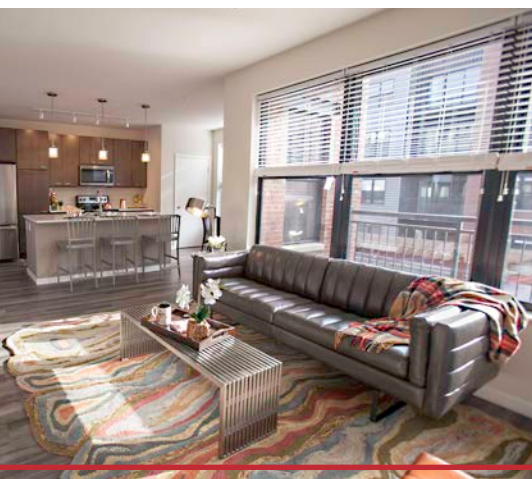




ABOUT US

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily and mixed-use projects. Founded in 1985, FRED's proven track record of successful investment management has grown the business into one of the midwest's largest property management companies.

The company owns and manages more than 8,000 market rate apartments with an owned portfolio conservatively valued at over \$1 billion. In addition, FRED has over 25 years of real estate development and in-house construction experience. The company has developed over 5,000 market rate apartments, 1,000 single-family lots, 600 condominiums and has converted over 1,100 units to condominiums.





THE FRED WAY

Our Mission

We develop and manage exceptional residential communities that provide a distinctive living experience through enthusiastic service and dynamic teamwork.

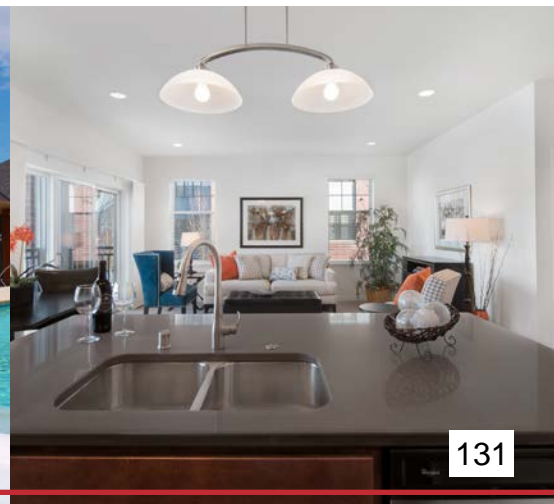
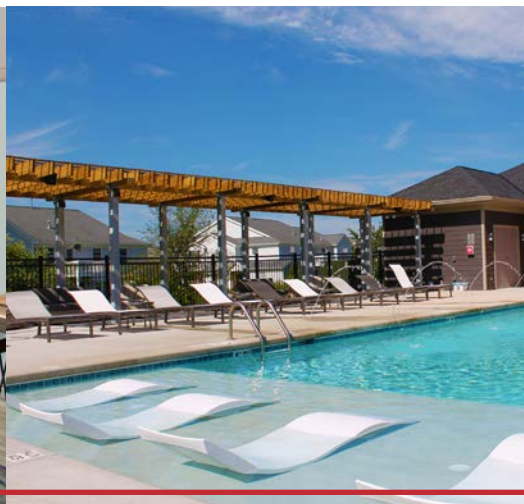
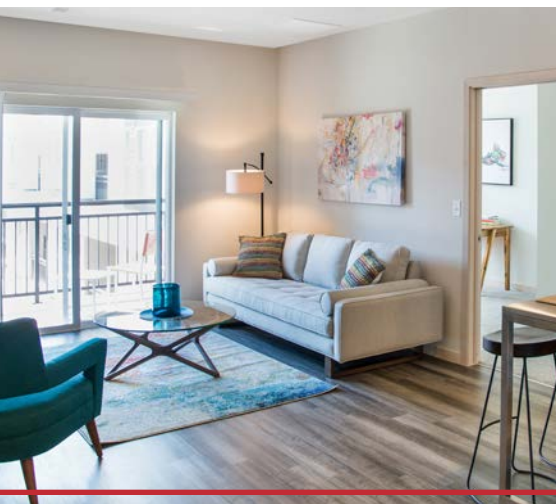
Our Vision

Our communities are vibrant and enrich our residents' lives.



Our Values

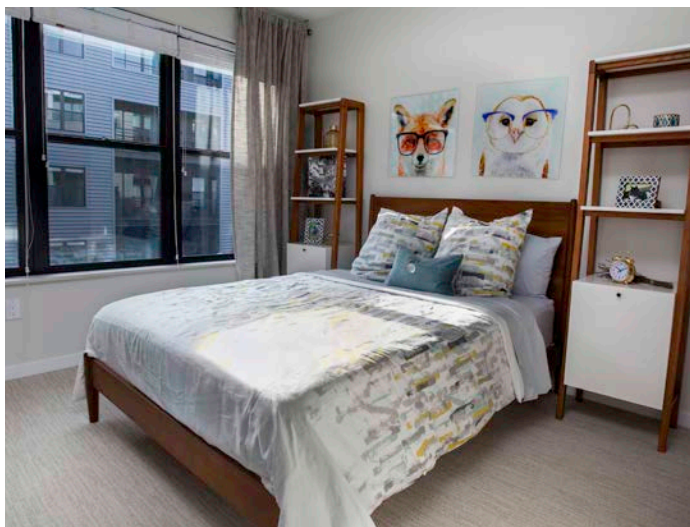
Visionary Leadership
Accountability with Integrity
Camaraderie and Passion for People



THE FIDUCIARY DIFFERENCE



By listening to
and learning from
our residents
we developed
**The Fiduciary
Difference.**



Satisfaction Guarantee

We are committed to doing everything possible to make you completely satisfied with your new home. If we are unable to remedy your concern during the first 30 days after you move-in, you have the option of moving out without any further rent responsibility.

Maintenance Pledge

Our professional maintenance team is determined to complete your general maintenance request by the end of the next business day. If for any reason your request requires a special order or delay, we'll provide you with regular updates until your request is completed. On-call after-hour emergency maintenance also available.

Resident Portal Access

The Resident Portal Mobile App (Android/iOS) streamlines your ability to make rent payments, submit work orders, contact our management team, form clubs/organizations, and reserve community amenities.

Relocation Options

In the event you need to move during your lease term, just give us a 30 day written notice and we can help you transfer to another FRED community. Upon signing your new lease at a FRED community, we will release you from your old lease.

Residents First Program

Our FRED CARES Resident Satisfaction Manager is available if you have any concerns you are not able to resolve with your Property Manager. Reach out to us 8:30 a.m. – 5 p.m., Mon-Fri at either FREDCARES@FRED-INC.COM or (414) 226-4535. After business hour e-mails or voicemails promptly addressed next business day.

FRED CARES Program

FRED CARES about our greater community. FRED team members are proud to give back to our communities by contributing to organizations like Habitat for Humanity, Waukesha and Milwaukee County Humane Society, United Way of Wisconsin, and Second Harvest Food Bank.

OUR COMMUNITIES

FRED is the quintessential multi-family housing management company. Fiduciary, meaning “trusted agent”, has earned the trust of the communities we serve. We manage 30+ apartment communities consisting of over 8,000 apartment homes in Milwaukee, Madison, Green Bay, and Kenosha areas of Wisconsin. We are proud of creating, building, and managing our own communities; controlling and designing quality from start to finish.



GREEN BAY, WI

Creekwood
Foxcroft

MADISON, WI

22 Slate
50 Twenty
Barrington Place
Domain
Valley View

FITCHBURG, WI

1 Glenn Place
Elan
Fairways
Fitchburg Square
The Landmark
The Pines
The Vue

MIDDLETON, WI

Arbor Lakes

ST FRANCIS, WI

Ridge View

FRANKLIN, WI

Manchester Oaks

MENOMONEE FALLS, WI

Jade at North Hills
The Junction
Stone Point
The Woodlands

WAUWATOSA, WI

The Enclave
State Street Station
Synergy

GRAFTON, WI

1505 Apartments
High Bluff Townhomes

CEDARBURG, WI

Arrabelle Apartments

PEWAUKEE, WI

Saddle Brook

DELAFIELD, WI

Wells Street Station

OAK CREEK, WI

Drexel Ridge

GREENFIELD, WI

Forte at 84South

KENOSHA, WI

Riverwood

SINGLE FAMILY HOMES / CONDOMINIUMS

FRED's land development team manages development from concept to reality. Our years of experience help us to acquire key land parcels while skillfully steering the development through government approval processes. FRED's reputation and expertise consistently ensures successful developments for single-family communities and condominiums.

OREGON, WI

Legend at Bergamont

Legend Hills

MENOMONEE FALLS, WI

Tamarind



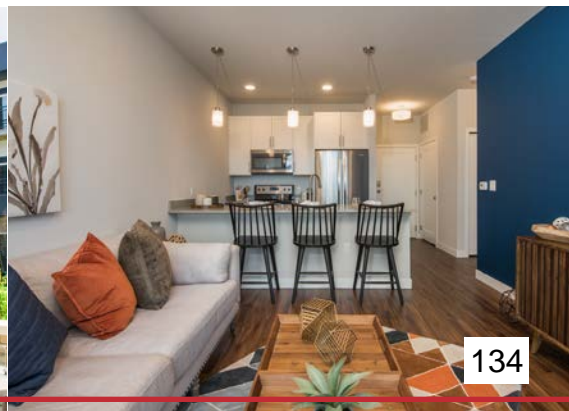
SENIOR APARTMENTS/ ASSISTED LIVING

SUN PRAIRIE, WI

Liberty Square

THIENSVILLE, WI

Willowbrook Senior
Apartments



Pleasant Prairie, Wisconsin

789 N Water St #200
Milwaukee, WI 53202



DATE: 18 DEC 2019

 **Architecture**
A Sense of
Community

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM



RENDERING IS REPRESENTATIVE ONLY... SEE DOCUMENTS FOR SPECIFIC DETAILS

PLOT PARAMETERS: FILE: K:\18210\CADDMW\G020A.DGN
 PLOTTED ON: 12/13/2019 3:32:17 PM BY USER: JFR
 USING DRIVER: I:\XWORKSPACE\STANDARDS\PLT\CFG\ARCPLOT.PLT
 MODEL: PLOT SHEET
 AT SCALE: 0:1' = 1" / IN.
 LAST SAVE: 12/13/2019

SITE DENSITY

MULTIFAMILY PARCEL - 300 UNITS
SITE AREA - 31.74 ACRES (9.45 UNITS/ACRE)
BUILDING AREAS
CLUBHOUSE - 4351 SF

20 UNIT BUILDING - 25,797 SF
TOTAL AREA: 309,564 SF

15 UNIT BUILDING - 21,298 SF
TOTAL AREA: 85,192 SF

PARKING CONSISTS OF ENCLOSED GARAGES
PARKING STALLS FOR RESIDENTS AND VISITORS

TOTAL ON SITE STALLS	412 (1.37 STALLS/UNIT)
TOTAL ENCLOSED	268 (0.89 STALLS/UNIT)
OVERALL PARKING	680 (2.26 STALLS/UNIT)

MULTIFAMILY AREA	1,381,824 SQFT(31.7ACRES)
UNITS PER ACRE	9.46 UNITS/ACRE



16 DECEMBER 2019



Pleasant Prairie
Pleasant Prairie, Wisconsin



16 DECEMBER 2019

Pleasant Prairie

Pleasant Prairie, Wisconsin







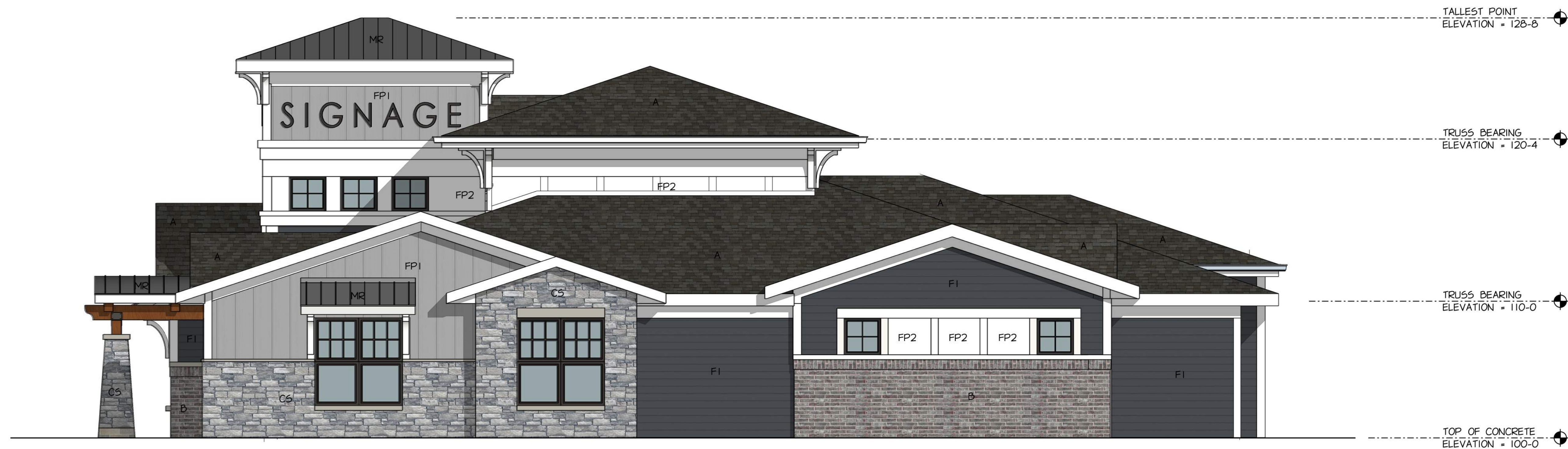












EAST ELEVATION

1/8" = 1'-0" 2 1/2

MATERIAL LEGEND

- A - THREE DIMENSIONAL ASPHALT SHINGLES - WEATHERED WOOD
- B - BRICK - GLACIER GREY
- CS - CULTURED STONE - STERLING GREY
- F1 - FIBER CEMENT SIDING - NIGHT GREY
- FP1 - VERTICAL FIBER CEMENT PANEL - PEARL GREY BATTENS @ 16" O.C.
- FP2 - SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE
- MR - METAL ROOF



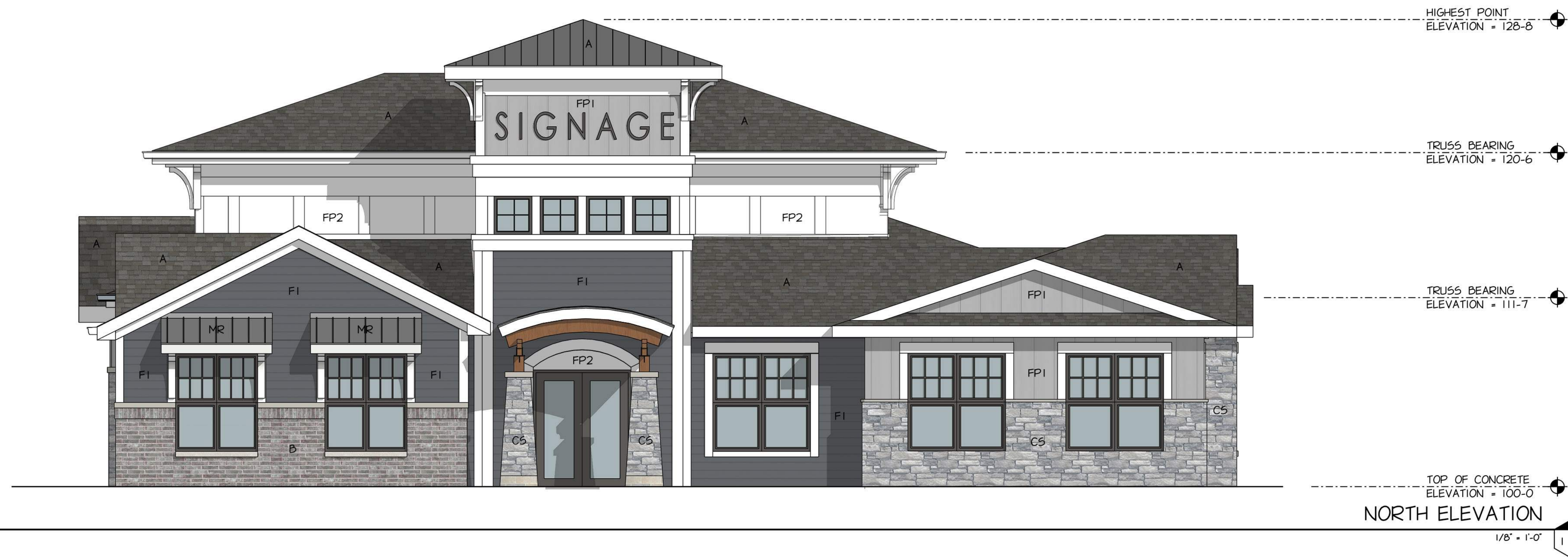
SOUTH ELEVATION

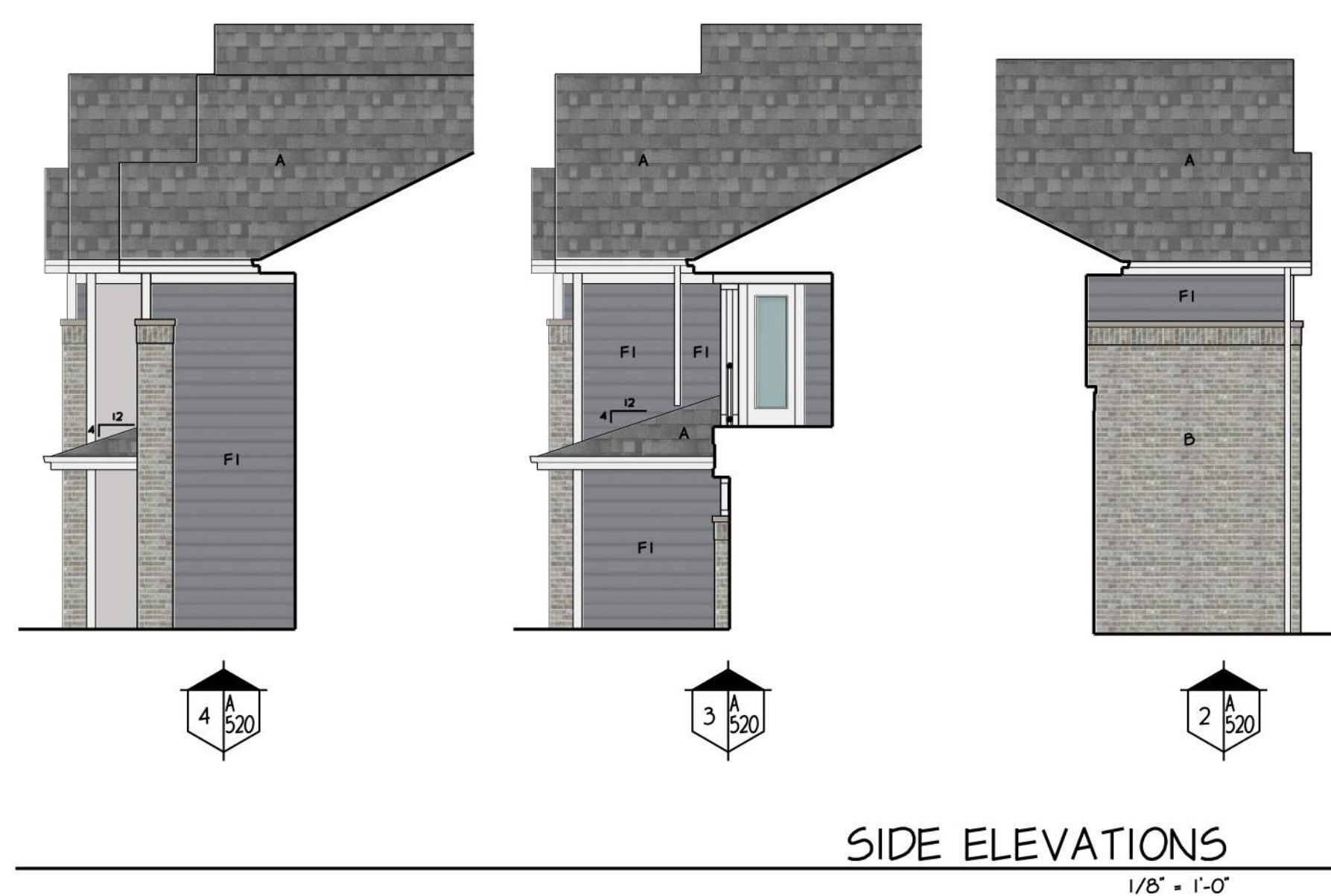
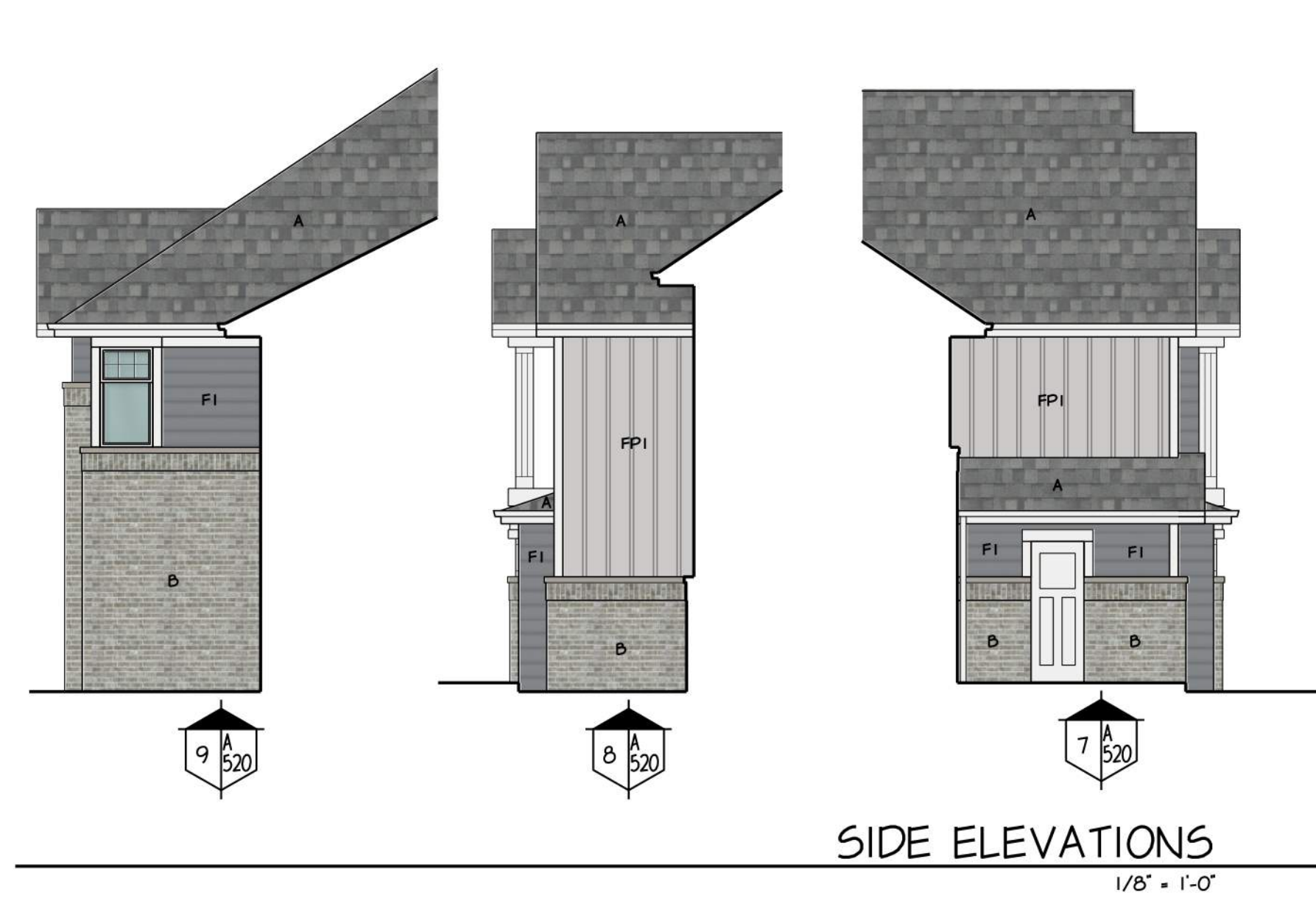
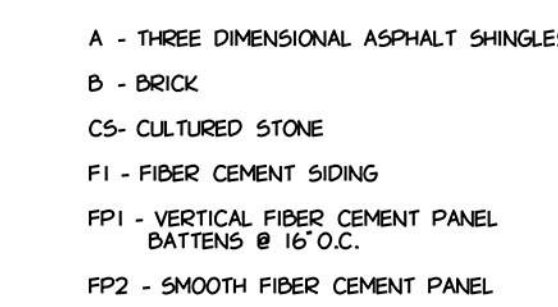
1/8" = 1'-0" 1 1/2



MATERIAL LEGEND

- A - THREE DIMENSIONAL ASPHALT SHINGLES - WEATHERED WOOD
- B - BRICK - GLACIER GREY
- CS - CULTURED STONE - STERLING GREY
- F1 - FIBER CEMENT SIDING - NIGHT GREY
- FP1 - VERTICAL FIBER CEMENT PANEL - PEARL GREY
BATTENS @ 16" O.C.
- FP2 - SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE
- MR - METAL ROOF





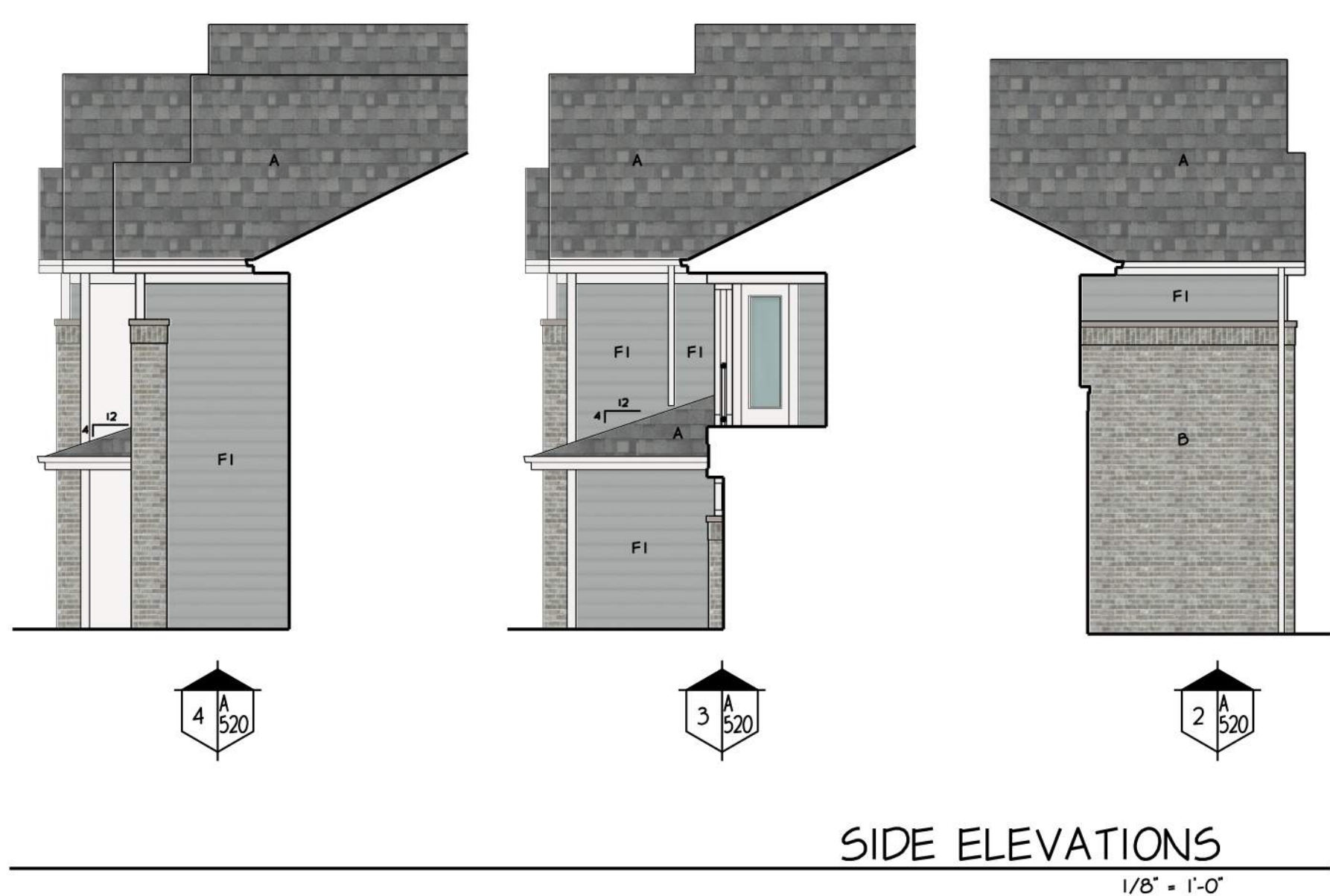
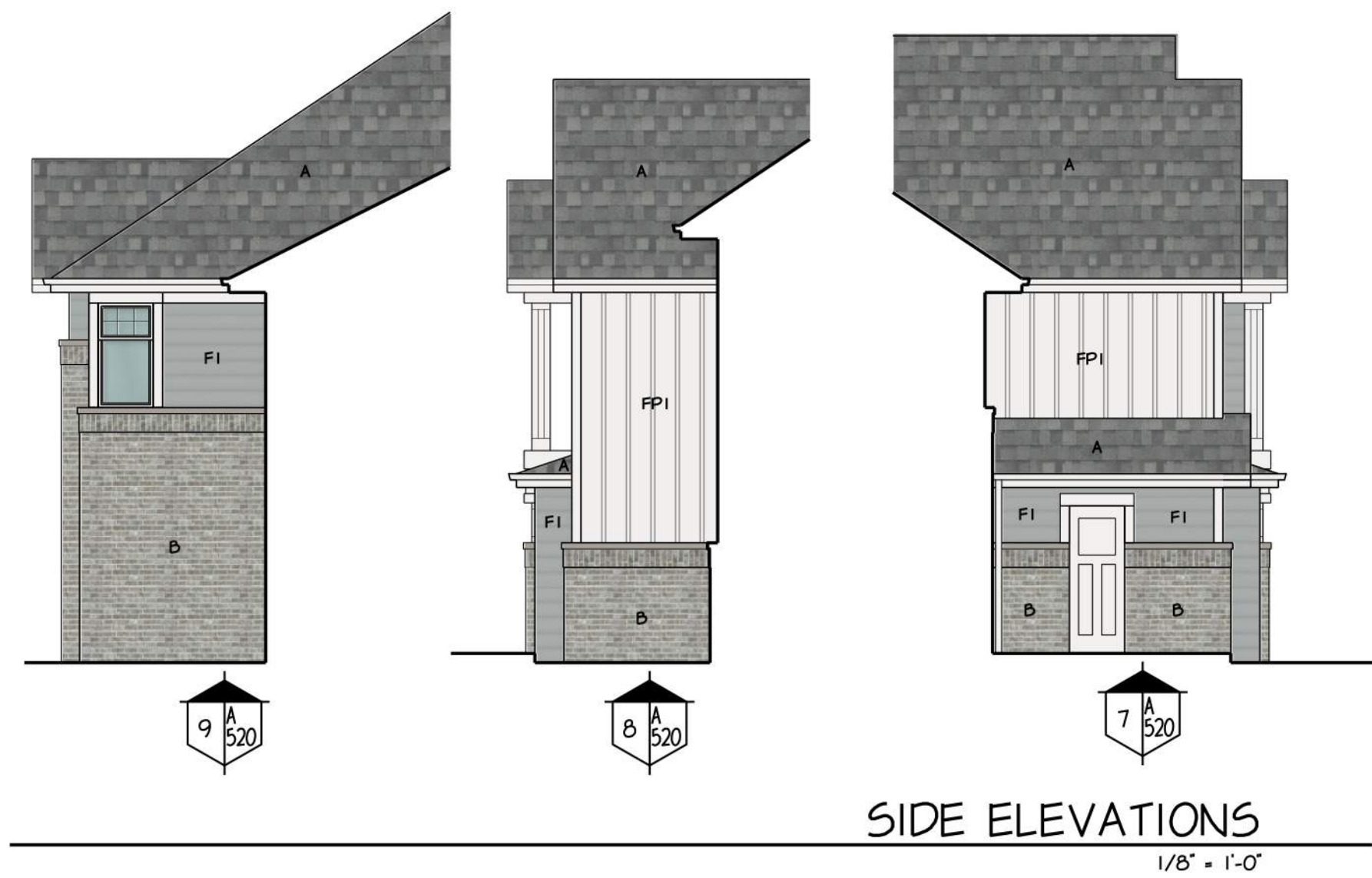


ARCTIC WHITE

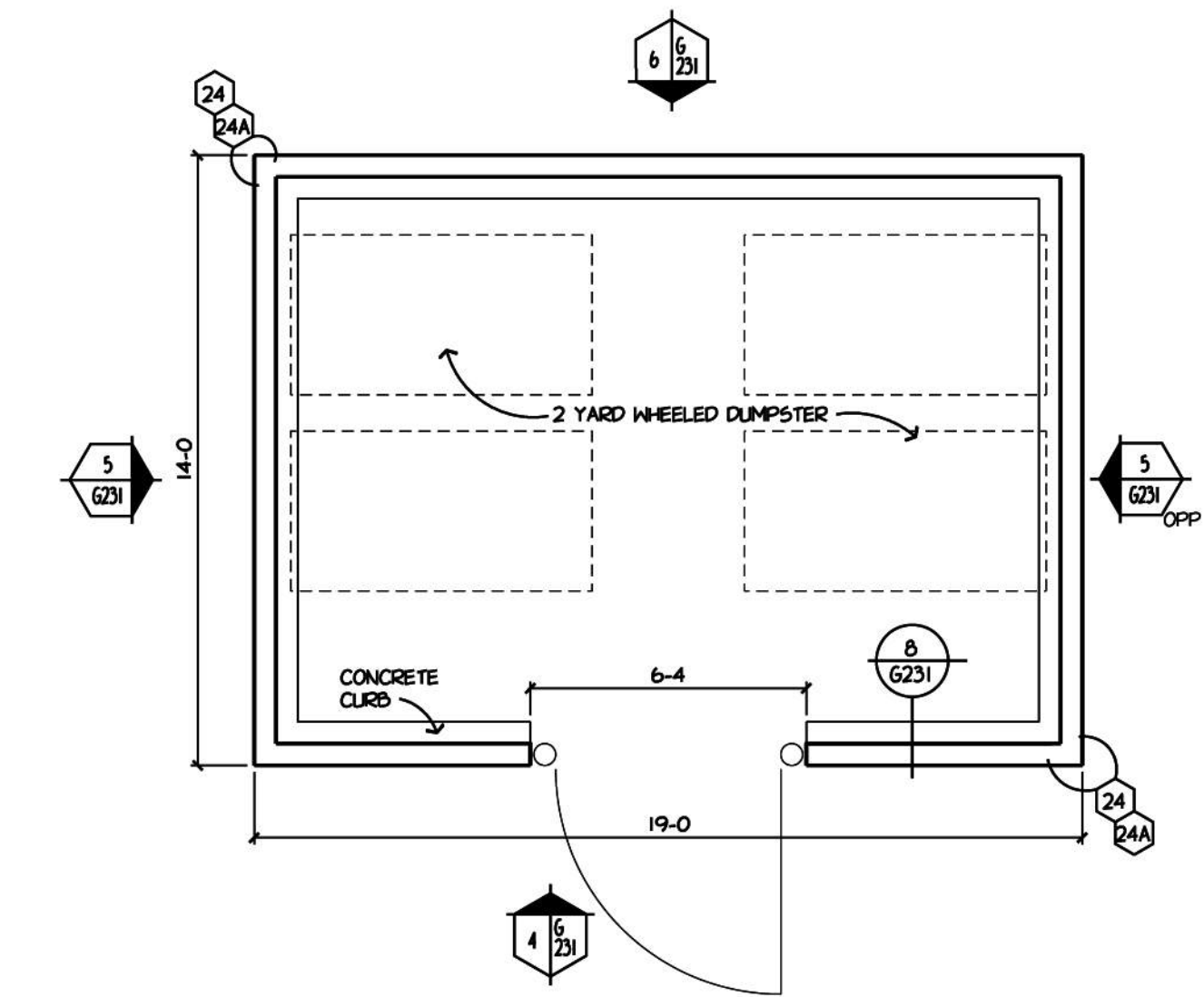
GREY SLATE

MATERIAL LEGEND

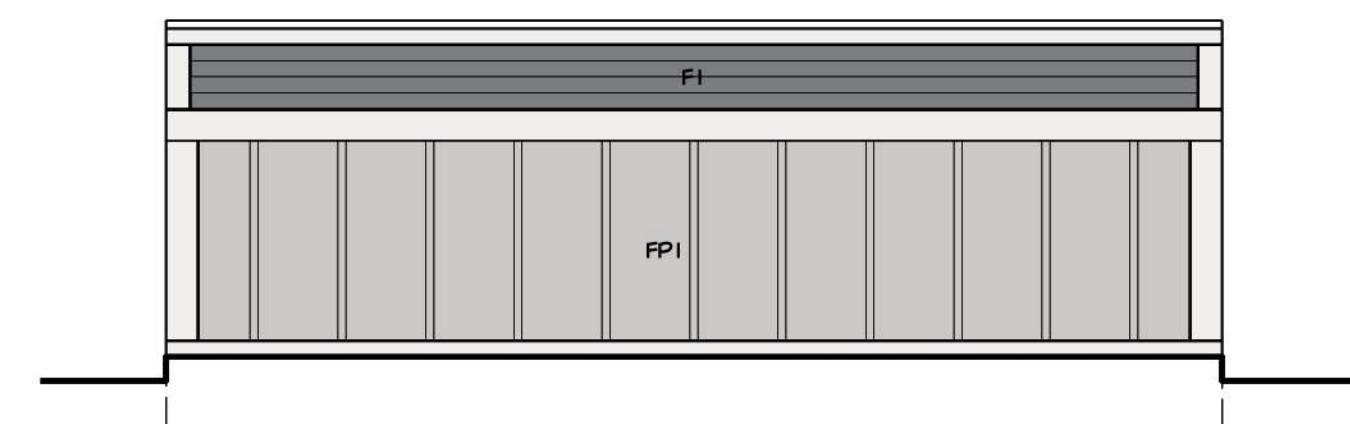
A - THREE DIMENSIONAL ASPHALT SHINGLES
B - BRICK
CS- CULTURED STONE
F1 - FIBER CEMENT SIDING
FP1 - VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C.
FP2 - SMOOTH FIBER CEMENT PANEL



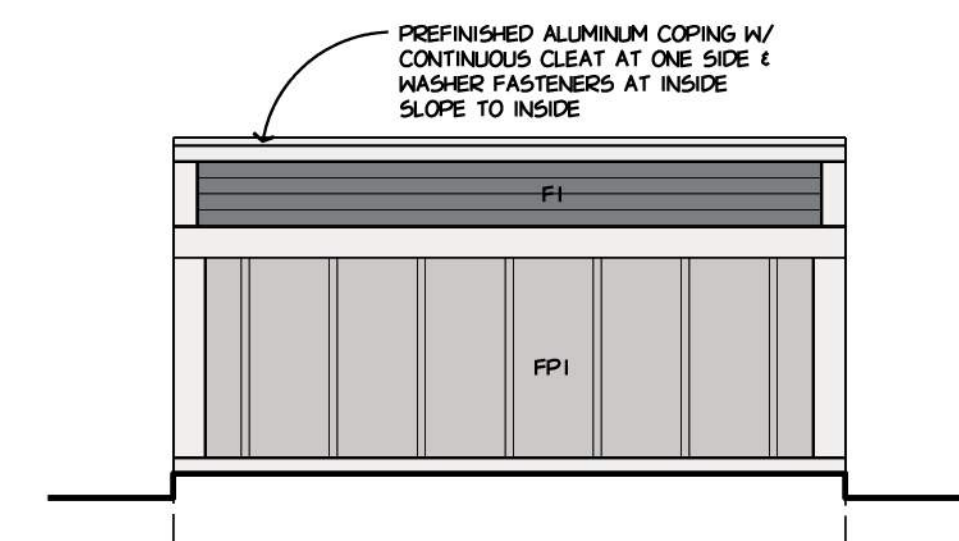
 **NIGHT GREY**



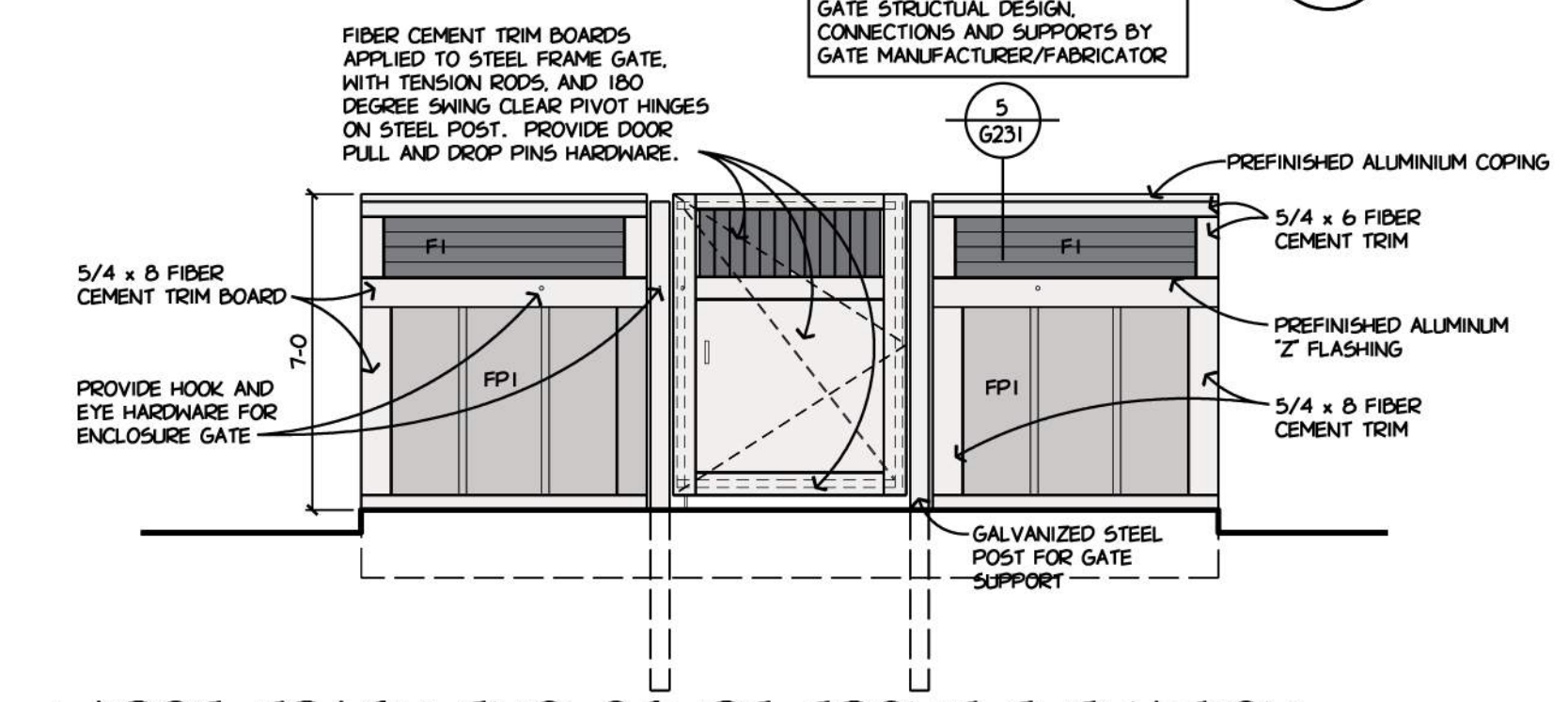
LARGE TRASH ENCLOSURE PLAN 3
1/4" = 1'-0" G231



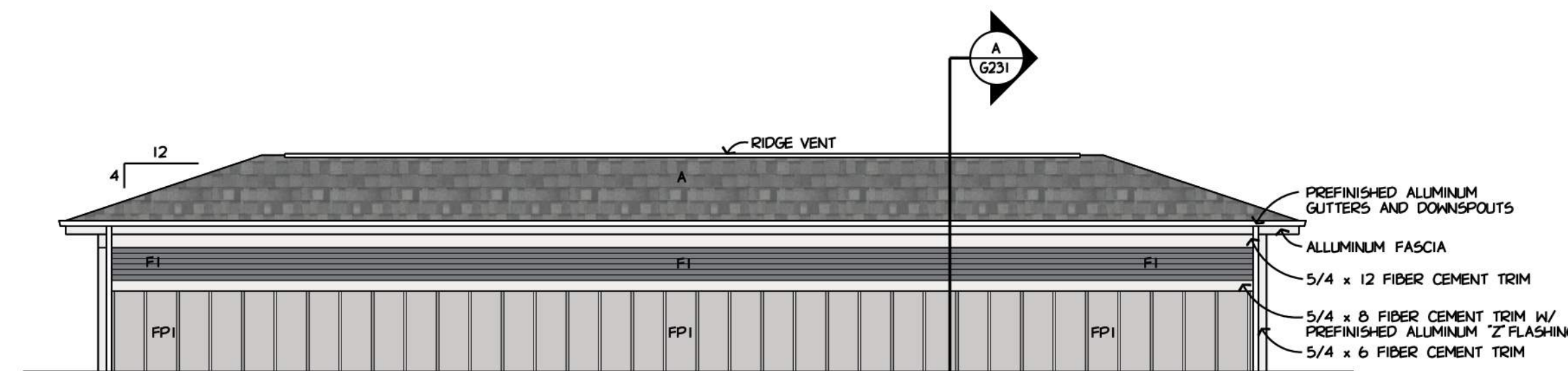
LARGE TRASH ENCLOSURE BACK ELEVATION



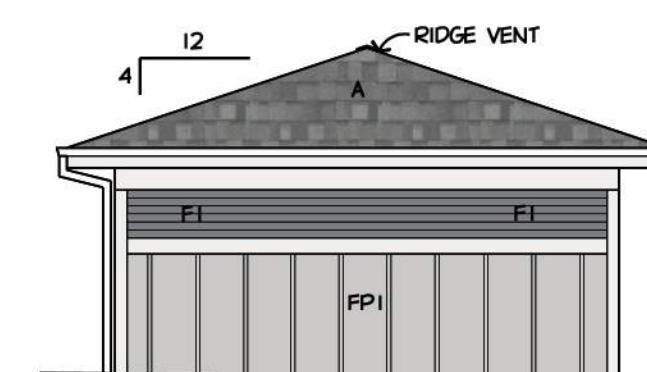
LARGE TRASH ENCLOSURE SIDE ELEVATION



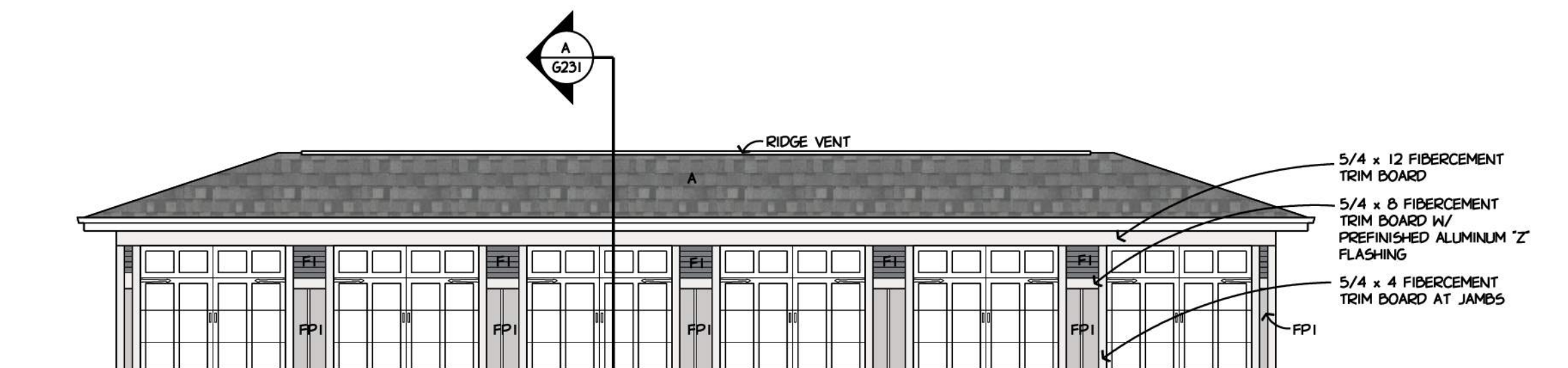
LARGE TRASH ENCLOSURE FRONT ELEVATION 1/4" = 1'-0" 4 6/23



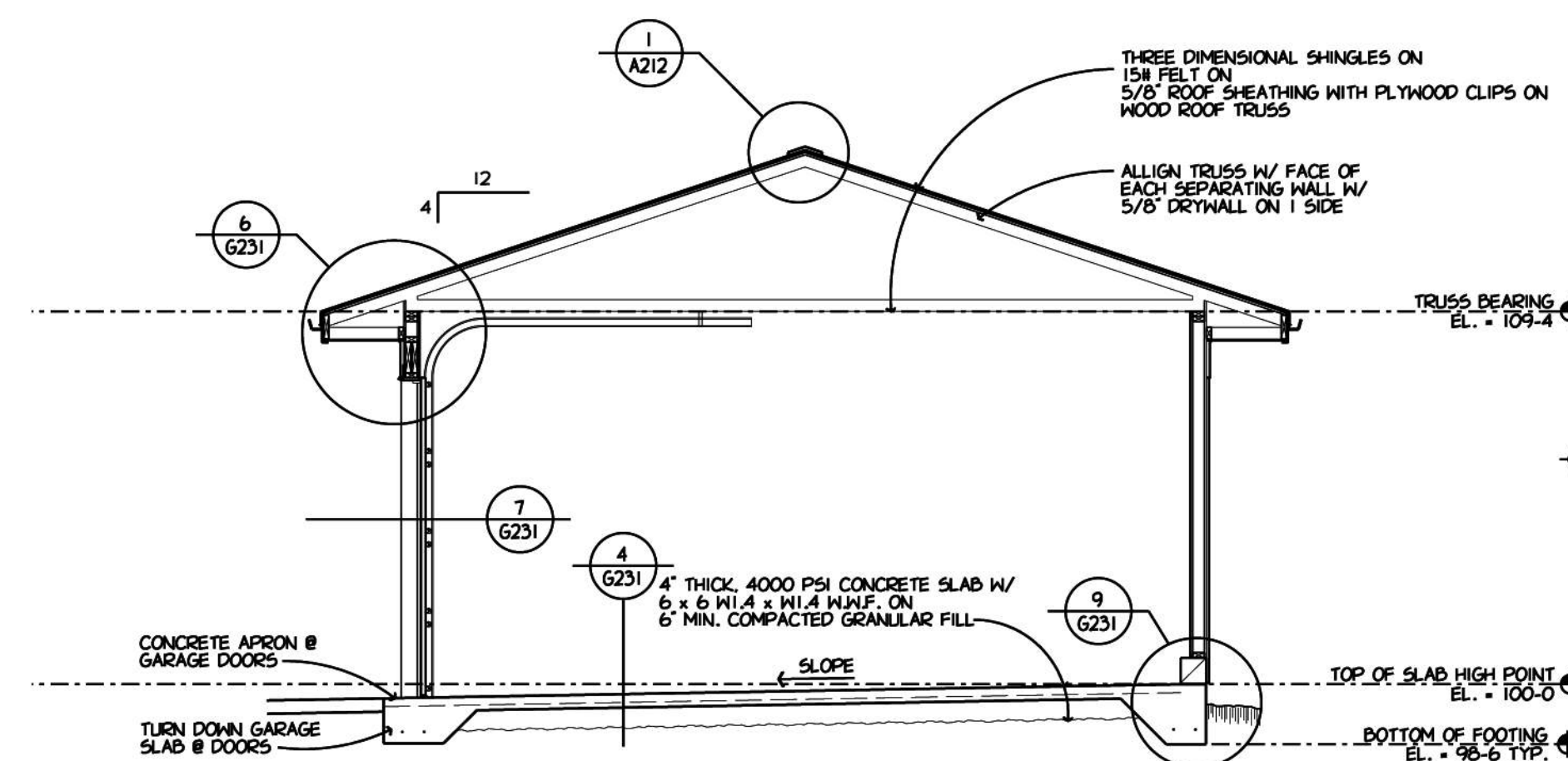
6 CAR GARAGE ELEVATION



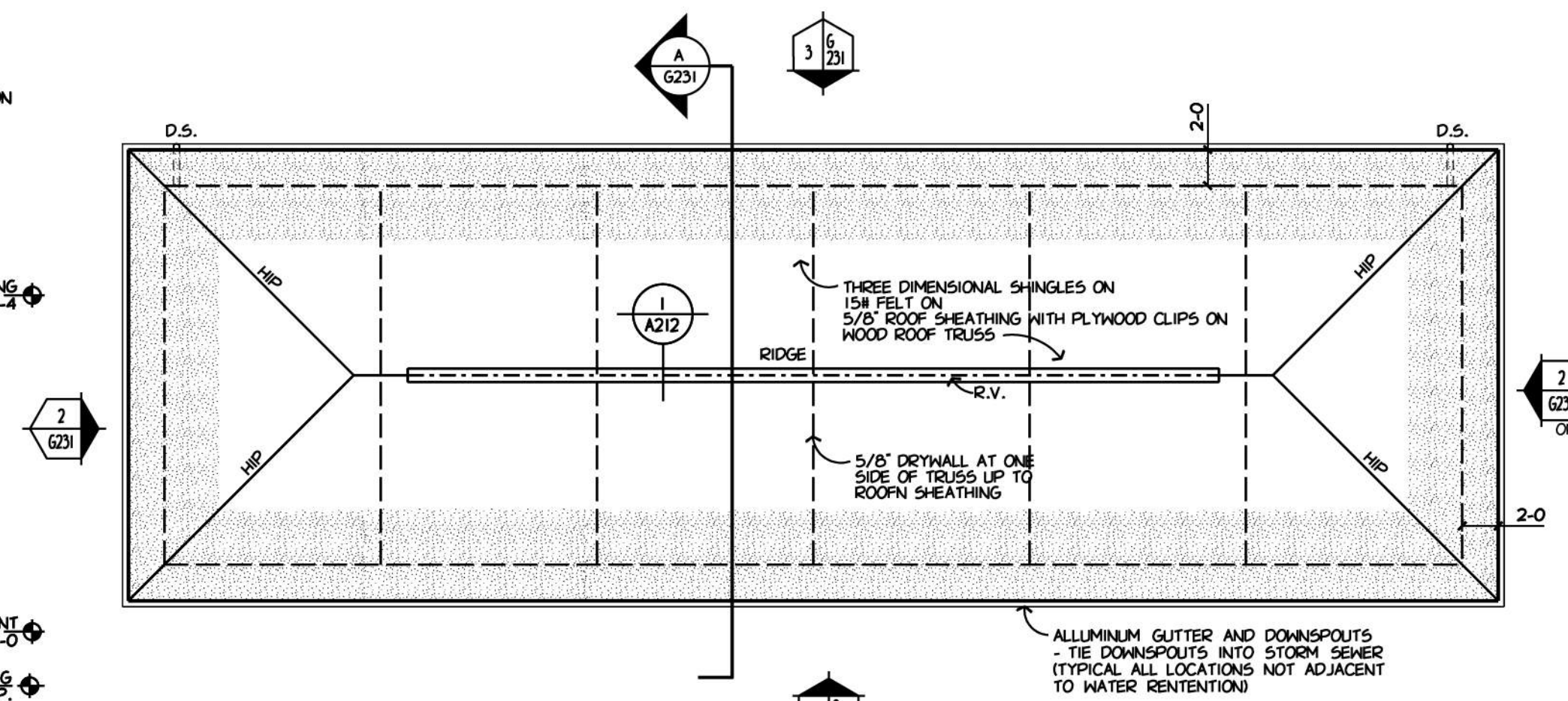
GARAGE SIDE ELEVATION



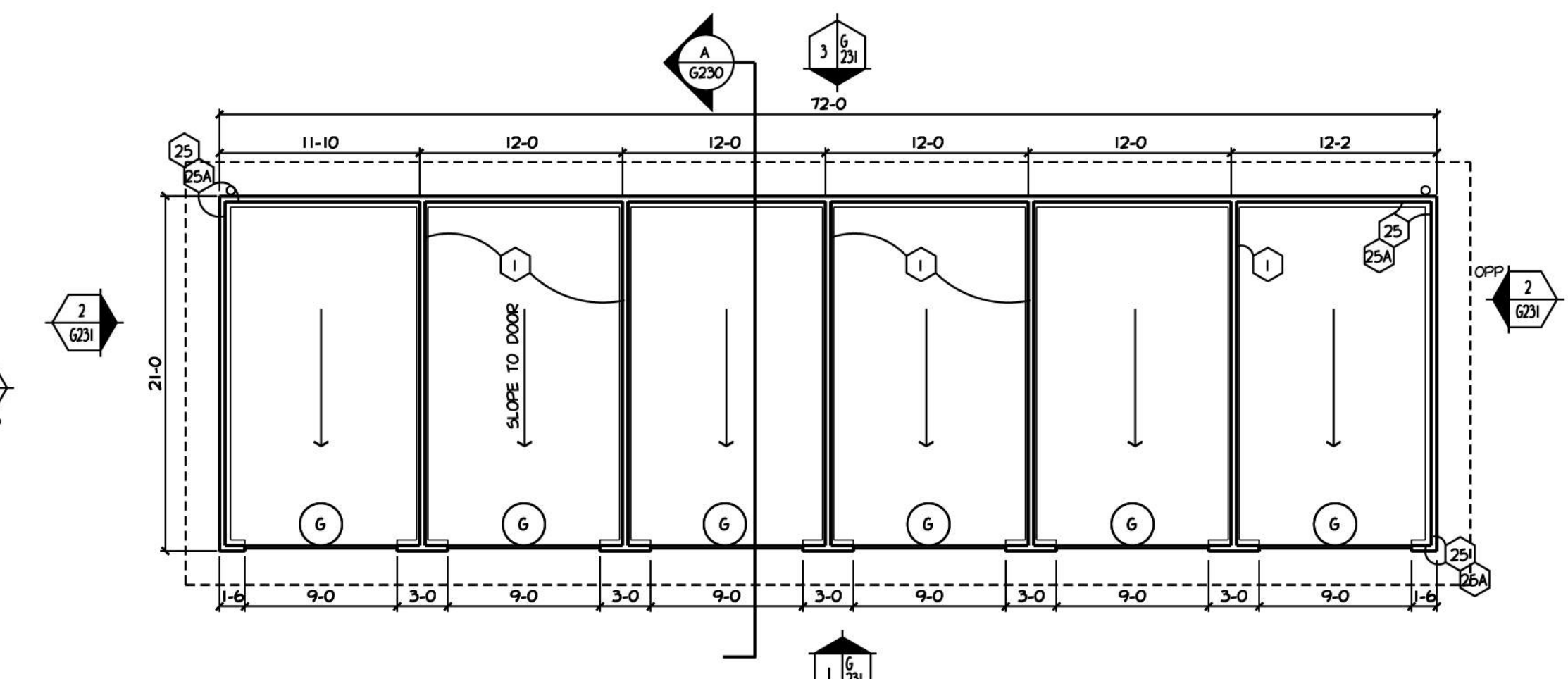
6 CAR GARAGE ELEVATION



6 CAR GARAGE SECTION A
G23

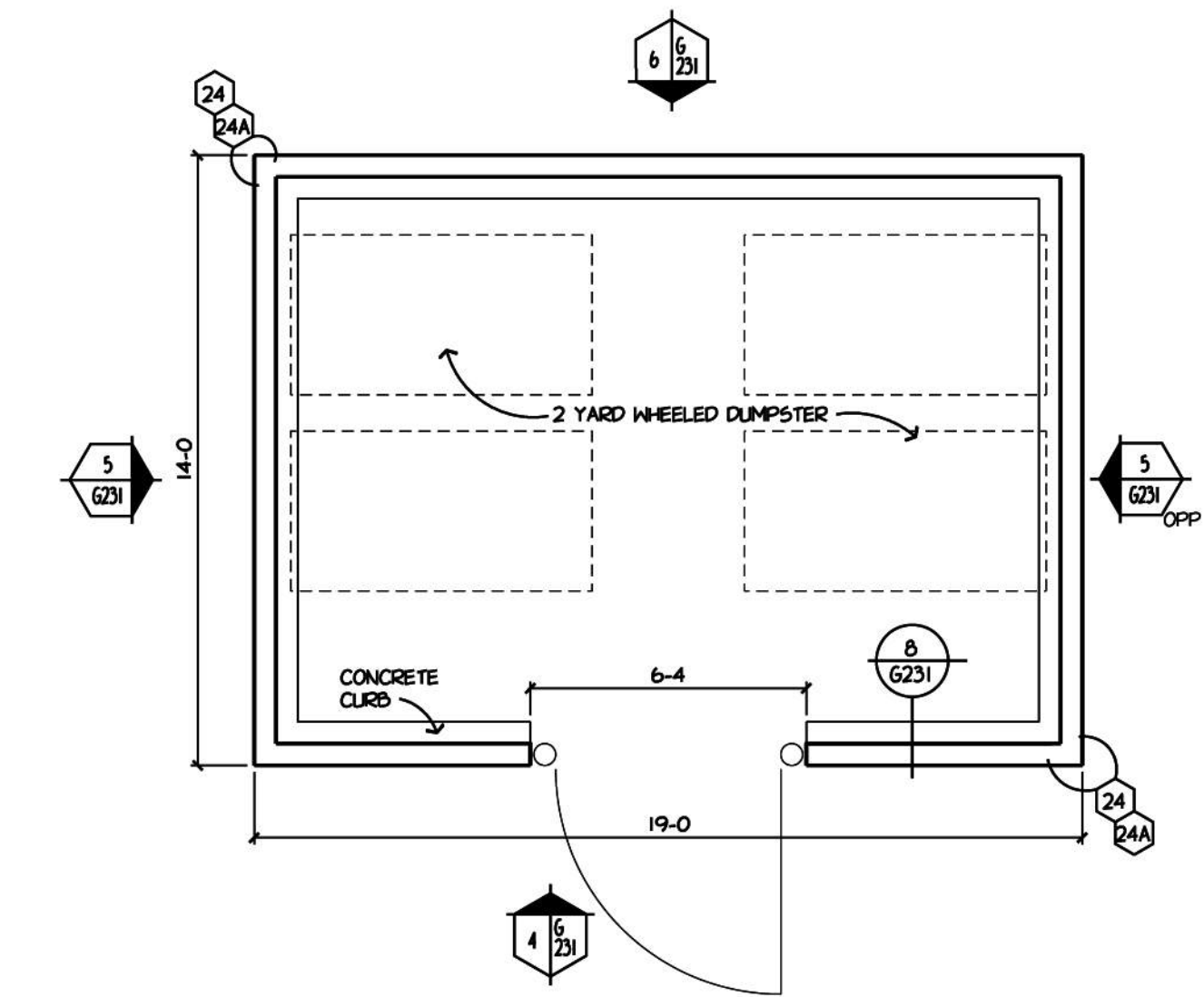


6 CAR GARAGE FLOOR PLAN 2
1/8" = 1'-0" G231

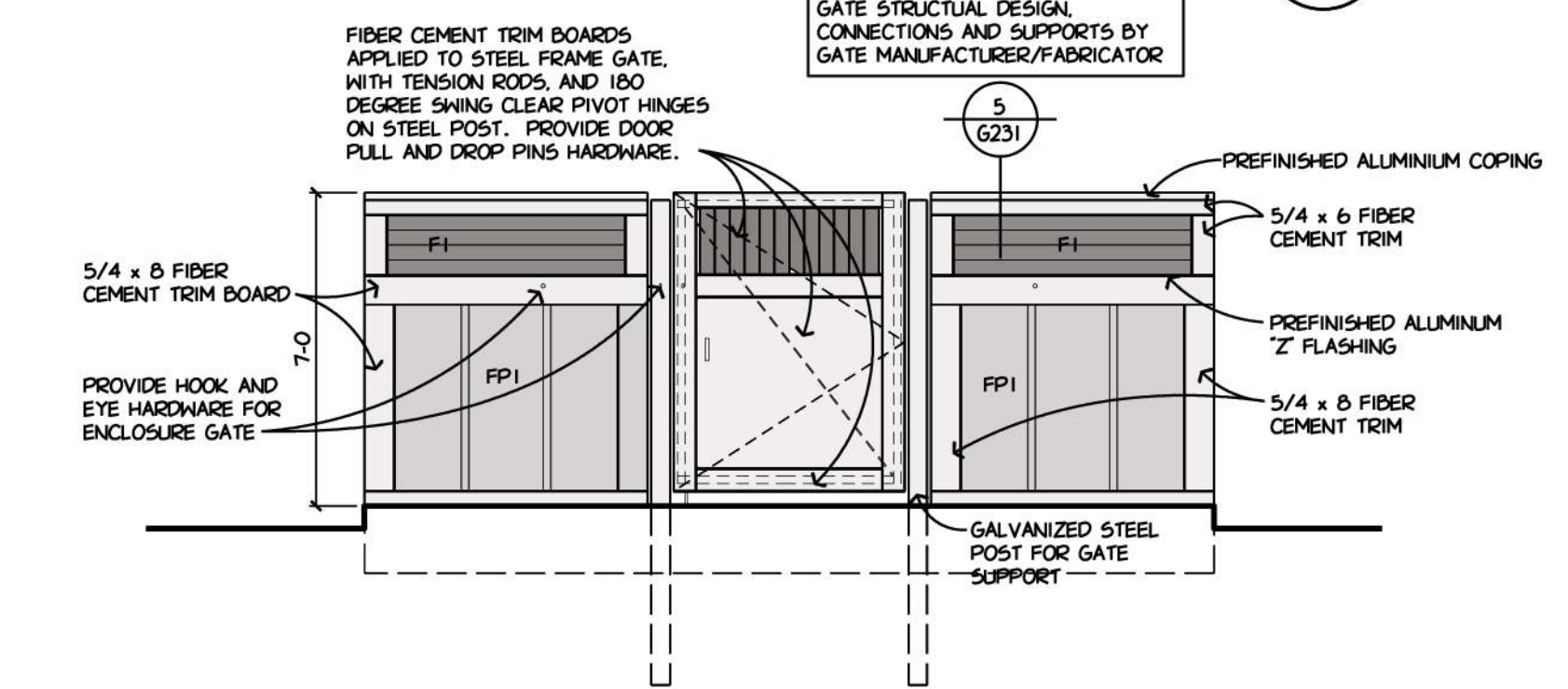


6 CAR GARAGE FLOOR PLAN 1
1/8" = 1'-0" G231

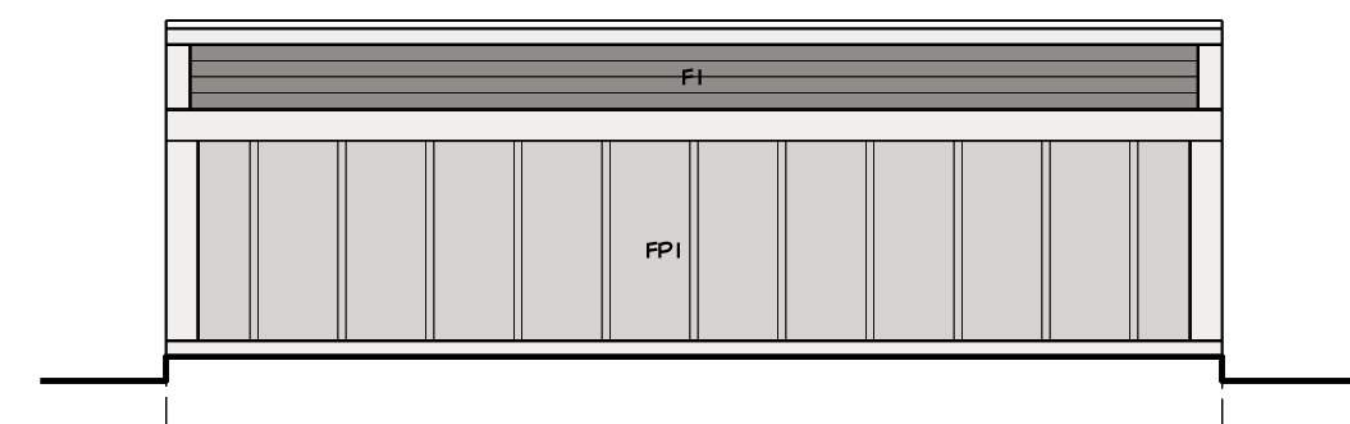
AGED PEWTER



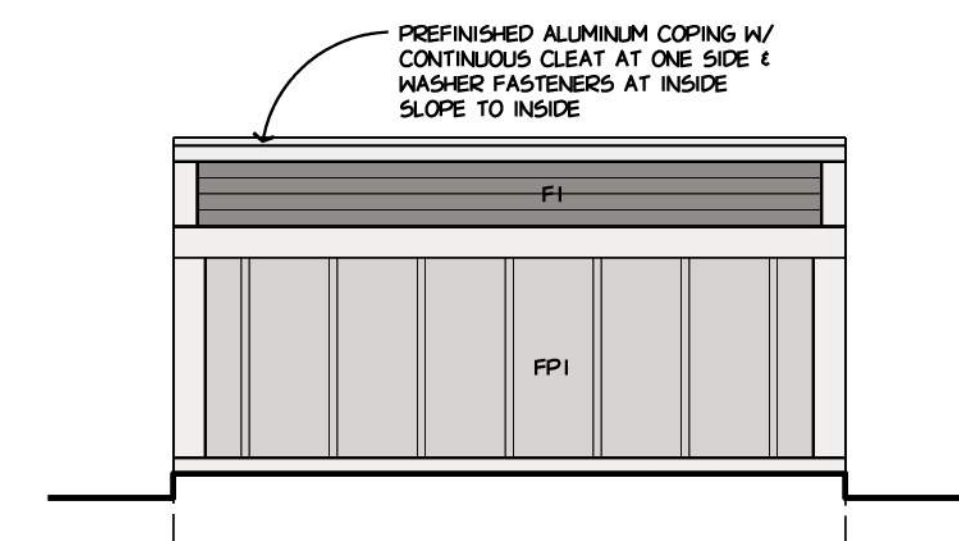
LARGE TRASH ENCLOSURE PLAN 3
1/4" = 1'-0" G231



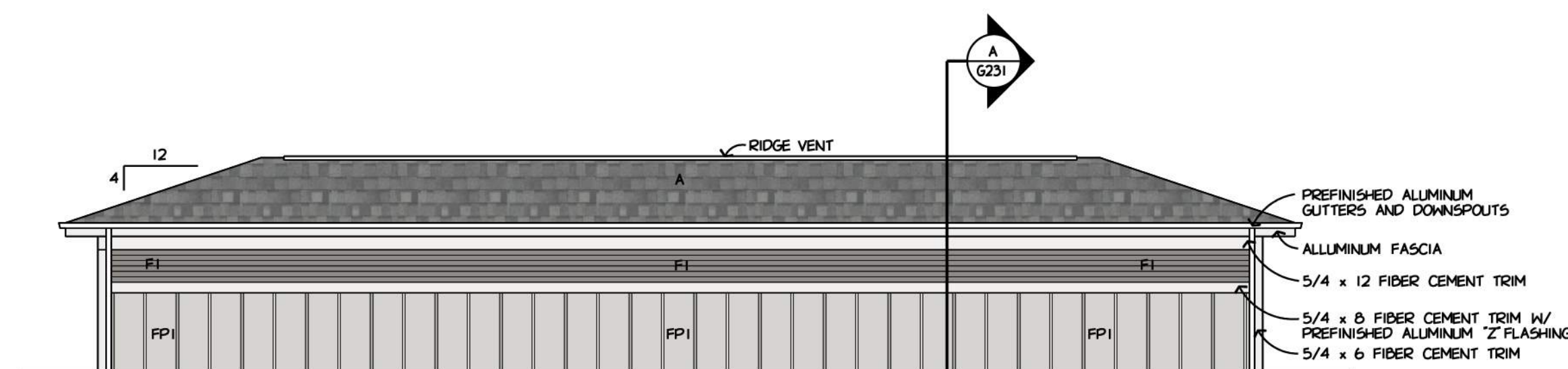
LARGE TRASH ENCLOSURE FRONT ELEVATION 1/4" = 1'-0"



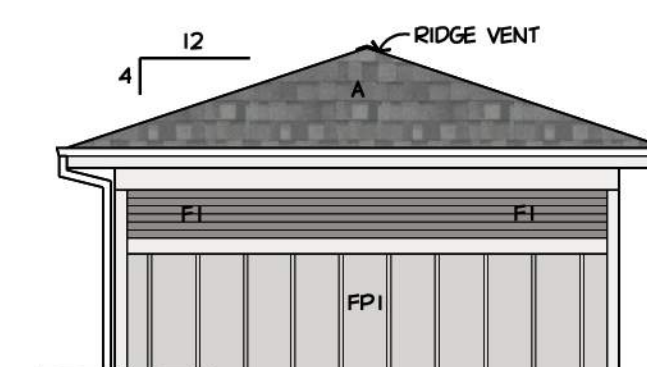
LARGE TRASH ENCLOSURE BACK ELEVATION 1/4" = 1'-0" 6 6
231



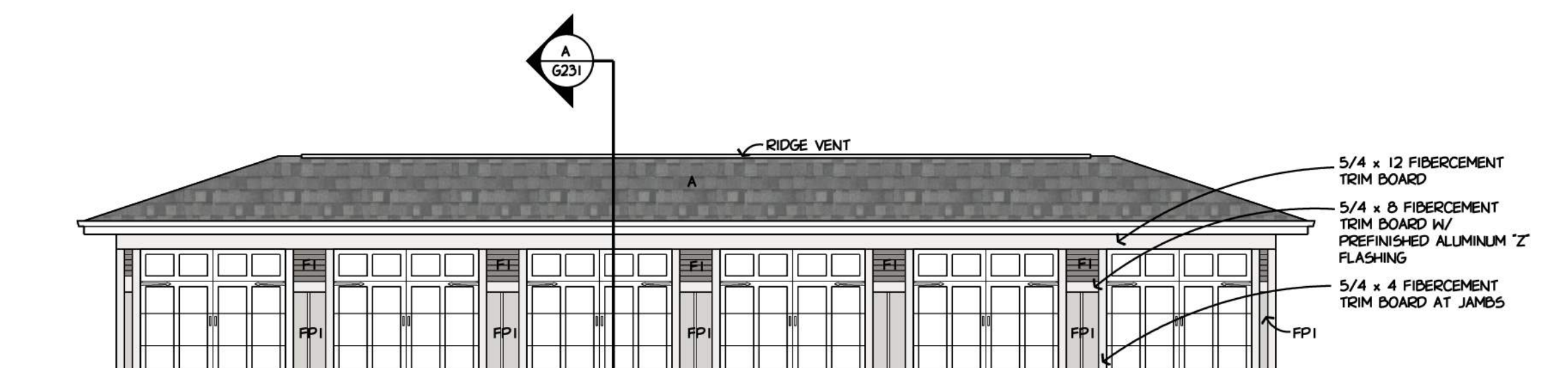
LARGE TRASH ENCLOSURE SIDE ELEVATION



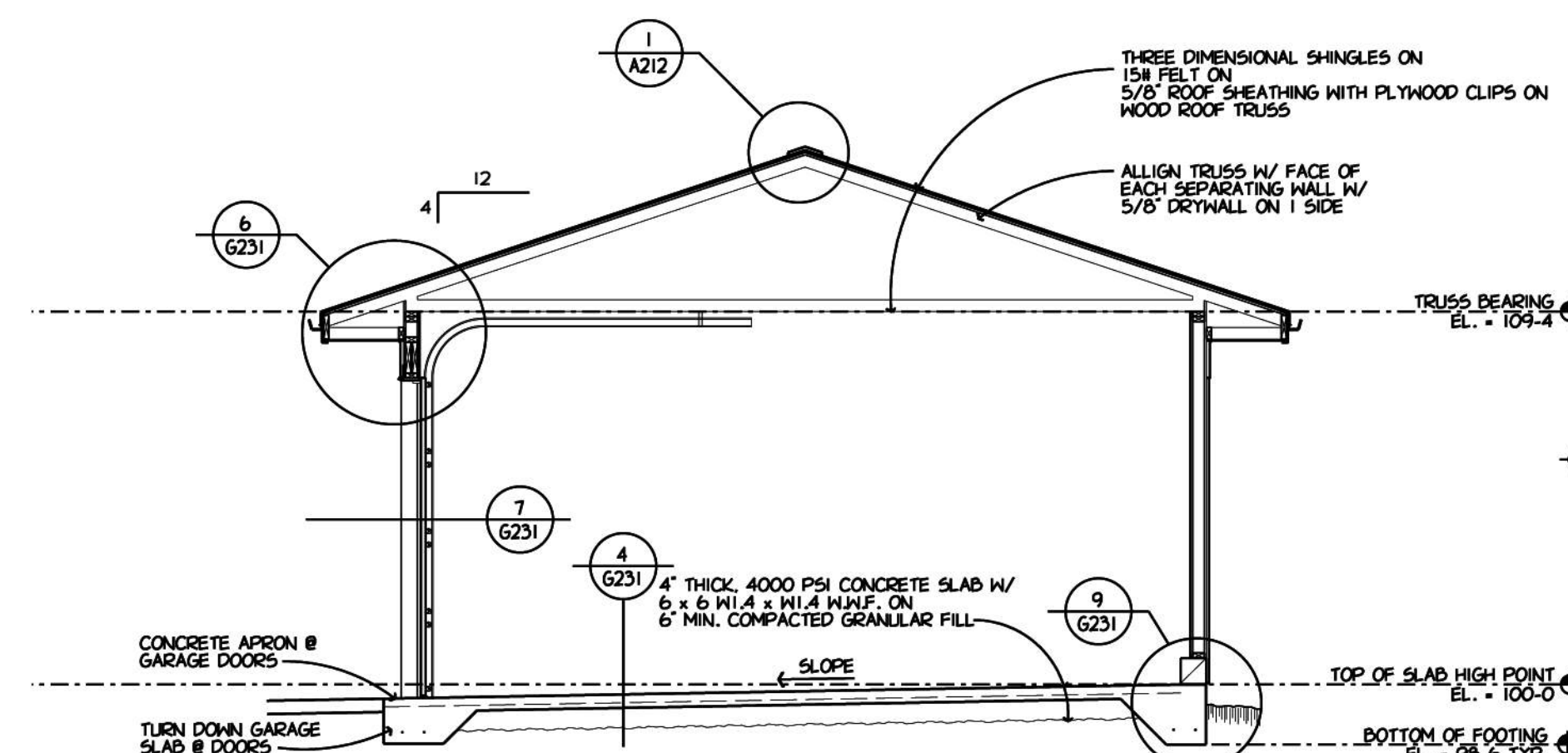
6 CAR GARAGE ELEVATION



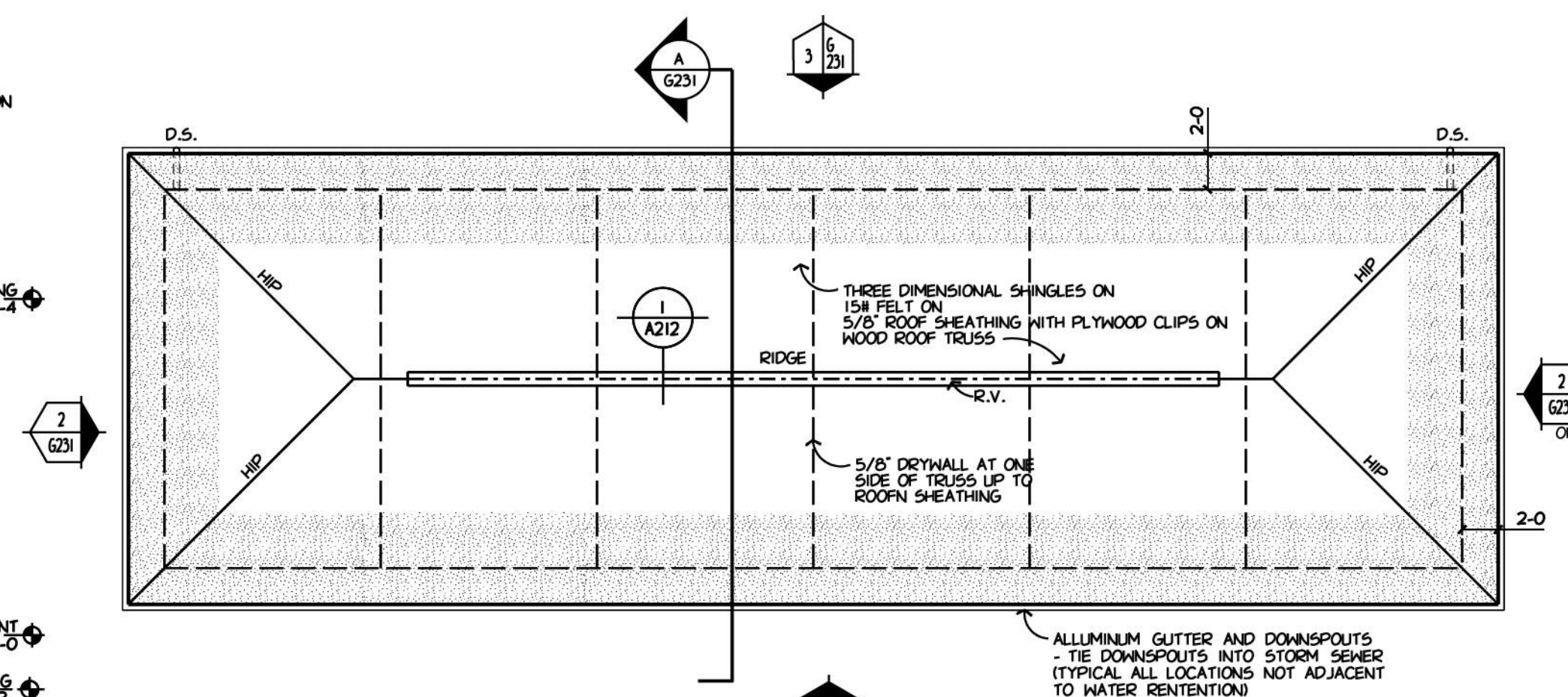
GARAGE SIDE ELEVATION



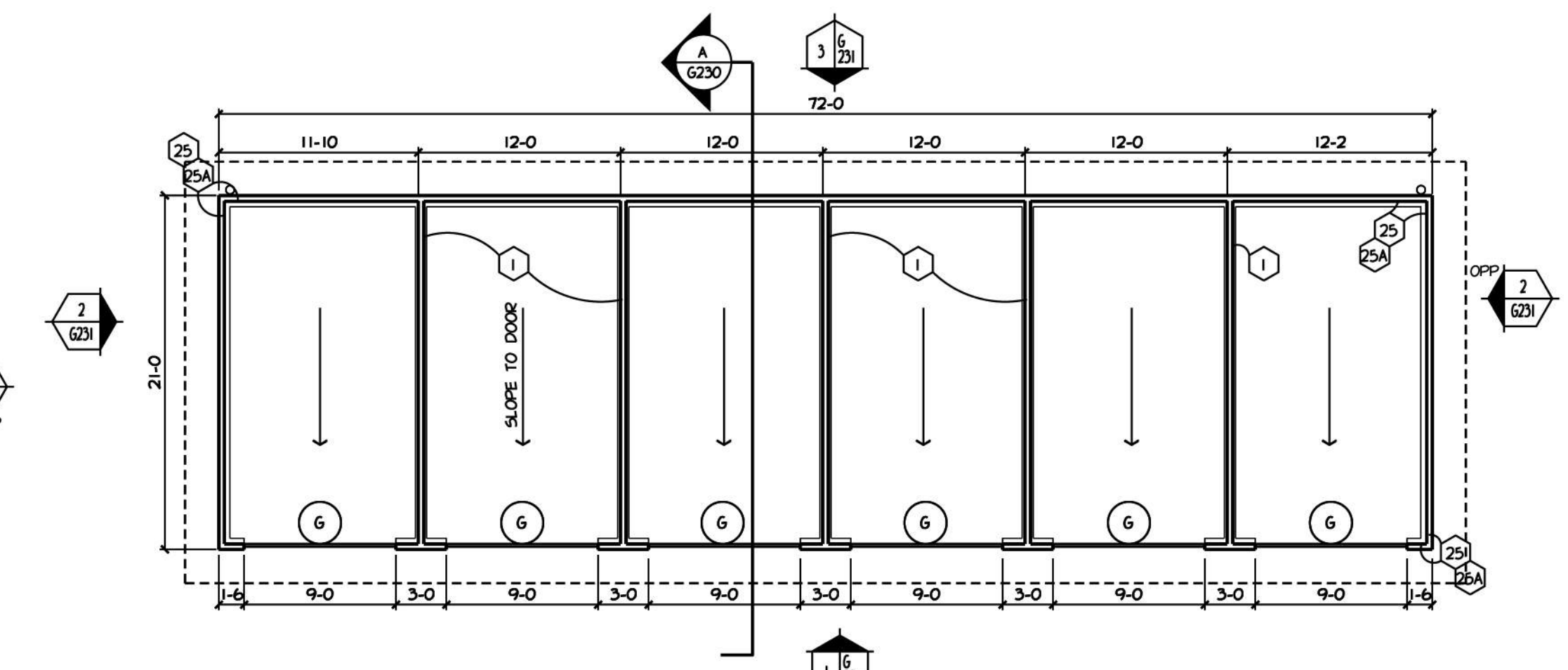
6 CAR GARAGE ELEVATION



6 CAR GARAGE SECTION A
G231



6 CAR GARAGE FLOOR PLAN 2
1/8" = 1'-0" G231



6 CAR GARAGE FLOOR PLAN 1
G231



AGENDA ITEM COVER

Plan Commission

January 27, 2020

AGENDA ITEM TITLE:

Consider the request of Arther Stochl and Jeffrey Bogaczyk owners of the properties located at 9610 39th Avenue and 4036 97th Street for a Lot Line Adjustment.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Action

BUDGETED: No

MEETING TYPE REQUIRED:

Regular

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

The property owners Jeffrey S. Bogaczyk, owner of the property 4036 97th Street (Tax Parcel Number 92-4-122-231-0082), and Arthur J. Stochl, owner of the property located at 9610 39th Avenue (Tax Parcel Number 92-4-122-231-0075), are proposing to adjust their lot lines. Specifically Jeffrey S. Bogaczyk (4036 97th Street) is purchasing 20,250 square feet of land directly north of his property from the rear portion of Arthur J. Stochl's property (9610 39th Avenue) in order to enlarge Jeffrey S. Bogaczyk backyard. Arthur J. Stochl agreed to sell the 20,250 square foot portion of his lot to Jeffrey S. Bogaczyk when Arthur J. Stochl sells his property and transfers the property prior to closing.

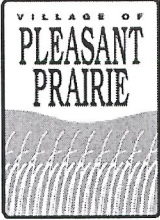
Both properties are zoned R-3, Urban Single Family Residential. The Lot Line Adjustment will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

DEV2001-003

STAFF RECOMMENDATION:

Village Staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Lot Line Adjustment subject to the petitioners recording the proper transfer/deed documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit at the Kenosha County Register of Deeds Office within 30 days of final Village approval and providing a recorded copy to the Village.

Application



LOT LINE ADJUSTMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to adjust the lot lines between adjacent properties as hereinafter requested:

Property Locations: 9610 39th Avenue

Tax Parcel Numbers: 92-4-122-231-0075, 92-4-122-231-0082

Existing Zoning District(s): _____

Reason for the Request:

Reduced parcel size to facilitate a sale

Attached to this application is the Plat of Survey for a Lot Line Adjustment (3 original signed and sealed documents) as prepared by a Wisconsin Registered Land Surveyor that clearly illustrates and legally describes the lot line adjustment.

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

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

PROPERTY OWNER:

Print Name: Arthur J. Stochl

Signature: [Signature]

Address: 9610 39th Ave

Pleasant Pr WI 53158
(City) (State) (Zip)

Phone: _____

Fax: _____

Email: _____

Date: 1/10/20

PROPERTY OWNER:

Print Name: JEFFREY S. Bogaczky

Signature: [Signature]

Address: 4036 97th St

Pleasant Prairie WI 53158
(City) (State) (Zip)

Phone: 724-292-0311

Fax: _____

Email: _____

Date: 1/10/20

Plat of Survey for Lot Line Adjustment

BETWEEN PREMISES KNOWN AS

TAX KEY NOS:

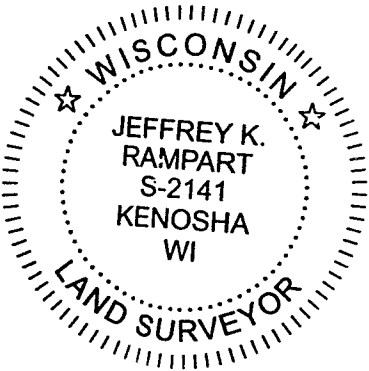
92-4-122-231-0075 & -0082

in NE1/4 Section 23-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-
Re/Max Elite

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



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

[Signature]

Reg. Land Surveyor
December 23, 2019

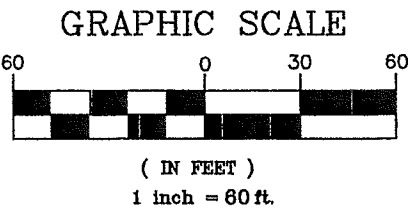
This plat of survey for lot line adjustment is hereby approved by the Village Board of the Village of Pleasant Prairie, on this day of....., 2019.

PLAN COMMISSION CHAIR, Michael J. Serpe.....

VILLAGE CLERK, Jane C. Snell.....

APPROVED:

VILLAGE PRESIDENT, John P. Steinbrink.....



denotes iron
pipe

LEGAL DESCRIPTIONS FOR LOT LINE ADJUSTMENT

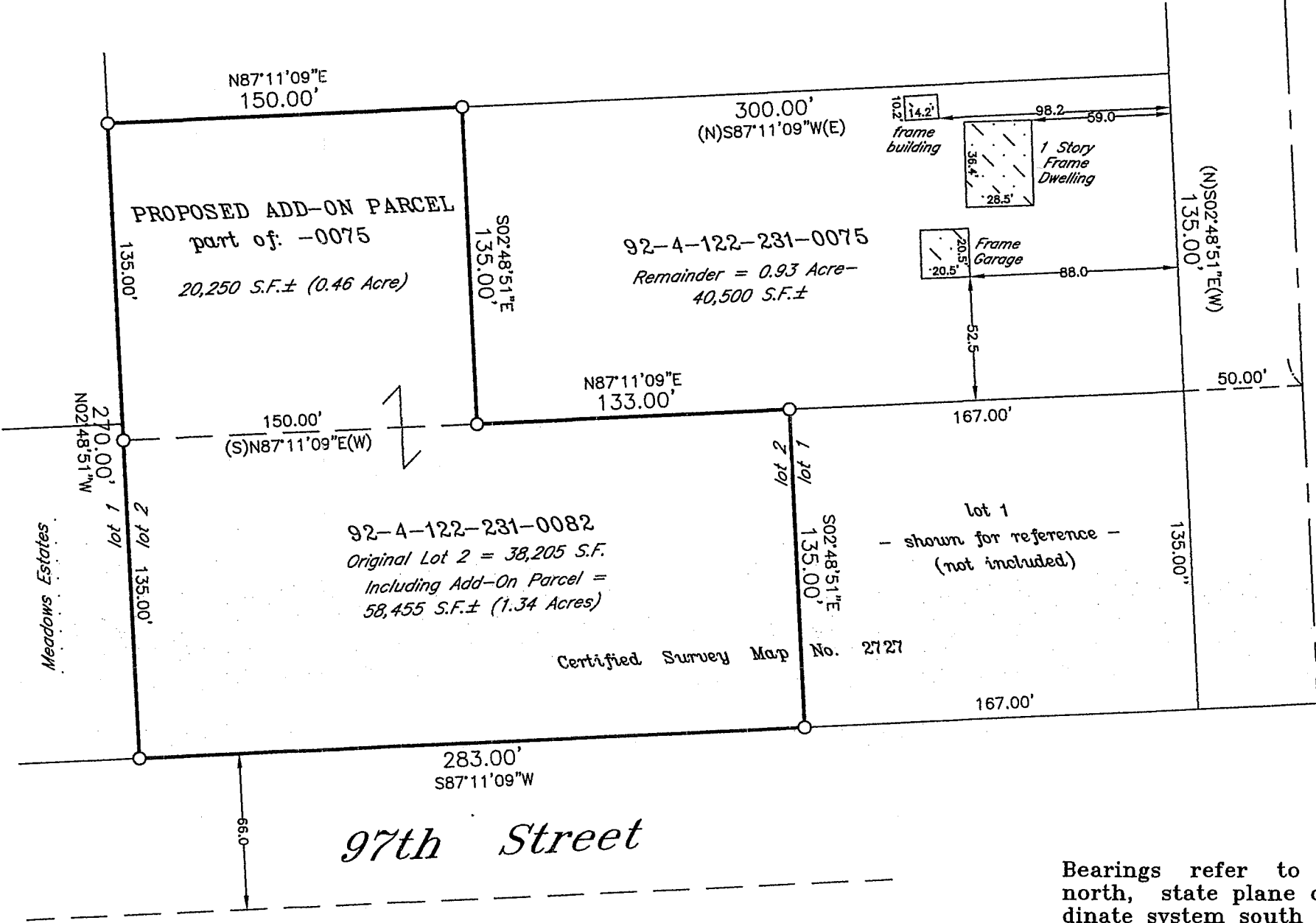
PRECEDE THE FOLLOWING DESCRIPTIONS WITH THIS PREAMBLE:

Part of the Northeast Quarter of Section 23, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as:

PARCEL TO BE DETACHED FROM TAX KEY NO: 92-4-122-231-0075 AND ADD-ON PARCEL TO TAX KEY NO: 92-4-122-231-0082: Commencing at the north-east corner of said quarter section; thence S02°48'51"E along the east line of said quarter section 1985.00 feet; thence S87°11'09"W 500.00 feet to the northwest corner of Lot 2 of Certified Survey Map No. 2727, a plat of record in the Kenosha County Land Registry; recorded on March 27, 2013 as Document No. 1698171 and to the point of beginning; thence N02°48'51"W parallel to the east line of said quarter section 135.00 feet; thence N87°11'09"E 150.00 feet; thence S02°48'51"E parallel to said east line 135.00 feet to the north line of aforesaid Lot 2; thence S87°11'09"W along said north line 150.00 feet to the northwest corner of said Lot 2 and the point of beginning; containing 20,250 square feet, 0.46 acre; more or less.

REMAINDER OF TAX KEY NO: 92-4-122-231-0075 (EXCLUDING PROPOSED DETACHED PARCEL): Commencing at the northeast corner of said quarter section; thence S02°48'51"E along the east line of said quarter section 1985.00 feet; thence S87°11'09"W 50.00 feet to the northeast corner of Lot 1 of Certified Survey Map No. 2727, a plat of record in the Kenosha County Land Registry; recorded on March 27, 2013 as Document No. 1698171 and the point of beginning; thence continue S87°11'09"W along the north line of said certified survey map 300.00 feet; thence N02°48'51"W parallel to the east line of said quarter section 135.00 feet; thence N87°11'09"E 300.00 feet; thence S02°48'51"E parallel to said east line 135.00 feet to the northeast corner of aforesaid Lot 1 and the point of beginning; containing 40,500 square feet, 0.93 acres; more or less.

TAX KEY NO: 92-4-122-231-0082 (Lot 2 of Certified Survey Map No. 2727) INCLUDING ADD-ON PARCEL (Part of Tax Key No: 92-4-122-231-0075): Lot 2 of Certified Survey Map No. 2727, a plat of record in the Kenosha County Land Registry; recorded on March 27, 2013 as Document No. 1698171 AND including the following Add-On Parcel: Begin at the northwest corner thereof; thence N02°48'51"W parallel to the east line of said quarter section 135.00 feet; thence N87°11'09"E 150.00 feet; thence S02°48'51"E parallel to said east line 135.00 feet to a point on the north line of said Lot 2; thence S87°11'09"W along said north line 150.00 feet to the northwest corner thereof and the point of beginning; said Lot 2 including Add-On parcel containing 58,455 square feet, 1.34 Acres; more or less.



NE COR. NE1/4
Section 23-1-22
(concrete monument)

S02°48'51"E
1985.00' NTS

39th Avenue

97th Street

Bearings refer to grid
north, state plane coor-
dinate system south zone.



AGENDA ITEM COVER

Plan Commission

January 27, 2020

AGENDA ITEM TITLE:

Consider the request of Craig Johnsen, Trustee on behalf of Good Shepherd Church to add a second address to the single family home northern home that operates as a parsonage to the Good Shepherd Church.

PROPOSED BY: Community Development

FISCAL IMPACT: No

AGENDA CATEGORY: Action

BUDGETED: No

MEETING TYPE REQUIRED:

Regular

BUDGET TYPE:

STRATEGIC INITIATIVE: No

SUMMARY:

On December 16, 2019, the Village Board initiated the request of Craig Johnsen, Trustee on behalf of Good Shepherd Church to add a second address to the single family home that operates as a parsonage to the Good Shepherd Church. The petitioner is requesting a second address be assigned to allow the pastor of the Church who resides in the home to get his personal mail separate from the Church.

The Village Board will hold a public hearing on February 3rd, 2020 to discuss said changes.

DEV1912-002

STAFF RECOMMENDATION:

The Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the second address of 4309 104th Street be assigned to the parsonage home and the existing address of 4311 104th Street to remain the address for the Church.

Good Shepherd Lutheran Church and School

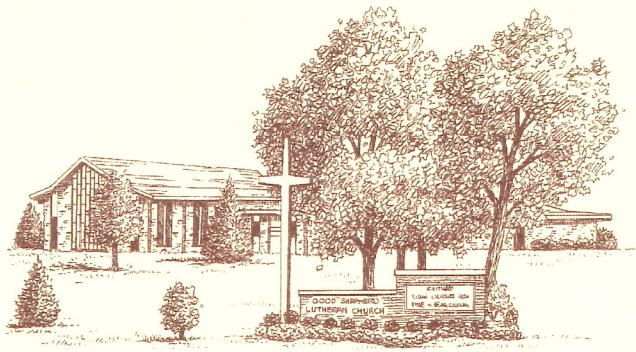
LC-MS

4311 - 104th Street • Pleasant Prairie, WI 53158-3723

Pastor Sean A. Willman

Office: 1-262-694-4405

gslutheranoffice@gmail.com



RECEIVED

NOV 21 2019

PLEASANT PRAIRIE

November 18, 2019

Village of Pleasant Prairie
Peggy K. Herrick
Assistant Planning/Zoning Administrator
9915 39th Avenue
Pleasant Prairie, WI 53158

RE: New Address for parsonage at Good Shepherd Lutheran Church

Dear Ms. Herrick,

Good Shepherd Lutheran Church would like to request a separate address for our parsonage (house on the church grounds) from the church. Currently we share 4311 104th Street. This can be difficult when our pastor, who resides in the parsonage, gets his personal mail at the church. It also presents a problem when our pastor takes another call to another church and cannot forward his personal mail.

Therefore, we would like to request address: 4309 104th Street be appointed to the parsonage.

Our church address will remain 4311 104th Street.

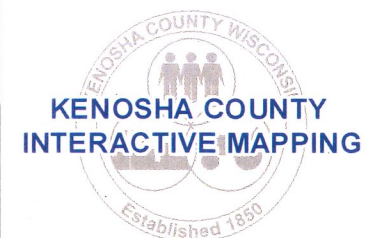
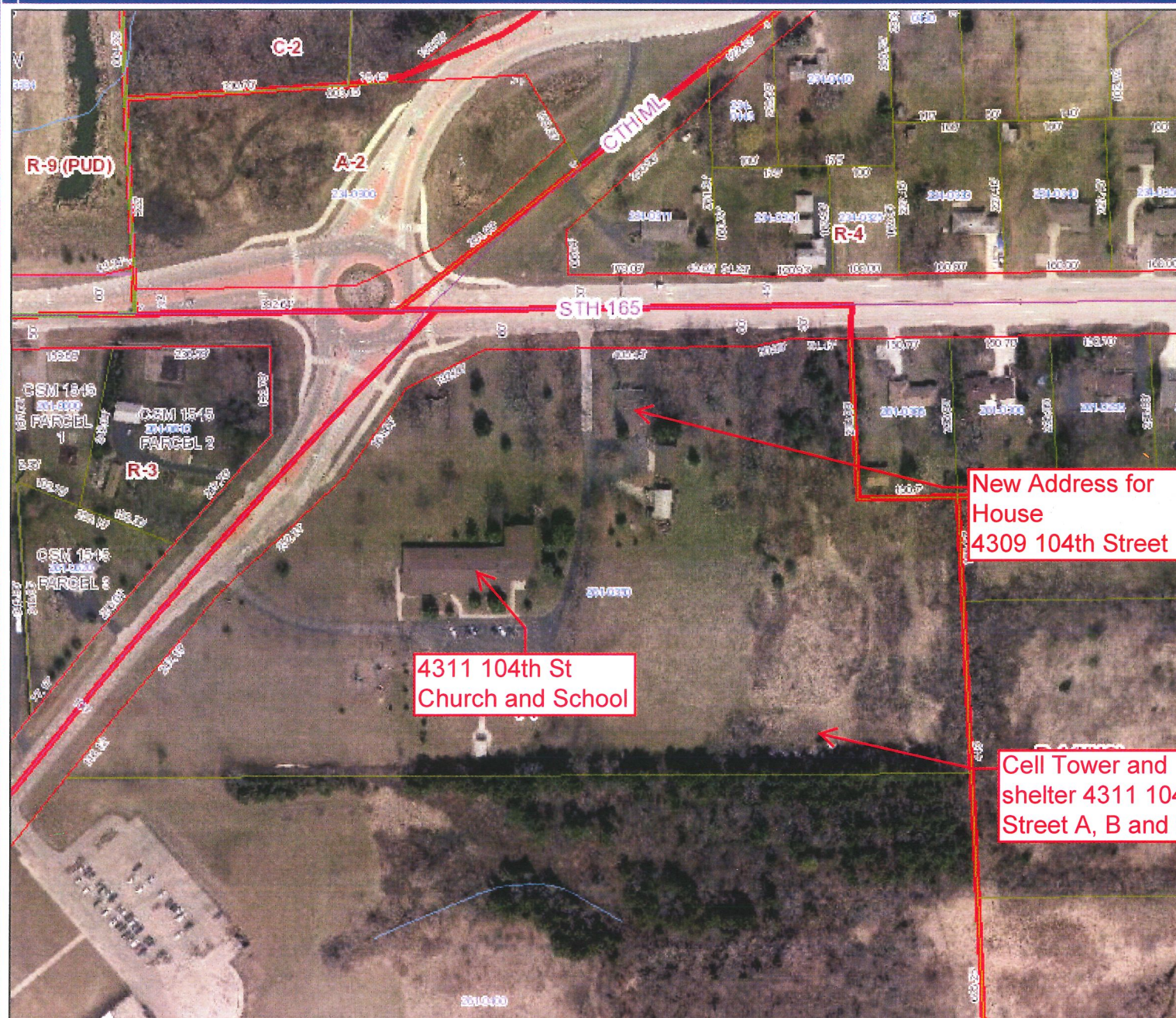
Thank you for your time, if you have any questions please contact:

Craig Johnsen
Trustee
(847) 212-6301

Or you can call me,

Marcia Lange
(262) 694-4405





1 inch = 223 feet

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

Date Printed: 7/19/2018