

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
July 2, 2018
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public on items not on the agenda; however, no discussion is allowed and no action will be taken under citizen comments.)
5. Administrator's Report
6. New Business
 - A. Receive Plan Commission recommendation and consider the Development Agreement of the proposed development located north of STH 165 along 120th Avenue known as The Gateway at LakeView Corporate Park.
 - B. Receive Plan Commission recommendation and consider approval of a Certified Survey Map for We Energies, to subdivide property located on the west side of 120th Avenue north of 122nd Street, for the construction of a new electric distribution substation.
 - C. Consider Plan Commission approval of Resolution #18-23 to initiate the discontinuance of 110th Street east of 116th Avenue.
7. Village Board Comments
8. Enter into Executive Session pursuant to Section 19.85(1) (e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
9. Return to Open Session and Adjournment
10. 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



131 W. Wilson St., Suite 505
Madison, Wisconsin 53703
phone (608) 267-2380; (800) 991-5502
fax: (608) 267-0645
league@lwm-info.org; www.lwm-info.org

June 22, 2018

Wisconsin Mayors, City Managers,
Village Presidents and Administrators

Good afternoon:

This letter is being sent on behalf of the Board of Directors of the League of Wisconsin Municipalities, asking for your city or village's support for a campaign to keep the Dark Store and Walgreens tax shift in front of candidates for the Governorship and Legislature this year.

As you know, the Dark Store and Walgreens loopholes in Wisconsin tax law are slowly but surely shifting the share of property taxes paid by commercial properties onto home owners, renters, independent businesses and manufacturers. We estimate that communities affected by these shifts will see property tax bills for homeowners and others increase by an average of 8%; significantly more in some communities.

The League worked with a huge bipartisan majority within the Legislature to craft a fair solution to this tax scheme. Unfortunately, we were not able to convince legislative leaders to put the bills up for a vote. After reviewing the impact of this tax shift on the residents and independent businesses of Wisconsin, the League Board has directed us to implement an issue advocacy campaign to insure that this problem is discussed and addressed by the Legislature. You are a key part of that effort.

Your city or village has already started to receive regular updates on this challenge, and will also receive a toolkit of resources that you can use at the local level. Those tools will include an explanatory video that can be shown at municipal meetings and meetings of civic organizations. The League, in collaboration with the Wisconsin Counties Association, has drafted language that you can use to put this to an advisory vote in August or November. We will also provide you with background information that will be helpful when legislative and gubernatorial candidates ask about issues impacting your community.

We can't do this without your help. The Board has authorized a withdrawal of \$75,000 from League reserves for this effort. We are partnering with the Wisconsin Counties Association, Wisconsin Towns Association, League of Wisconsin Municipal Mutual Insurance and others. But we also need your support. We realize that resources are limited, but please consider contributing what seems reasonable, based on the impact that this tax shift will have on your community, and what it will cost to fight the steady stream of big box and Walgreens tax appeals that have begun throughout the state.

(continued)

YOUR VOICE. YOUR WISCONSIN.

Every city and village is different and we do not presume to know what is a reasonable amount for you to contribute. We are hoping that every community will consider \$1,200 to be a minimum contribution to this important effort. Please make out checks to League of Wisconsin Municipalities-Dark Store Elimination. Checks can be mailed to the League at 131 West Wilson Street, Suite 505, Madison, WI 53703.

Thank you for stepping up to protect Wisconsin taxpayers.

Sincerely,



Jerry Deschane
Executive Director

P.S., if you want someone from the League to come to your community to discuss this further, don't hesitate to call me at 608-347-1792 or email jdeschane@lwm-info.org.

Consider approval of the **Development Agreement are related Exhibits** for the proposed commercial development of the vacant property generally located north of STH 165 along 120th Avenue (East Frontage Road) to be known as The Gateway at LakeView Corporate Park.

Recommendation: Development Agreement forthcoming. The Development Agreement and related Exhibits shall be finalized and executed by all parties prior to any work commencing.

VILLAGE STAFF REPORT OF JULY 2, 2018

Consider approval of the **Development Agreement are related Exhibits** for the proposed commercial development of the vacant property generally located north of STH 165 along 120th Avenue (East Frontage Road) to be known as The Gateway at LakeView Corporate Park.

The petitioner is proposing to develop the vacant property (Tax Parcel Number: 92-4-122-193-0166) generally located at the northeast corner of STH 165 and 120th Avenue (East Frontage Road) for commercial development that may include restaurants, gas station/carwash/c-store and/or multi-tenant commercial buildings to be known as The Gateway at Lakeview Corporate Park.

On June 18, 2018, the Village Board approved the Certified Survey Map, Development Plans, Comprehensive Plan Amendments, and Zoning Map and Text Amendments for the proposed project. At this time the Development Agreement is being considered related to the public and private improvements (sanitary sewer, street trees, street lights within 120th Avenue (East Frontage Road) and public pedestrian path) and other obligations of the Developer and the Village as specified in the Development Agreement.

Tax Increment District (TID) #5, Amendment #1 includes reimbursements of certain costs for the following Developer funded projects in The Gateway Development. A general listing of Developer obligated public and private improvements in TID #5, Amendment 1 is set forth below:

- General construction (traffic control and mobilization)
- Sanitary sewer construction (6" and 8" sanitary sewer main, manholes, risers and backfill and gravel pathway)
- Watermain construction (8" watermain with spoil backfill)
- Storm sewer construction (Remove and reinstall 15", 18", 36", 48", 60", 72" storm sewer, manholes, inlet covers culvert pipes, underdrains, rip rap, end walls and piping and install and maintain erosion control)
- Electrical Improvements (Relocate electrical pull boxes, relocate one public street light, install 11 new public street lights, and install lighting control cabinet with meter)
- Site grading improvements (Site grading and paving and restoration)
- State Trunk Highway (STH) 165 improvements (Relocate inlets, remove pavement and curb and gutter, and install concrete pavement, move signage and other items)
- Public street trees and boulevard plantings (Install, mulch and stake plantings in the East Frontage Road)
- To remove/replace asphalt and concrete turn lanes in the East Frontage Road and STH 165

The Village is planning to issue a Developer Revenue Bond, also known as PAYGO (Pay As You Go) or Municipal Revenue Obligations to the WisPark LLC Developer, who will in turn provide their own financing for the installation and warranty of the projects as listed. Repayment to WisPark of any Developer Revenue Bond will be limited; however, based upon the terms set forth in the Village/WisPark LLC executed Development Agreement to be executed for the projects and may include only a portion of the annual tax increments collected in TID 5, subject to appropriation by the Village Board. To the extent that the revenues collected are insufficient and upon the expiration of the District, the Village will have no further financial obligation to the Developer. The PayGo debt instrument is not considered a general obligation of the Village and does not count against the Village's statutory bonding capacity.

The Village will be constructing a new sanitary sewer lift station to service the remaining vacant land west of the Des Plaines River, between CTH C and the State Line including lands west of the I-94 in Pleasant Prairie and Bristol (per the 1997 Boundary Agreement with Bristol). The TID #5, Amendment 1 will include financial provisions to pay for the installation of the new lift station so the Developer will not need to pay an assessment for the lift station construction, however, the Developer will be required to donate the approximated 10,800 square foot of land for the new lift station immediately east of the existing lift station on STH 165.

The new public street lights installed in 120th Avenue will be added to the LakeView West Street Lighting District with the ongoing street light obligation for the costs for electrical and facility energy and maintenance charges to be borne by the lot owners.

The Declarations of Covenants for The Gateway, the By-laws and Articles of Incorporation will be exhibits to the Development Agreement and this development will be subject to compliance with these documents within 45 days of approval. [Note: Wispark LLC has the rights and sole discretionary approval to modify by removing building sites and lots from the Declaration upon recording of an amendment to the LakeView Corporate Park Declaration of Development Standards and Protective Covenants. Upon approval, executed and recorded copies of these documents shall be provided to the Village.]

RECOMMENDATION: The Development Agreement and related Exhibits be approved subject to the Agreement and related exhibits shall be finalized and executed by all parties prior to any work commencing.

DEV1802-001

Consider the request of Rita Qualls, agent on behalf of We Energies for approval of a **Certified Survey Map** to subdivide the property generally located on the west side of 120th Avenue (East Frontage Road) about ¼ mile north of 122nd Street into two (2) parcels and create a lot for the construction of a new electric distribution substation.

Recommendation: Plan Commission recommends that the Village Board approve the Certified Survey subject to the comments and conditions of the Village Staff Report of July 2, 2018.

VILLAGE STAFF REPORT OF JULY 2, 2018

Consider the request of Rita Qualls, agent on behalf of We Energies for approval of a **Certified Survey Map** to subdivide the property generally located on the west side of 120th Avenue (East Frontage Road) about ¼ mile north of 122nd Street into two (2) parcels and create a lot for the construction of a new electric distribution substation.

We Energies is proposing to construct a new electric distribution substation that will take high voltage electricity from the 128kV transmission lines and decrease or "step down" the voltage to 24.9kV on the property generally located on the west side of 120th Avenue (East Frontage Road) about ¼ mile north of 122nd Street. The new substation, referred to as State Line Substation, will be used to deliver electricity to area homes and businesses.

Lot 1 of the proposed Certified Survey Map will be acquired by We Energies from Riverview Group LLC for the proposed substation. Lot 1 will be 6.9817 acres with frontage on 120th Avenue. A portion of the lot has wetlands, which were field verified and are currently zoned C-1, Lowland Resource Conservancy District. The wetlands on the property will be preserved. The remainder of the lot is zoned M-5, Production Manufacturing District.

On June 25, 2018, the Plan Commission conditionally approved a Conditional Use Permit including Site and Operational Plans for the construction of the State Line Substation. Construction of the substation is expected to begin in August of 2019, and be completed by May of 2020.

Plan Commission recommends approval of the Certified Survey Map subject to the following conditions:

1. See **attached** changes to the Certified Survey Map. A revised CSM shall be submitted for final review prior to executing and recording.
2. Any outstanding taxes or special assessments shall be paid prior to recording the CSM. Pursuant to the Village Finance Department there are no outstanding taxes or special assessments.
3. The CSM shall be finalized, executed, recorded at the Kenosha County Register of Deeds Office and a recorded copy provided to the Village within 30 days of Village approval.
4. A Street Lighting District will be created in this area and this property will be included within the District. The District will be responsible to pay for the ongoing costs for the street lights located within the District boundary.

CERTIFIED SURVEY MAP No. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

PREPARED BY:

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MILWAUKEE REGIONAL OFFICE
 W236 N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 262.513.0666 PHONE | 262.513.1232 FAX

PREPARED FOR:

WISCONSIN ELECTRIC
 POWER COMPANY
 231 WEST MICHIGAN ST.
 MILWAUKEE, WI 53203

NE CORNER OF
 THE NW 1/4 OF
 SEC. 31-1-22
 CONC. MON.
 W/ BRASS CAP

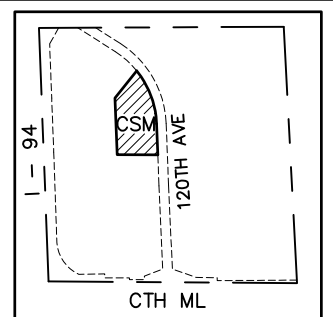
N. LINE NW 1/4 SEC 31-1-22 N89°43'44"E 2550.06' (TOTAL)
 405.04'

NW CORNER OF
 THE NW 1/4 OF
 SEC. 31-1-22
 CONC. MON.
 W/ BRASS CAP
 N: 192,394.35 } GRID
 E: 2,552,431.20 }

W. LINE NW 1/4 SEC 31-1-22 02°10'27"W 2641.86'

S57°26'05"E
 462.58'

C1
 ARC=300.44'
 RAD=934.25'
 C.B.=S48°13'20"E
 C.L.=299.14'
 Δ=18°25'30"



UNPLATTED LAND

N38°28'58"E 362.96'

C2
 ARC=600.18'
 RAD=934.25'
 C.B.=S20°36'20"E
 Δ=36°48'30"

(East Frontage Road)

DEDICATED WETLAND
 PRESERVATION AND
 PROTECTION, ACCESS
 AND MAINTENANCE
 EASEMENT. SEE SHEET
 2 OF 5

LEGEND:

- 3/4" IRON REBAR FOUND & ACCEPTED
- SET 1"X18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.

UNPLATTED LAND

SW CORNER OF
 THE NW 1/4 OF
 SEC. 31-1-22
 CONC. MON.
 W/ BRASS CAP

LOT 1
 304,142 SQ. FT.
 6.9817 ACRES

N02°10'27"W 591.00'

120TH AVENUE
 100' WIDE DEDICATED PUBLIC STREET

S02°12'05"E
 323.34'

N89°55'15"W 423.47'

UNPLATTED LAND



SCALE IN FEET

150' 0 150'

BEARING BASIS
 ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 22 EAST, WAS USED AS NORTH 89°43'44" EAST
 PROJECT CONVERSION FACTOR: GRID/1.00002087 = GROUND
 SUBJECT TO EASEMENTS OF RECORD.
 ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.
 ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.
 DATED THIS _____ DAY OF MAY, 2018
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

CERTIFIED SURVEY MAP No. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



ARC=39.60'
RAD=934.25'
C.B.=N37°47'43"W
C.L.=39.60'
Δ=02°25'44"

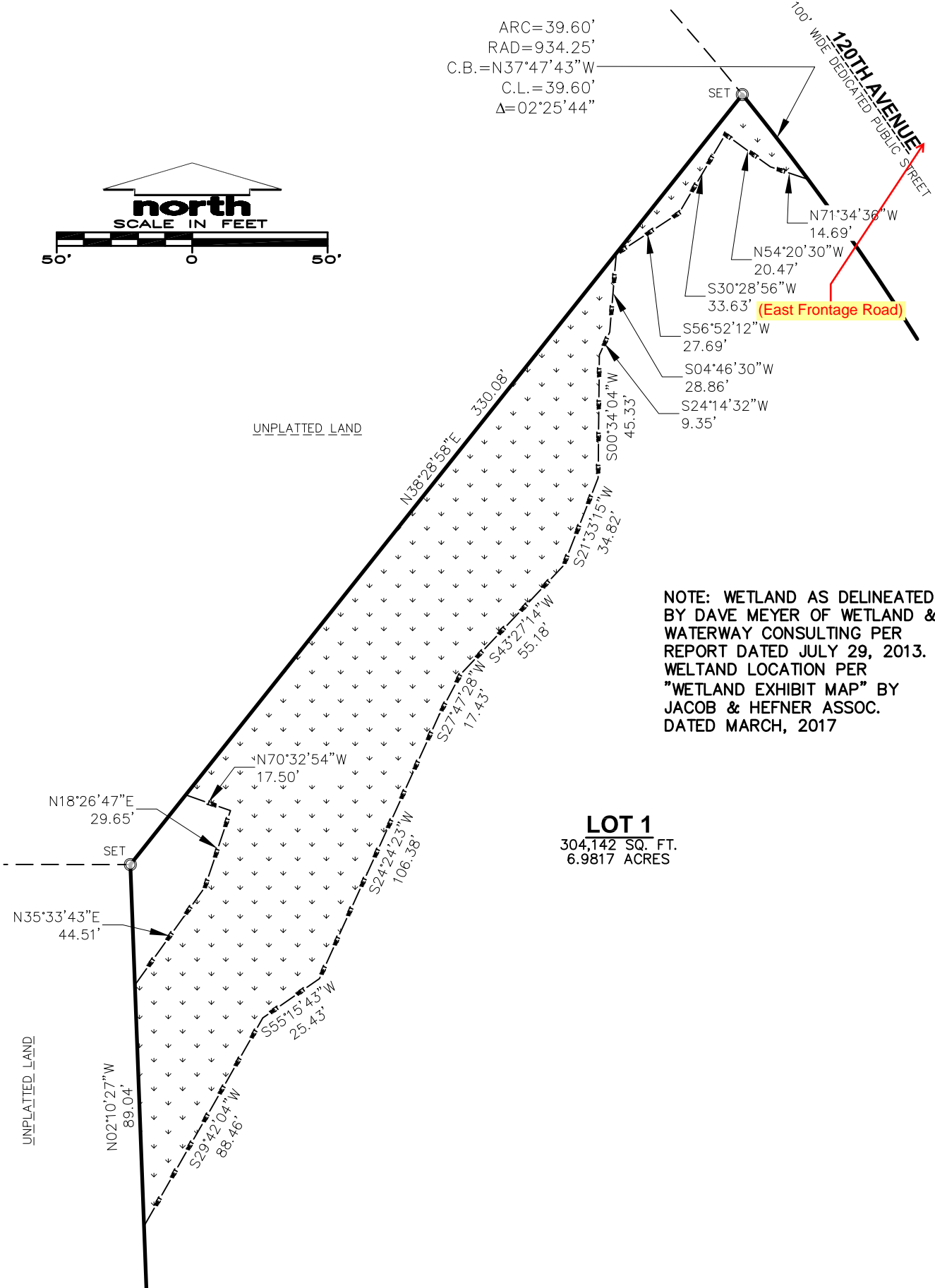
100' WIDE DEDICATED PUBLIC STREET
120TH AVENUE

(East Frontage Road)

UNPLATTED LAND

NOTE: WETLAND AS DELINEATED
BY DAVE MEYER OF WETLAND &
WATERWAY CONSULTING PER
REPORT DATED JULY 29, 2013.
WETLAND LOCATION PER
"WETLAND EXHIBIT MAP" BY
JACOB & HEFNER ASSOC.
DATED MARCH, 2017

LOT 1
304,142 SQ. FT.
6.9817 ACRES



CERTIFIED SURVEY MAP No. _____

or Wisconsin Department of Transportation (WI DOT)

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as a Dedicated Public Street on ~~an~~ ^{multi-use paths} ~~and~~ ~~shown~~ Survey Map (CSM), as it pertains to 120th Avenue, was dedicated, given, granted and conveyed by land owner to State of Wisconsin Department of Transportation (WDOT) by AWARD OF DAMAGES recorded in Kenosha County Register Office on December 18, 2001 as Document No. 1246280. ^{not to WI DOT?}
2. The fee interest in the areas shown as a Dedicated Public Street on this CSM ~~now~~ is also dedicated, given, granted and conveyed by the landowner to the Village of Pleasant Prairie, its successors and assigns (the "Village") as it pertains to 120th Avenue for the construction, installation, repair, alteration, replacement, planting and maintenance of public roadway improvements, uses and purposes, including, without limitation, roadway pavement, curbs and gutters, sidewalks or bike lanes, if required by the Village, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, roadway improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: a nonexclusive easement hereby reserved by the Owner of Lot 1 shown on this CSM which are adjacent to the public street areas for the required planting, mowing, watering and maintenance of grass within the grassy street terrace areas, for the maintenance and replanting of public street trees and the construction, maintenance and snow plowing of private driveways and sidewalks if required and constructed, in the area between the roadway pavement and the Lot 1. In the event of any conflict between the rights of the Village under its existing fee interest in the Dedicated Public Street areas shown on this CSM and the rights of the Lot 1 Owner pursuant to the dedication retained herein, the rights of the Village shall be deemed to be superior. ^{and/or multi-use paths} ^{or WI DOT}

The Lot 1 Owner shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement of the snow removal of the private driveways and sidewalks, if required and constructed; grading, placing of topsoil, seeding or sodding and mowing of the street terrace area; public street tree pruning, watering, mulching, staking and other public street tree maintenance and replacements; payment of public street lights energy and maintenance costs benefiting Lot 1; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities, maintenance of the private storm water drainage and their fair share costs associated with the off site retention basin to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and development maintenance in accordance with the terms and conditions of the Village Municipal Code and the specific requirements of the Site and Operational Plan approvals. ^{installation and maintenance of the public street trees in 120th Avenue (Est Frontage Road);}

3. A nonexclusive easement coextensive within the area shown as a Dedicated Wetland Preservation and Protection, Access and Maintenance Easement on this CSM is hereby dedicated, given, granted and conveyed by landowner to the Village for wetland conservancy preservation, protection, and maintenance purposes and uses and for related ingress and egress. Unless the Village exercises the rights granted to it pursuant to this Easement area, the Village shall have no obligation to do anything related to its rights under this easement.

RESTRICTIVE COVENANTS

1. ~~Wisconsin Electric Power Company~~ ^{of trees} hereby covenant ^s that the Lot 1 Owner shall have the obligation ^{or WI DOT's} of planting, maintaining and replacing the public street trees, if any, located within the 120th Avenue (East Frontage Road) right-of-way areas shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting and removing of trash, debris, leaves and brush around the public street trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-way areas, which might damage the public street trees or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Lot 1 Owner, its successors and assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. Such public street tree planting and maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village. ^{Riverview Group LLC}

To the extent that the Village performs any such public street tree related maintenance activities, the Lot 1 Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

2. ~~Wisconsin Electric Power Company~~ hereby covenants that the Lot 1 Owner shall be responsible for all costs associated with the and snow removal of the private driveways and multi-use trail or sidewalks, if required and constructed; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; payment of the Lot 1 Owner fair share cost of the public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities; on-site storm water drainage; and other required construction, installation, repair, alteration, replacement, planting and site maintenance in accordance with the terms and conditions of the Village's Municipal Ordinances and the require ^{space} of the Site and Operational Plan and Development Agreement approvals, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such maintenance activities on behalf of the Owner of Lot 1 of this CSM, the Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 Owner as special assessments or special charges under Section 66.0627 (or successors and assigns or other similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

Jean?

3. add attached word doc for wetland protection

c:\Users\riskandarsjach\AppData\Local\Temp\AcPublish_747561B-8432_CSM.dwg

CERTIFIED SURVEY MAP No. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
Kenosha County)

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped a part of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 31; thence North 89°43'44" East along the north line of said Section 31, 405.04 feet to the west line of 120th Avenue; thence South 57°26'05" East along said west line, 462.58 feet to a point of curve; thence southeasterly 300.44 feet along said west line and along the arc of said curve to the right whose radius is 934.25 feet and whose chord bears South 48°13'20" East, 299.14 feet to the point of beginning;

Thence continuing southeasterly 600.18 feet along said west line and along the arc of said curve to the right whose radius is 934.25 feet and whose chord bears South 20°36'20" East, 589.92 feet to a point of tangency; thence South 02°12'05" East along said west line, 323.34 feet; thence North 89°55'15" West, 423.47 feet; thence North 02°10'27" West, 591.00 feet; thence North 38°28'58" East, 362.96 feet to the point of beginning.

Containing in all 304,142 square feet (6.9817 acres) of lands, more or less.

All subject to easements and restrictions of record, if any.

That I have made such survey, land division and map by the direction of WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as We Energies, owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying, dividing, dedicating and mapping the same.

DATED THIS _____ DAY OF MAY, 2018

Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738

CERTIFIED SURVEY MAP No. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as We Energies, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying, dividing, dedicating and mapping.

by: WEC Business Services LLC,
Its Affiliate and Agent

_____(sign) _____(date)
Dawn M. Neuy
Manager Real Estate Services

State of _____)
) SS
_____ County)

Personally came before me this _____ day of _____, 2018, the above named Dawn M. Neuy of the above named company, to me known to be such Manager Real Estate Services of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

Notary Public, _____ County, _____
My Commission Expires _____

VILLAGE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2018.

MICHAEL J. SERPE
Chairman of Village Plan Commission

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, having been approved by the Plan Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Pleasant Prairie, on this _____ day of _____, 2018.

JOHN P. STEINBRINK
Village President

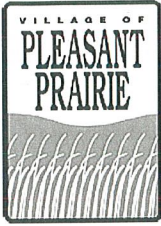
ATTEST:

JANE C. SNELL
Village Clerk

c:\Users\iskandarsjach\appdata\local\temp\AcPublish_74756\18-8432_CSM.dwg

3. The Riverview Group LLC hereby covenants that the Wetland Protection and Preservation, Access and Maintenance Easement area shown on this CSM shall be protected and maintained as a wetland protection and preservation area and that no filling, dredging, tree cutting, mowing, plant removal or other activity or condition detrimental to its function as a wetland area within Lot 1 shall occur without written approval of the Village, Wisconsin Department of Natural Resources (WI DNR) and US Army Corps of Engineers (USACE). This covenant shall run with the land, shall be binding on the Lot 1 Owner, its successors, assigns and successors-in-title in their capacity as Owners of Lot 1 and shall benefit and be enforceable by the Village and/or the WI DNR and/or the USACE.

To the extent that the Village performs any such wetland maintenance activities, the Lot 1 Owner, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM with respect to the easement, the Village shall have no obligation to do anything pursuant to its rights under this easement dedication.



CERTIFIED SURVEY MAP APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to subdivide the property with a Certified Survey Map (CSM) as hereinafter requested:

Property Location: Vacant land situated along 120th Avenue
Legal Description: See attached Legal Description
Tax Parcel Number(s): part of 92-4-122-312-0305
Existing Zoning District(s): M-5

Select all that apply:

- The property abuts or adjoins State Trunk Highway 120th Avenue
- The property abuts or adjoins County Trunk Highway _____
- Municipal Sanitary Sewer is available to service said property
- Municipal Water is available to service said 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: Wisconsin Electric Power Co.
Signature: _____
Address: 231 W. Michigan St. - A252
Milwaukee WI 53203
(City) (State) (Zip)
Phone: (414) 221-2763
Fax: (414) 221-2713
Email: rita.qualls@we-energies.com
Date 05/24/2018

APPLICANT/AGENT:

Print Name: Rita C. Qualls, Lead ROW Agent
Signature: Rita C. Qualls
Address: 231 W. Michigan St. - A252
Milwaukee WI 53203
(City) (State) (Zip)
Phone: (414) 221-2763
Fax: (414) 221-2713
Email: rita.qualls@we-energies.com
Date: 05/24/2018

LEGAL DESCRIPTION

Part of the Northwest ¼ of Section 31, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northwest ¼ of said Section 31; thence North 89°43'44" East along the north line of said Section 31, 405.04 feet to the west line of 120th Avenue; thence South 57°26'05" East along said west line, 462.58 feet to a point of curve; thence southeasterly 300.44 feet along said west line and along the arc of said curve to the right whose radius is 934.25 feet and whose chord bears South 48°13'20" East, 299.14 feet to the point of beginning;

Thence continuing southeasterly 600.18 feet along said west line and along the arc of said curve to the right whose radius is 934.25 feet and whose chord bears South 20°36'20" East, 589.92 feet to a point of tangency; thence South 02°12'05" East along said west line, 323.34 feet; thence North 89°43'44" West, 423.47 feet; thence North 89°43'44" West, 591.00 feet; thence North 89°43'44" East, 362.96 feet to the point of beginning.

Containing in all 304,142 square feet (6.9817 acres) of land, more or less.

All subject to easements and restrictions of record, if any.

For informational purposes only

Property Address: Vacant land situated along 120th Avenue, Pleasant Prairie, WI 53158

Tax Key No.: part of 92-4-122-312-0305

**VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION #18-23**

**RESOLUTION RELATING TO THE DISCONTINUANCE OF 110th STREET
EAST OF 116th AVENUE
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

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

WHEREAS, the Village of Pleasant Prairie has received a request from the adjacent property owners to approve the discontinuance of a portion of 110th Street east of 116th Avenue south of Parcels 19 and 20 of CSM 1699 within the LakeView West Corporate Park; and

WHEREAS, this portion of right-of-way was dedicated by CSM 1699; however roadway improvements were not constructed; and

WHEREAS, a plat of survey and legal description of the public street encompassing the discontinuance has been prepared and is shown on **Exhibit A**; and

WHEREAS, the Village of Pleasant Prairie Plan Commission shall review said legal description and plat of survey and forward a recommendation regarding the discontinuance to the Village Board; and

WHEREAS, a Public Hearing to consider this discontinuance shall be set before the Village Board not less than 40 days after the passage of this Resolution.

NOW THEREFORE BE IT RESOLVED that consideration of the discontinuance is a matter to be decided by the Village Board of Trustees at the August 20, 2018 Public Hearing.

Adopted this 2nd day of July, 2018.

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink
Village President

ATTEST:

Jane C. Snell
Village Clerk

vb res #18-23 initial
VAC1806-001

110th Street Vacation

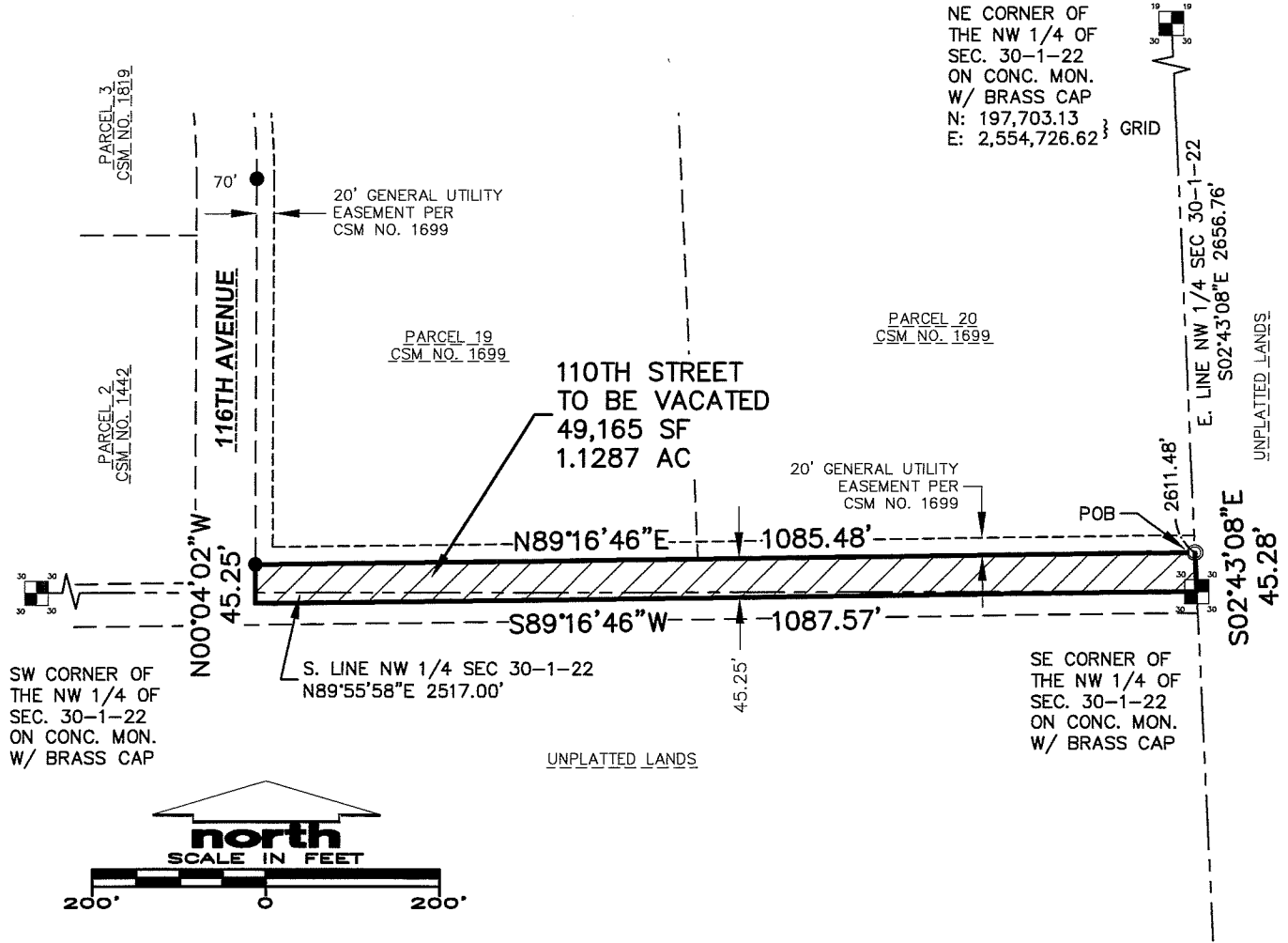
All that part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 1 North, Range 22 East, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follow:

Commencing at the northeast corner of the Northwest 1/4 of said Section 30; thence South 02°43'08" East along the east line of said Northwest 1/4 section, 2611.48 feet to the southeast corner of Parcel 20 of Certified Survey Map No. 1699 and the point of beginning;

Thence continuing South 02°43'08" East along said east line, 45.28 feet; thence South 89°16'46" West, 1087.57 feet to the east line of 116th Avenue; thence North 00°04'02" West along said east line, 45.25 feet to the southwest corner of Parcel 19 of said Certified Survey Map No. 1699; thence North 89°16'46" East along the south line of said Parcel 19 and then along the south line of said Parcel 20, 1085.48 feet to the point of beginning.

Containing in all 49,165 square feet (1.1287 acres) of lands, more or less.

Note: Land described above was previously dedicated for Public Street purposes in Certified survey Map No. 1699, recorded in Kenosha County Registers of Deeds Office on August 3, 1993 as document No. 934874.



R:\2017\178209 Breeze Terrace\Draw\17-8209 EXHIBIT VACATION.dwg User: riskandarslacth

JSD Professional Services, Inc.
 200 Years of Experience

MILWAUKEE REGIONAL OFFICE
 W238 N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 262.513.0866 PHONE | 262.513.1232 FAX

www.jsdinc.com

PROJECT:
BREEZE TERRACE
 VILLAGE OF PLEASANT PRAIRIE

SHEET TITLE:
110TH STREET
 VACATION EXHIBIT

JSD PROJECT NUMBER:
 17-8209

DRAWN BY: CHECKED BY:
 RWI TAG

DATE:
 05-20-18

SHEET NUMBER:
EX-1

June 11, 2018

Village of Pleasant Prairie
Attn: Jean Werbie-Harris
9915 39th Avenue
Pleasant Prairie, WI 53158

Subject: Vacating of 110th Street

Dear Village Staff, Plan Commission and Board of Trustees:

The undersigned, as adjacent property owners to 110th Street in Pleasant Prairie, request that Pleasant Prairie vacate a portion of 110th Street, specifically the land already conveyed as shown and described on the attached exhibit. Please begin the administrative process for this request. Let me know if you need additional information.

Thank you,

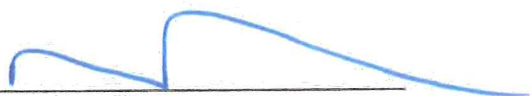


Francis Brzezinski
Interstate Partners II LLC
a Wisconsin limited liability company



Mark Goode
Riverview Group, LLC
an Illinois limited liability company

Wispark LLC
a Wisconsin limited liability company



David Moore
Conservation Education LLC
a Wisconsin limited liability company



Pleasant Prairie Premium Outlets, LLC
a Delaware limited liability company

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110th Street Vacation

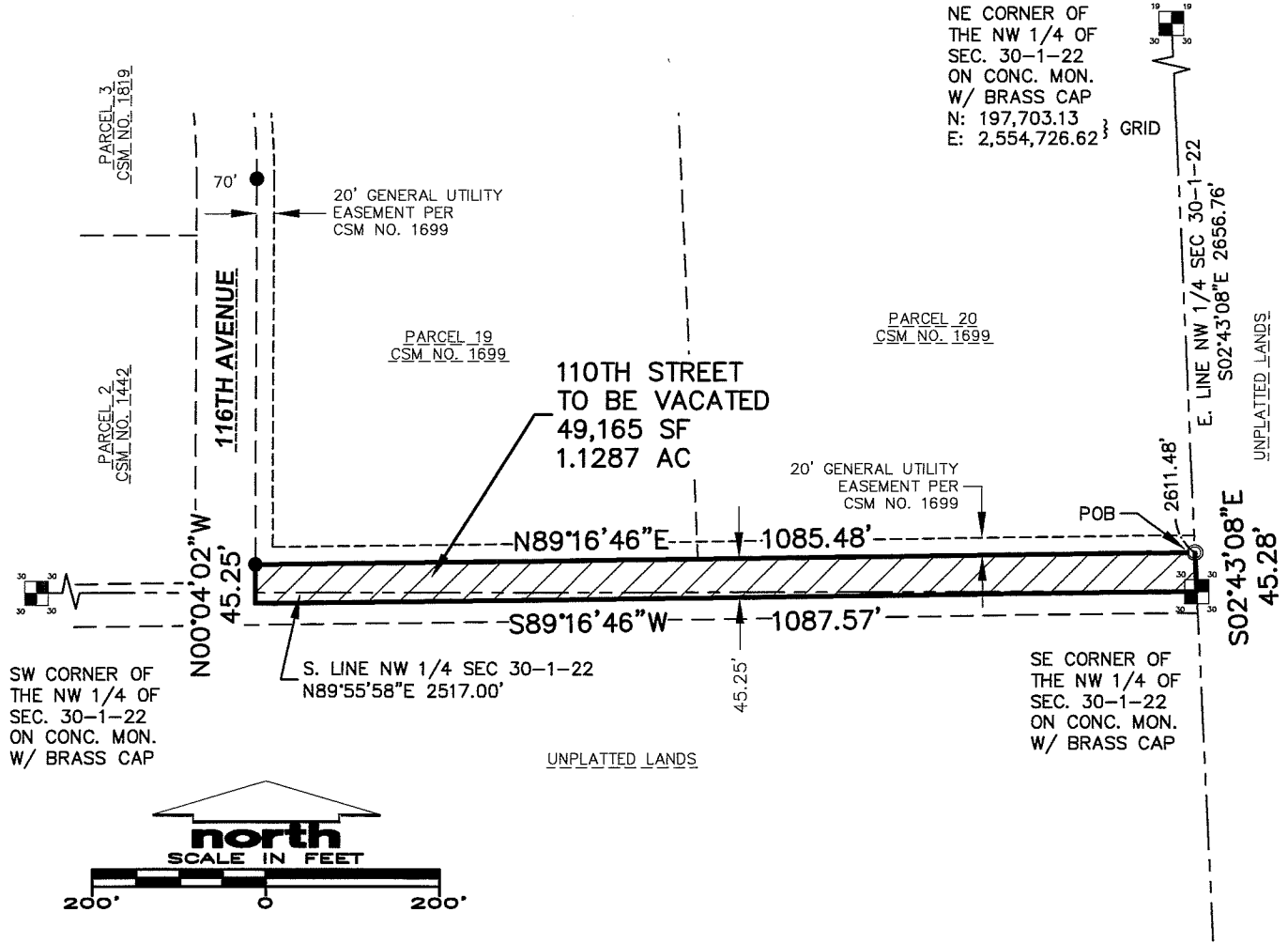
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PROJECT:
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