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
December 17, 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. Consider and approve Village Green Center Redevelopment Proposal Agreement between the Village of Pleasant Prairie and Community Collaboration.

   B. Presentation of RecPlex Financial Review and 2019 Budget.

   C. Receive Plan Commission recommendation and consider approval of Ordinance #18-46 and Ordinance #18-47 for Zoning Map and Text Amendments related to property located at 12500 Aurora Drive.

   D. Receive Plan Commission recommendation and consider approval of Ordinance #18-48 for a Comprehensive Plan Amendment to Countryside Estates Subdivision as it relates to Lots 15, 16 and 17.

   E. Receive Plan Commission recommendation and consider approval of Ordinance #18-49 for Zoning Map Amendments as it relates to Countryside Estates Subdivision Lots 15, 16 and 17.

   F. Receive Plan Commission recommendation and consider approval of Resolution #18-49 authorizing the submission of the Wisconsin Department of Transportation Facilities for Economic Assistance (TEA) Grant Application for public improvements in 104th Street (HWY 165) and Old Green Bay Road associated with the Main Street Market Project.

   G. Consider Resolution #18-48 to accept Addendum No. 1 to the Current Design Standards and Construction Specifications (2018) Edition and Incorporation of Amendments into the 2019 Edition.

   H. Consider Memorandum of Understanding between Village of Pleasant Prairie and The Addison of Pleasant Prairie for new polling location for Wards 13 and 14.

I. Consider and approve Ordinance #18-50 to amend Chapter 98 of the Municipal Code relating to changes to Polling Places in the Village of Pleasant Prairie.

J. Consider and approve the 2019 Mobile Home License renewals.

7. Village Board Comments

8. Enter into Executive Session pursuant to §19.85(1)(e) Wis. Stats., to discuss, deliberate or negotiate the purchase of public property, invest of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session.

9. Return to Open Session and Adjournment.

Village of Pleasant Prairie

Village Green Center Redevelopment Proposal Agreement

Prepared by Todd Streeter, Community Collaboration

Village Green Center Redevelopment Plan Community Engagement

The Village of Pleasant Prairie (Municipality) seeks to contract with BayPointe Enterprises, Inc., dba Community Collaboration, (Consultant) to convene a community engagement process to establish fresh ideas to incorporate into the Village Green Center Redevelopment Plan (Project) ensuring an enduring development drawing visitors and residents from all generations, ethnicities and ages both night and day, seven days a week.

This community engagement initiative is structured to bring vested stakeholders, valued organizations, and concerned civic leaders together to create a common vision, identify opportunities, and develop project recommendations (Primary Outcomes - Phase I) for their eventual implementation through long-term collective collaboration (Secondary Outcomes - Phase II).

The Community Working Committee™ Engagement Approach

Using Community Collaboration's Working Committee™ approach, a wide range of community stakeholders assume the responsibility of redeveloping Village Green Center by taking a purposeful, active and long-term role in the future of the Village Green Center community.

Committee Development

The Village Green Center Redevelopment Committee will consist of any and all interested citizens, business owners, organization leaders, Village staff, and others seeking to work in a consensus-building atmosphere to create comprehensive redevelopment concepts, plans and recommendations. Primary committee and subcommittees will identify fresh, forward-thinking, progressive ideas, concepts and opportunities addressing current and emerging needs.

Potential Subcommittees	Topic Focus
Epicenter on the Prairie	Civic Facilities & Amenities | Smart Community
A Place for Everyone	Housing Options
Village Marketplace	Commercial Zones
Earthly Relations	Sustainable Development (land & structures)
The Leisurely Life	Parks, Trails, Open Spaces and Recreation
Pleasantville	Aesthetics, Branding and Themes
Arrive As You Wish	Vehicle & Personal Modal Infrastructure
The Village Voice	Marketing and Promotion

Community Engagement Project Goals

The value of this Proposal Agreement and Strategic Plan provided previously is predicated on the direct hands-on, autonomous involvement of committee members and completion of their required scope of work tasks. The committee is a "working committee" with the freedom to contact and engage third parties to further the committee's research, assessment and eventual committee recommendations. This Proposal Agreement and budget pertains only to the consulting activities involved to fulfill the Primary Outcomes.

Primary Outcomes (Phase I):

Committee members will:

- Conduct research to address potential issues and opportunities including images, white paper, and successful project examples from other communities supporting their concept recommendations
- Prepare maps, drawings, and images fully describing their redevelopment concepts
- Develop Vision and Guiding principle statements for Village Green Center's primary redevelopment elements to establish a pathway for continued redevelopment strategic planning
- Host a community Open House to showcase their collective Village Green Center concepts
- Present their final recommendations to the Village Board and community at-large (if desired)

Committee members will be expected to:

- Attend regularly scheduled large committee meetings and subcommittee work groups
- Actively participate and contribute to the committee and its activities
- Complete work assignments in between regular meetings
- Be present at scheduled project events

Secondary Outcomes (Phase II):

It is highly recommended a transition model is developed to move the committee's recommendations into a permanent strategic planning phase. This Proposal Agreement budget does not include Phase II development. However, if the committee is exceeding in their work and time and budget allows, it is conceivable additional efforts can be applied to achieve some of the Secondary Outcomes.

- Establish a permanent collaborative structure (Village Green Center Development Commission) post-community engagement process to ensure enduring community engagement, buy-in and ownership to usher committee recommendations forward
- Empower citizens, business owners, organization leaders, Village Board, and staff to take continued collective ownership of Village Green Center's future by establishing a long-term collaborative structure that promotes ongoing community involvement, support and potential local funding for a variety of Village Green Center civic and community amenities

Committee Meetings

Typical Meeting Overview

Scheduling:	(2) large group meetings per month (establish standing schedule after Kickoff meeting)
Duration:	2 hours
Location:	Outside Village Hall and accessible in early evening hours with Wi-Fi and presentation capabilities (This is the preferred arrangement)
Format:	May vary, but generally begins with project committee instructions, perhaps guest speaker/presentation, subcommittee chair update reports, and committee breakouts
Offsite:	Subcommittees are encouraged to meet up in between scheduled large group meetings to advance their ongoing research, concept development and outcome preparation

Project Duration

Many considerations enter into the duration needed to produce a series of committee outcomes as the Project moves from one stage to another. The Project builds upon the successful achievement of the previous stage before moving onto the next. For the purposes of this Project, it is conceivable it may take approximately 8-9 months to complete the Primary Outcomes. While there is a structure to this process, it also encompasses a design-build element allowing flexibility for new opportunities or situations not anticipated at this time. These unanticipated elements may impact the Project timeline.

Community Engagement Activity Budget

Every effort will be made to administer the Primary Outcomes of the Village Green Center Redevelopment Plan community engagement consulting activities within the budget of $26,000. This budget includes the Project planning to date, Kick-off planning and meeting, 13 regular committee meetings per the Strategic plan, 2 extra contingency meetings, and final project wrap-up activities. While a number of factors are unknown or unanticipated, it is expected that the Primary Outcomes could be achieved within the allotted budget. Travel and other Project related expenses are not included in the consulting activities budget. Consulting activities and Project expenses will be invoiced monthly.

As anticipated, there could be circumstances that could extend the process by a meeting or two but the goal is to complete the Primary Outcomes within the projected timeline and budget. The tentative schedule provided in the Strategic Plan is subject to change as the process unfolds. While there is a prescribed schedule, this is also a fluid process that incorporates a “design build” approach allowing for either unforeseen situations or potential opportunities that could enhance the process so we all achieve the desired outcomes. These unanticipated elements may impact the Project budget.

Community Collaboration Responsibilities

As community engagement project lead, Consultant will be responsible for:

Engagement Process Planning

a. Developing committee purpose, structure, scope of work, goals, and methodology
b. Developing/creating committee/subcommittee objectives and outcome deliverables
c. Attracting wide community participation during the consulting scope of activities
d. Establishing committee's cultural and autonomous research process and identification of current and anticipated issues and new opportunities

Facilitation

a. Meeting structure and overall scope of work
b. Subcommittee work plan development and monitoring
c. Committee engagement and exploration of additional supporting ideas
d. Committee mapping and presentation preparations

Administration

a. Village and committee contact data base management
b. Village and committee communications and regular communications with Village project lead
c. Meeting agenda preparation
d. Agenda distribution and meeting reminders
e. Meeting summaries

Marketing and Promotion

a. Pre-launch organization and community promotion material drafts
b. Committee Kick-off event promotional material drafts
c. Press release drafts (media submission by Village or consultant)
d. Drafting of other forms of media or communication materials (as needed or available):
   - Flyers, postcards, posters
   - Community newsletter
   - Website content for appropriate sites
   - Social media content
   - Media interviews

Committee Event Preparations

a. Community Kick-off planning for committee sign-up and participation
b. Committee-hosted community open house event planning
c. Community and civic organization(s) presentation planning and program

Village of Pleasant Prairie Responsibilities

Municipality support will be required in a variety of areas:

Marketing & Promotion

a. Encourage Plan Commission, Park Commission, Village Board and staff to inform the public and interested stakeholders about the Project and encouraging them to be involved in the planning process at any point along the Project's progress
b. Approve Consultant's press releases and marketing drafts for timely submission
c. Have staff and Board Trustees available for quotes for promotional materials
d. Provide Village website home page area for the promotion and marketing of the Project
e. Provide website links to Project materials and information
f. Provide Project photographer/videographer to document process from start to completion
g. Provide regular Board meeting report on Project activities
h. Assume production and distribution arrangements and costs of marketing materials such as flyers, posters, postcards and mailings

Kick-Off Event

a. Secure facility and PowerPoint presentation audio visual equipment
b. Assume facility rent and hospitality costs including hosted reception of light food and beverage (beer, wine and non-alcoholic beverages) and related supplies

Committee Meeting Support

a. Provide appropriate staff expertise during meetings (as needed) to be a resource for committee member questions regarding property, zoning or other related questions
b. Provide large 24" x 36" colored maps (GIS maps) and map updates with committee layout improvements such as streets and other redevelopment concept images and overlays
c. Provide meeting materials such as name tags, markers, posting tape, velum tracing paper, etc.
d. Provide land use ratio requirements, required land management systems/requirements, etc. per zoning/planning or other property notations helpful to the committees
e. Provide audio visual equipment, cords, screens and PowerPoint projector, etc. if not provided by meeting hosting facility
f. Provide hosted hospitality arrangements for snacks and refreshments for regular meetings
g. Provide enlargements, storyboards, boards and other uniquely printed materials as needed

Guest Presenters

a. Provide (assume speaker fee if applicable)presenters or speakers as desired for the Project

Project Celebration

a. Provide location, food and beverages for project completion celebration

Phase II Development

a. Development of Village "Action Plan Steps" to keep the project moving forward (Phase II)

Arrangement

Facilitation Arrangement

BayPointe Enterprises, Inc., dba Community Collaboration, is an independent contractor providing consulting services to the Village of Pleasant Prairie.

Invoices

Invoices are submitted each month for Project facilitation consulting activities. Invoice may also include: additional expenses incurred for meeting materials; special materials required to support Consultant activities such as enlargements, storyboards, public engagement poster boards and other uniquely printed materials printed by Consultant to be reimbursed at cost; and travel related expenses including mileage.

Agreement Changes

Material changes to this agreement may be modified or amended in writing by mutual agreement.

Cancelation

Municipality and Consultant may cancel this agreement upon thirty (30) days with written notice to either party if either party determines the other party has not performed properly in substantial respect or if either party determines that the other has failed, neglected or refused to carry out the terms of this agreement. If cancellation is served to Consultant, Consultant may invoice for work activities provided and expenses incurred from last paid invoice to date of receiving cancelation notice. Municipality is responsible for payment of final invoice and related expenses incurred but not paid prior to cancelation.

Mutual Use

Municipality and Consultant reserve mutual rights to all project materials, images, videos, media, research, and Project outcomes for their mutual use without restriction.

Hold Harmless

Municipality and Consultant mutually agree to indemnify and hold harmless the other party from and against any loss, cost, damage of any kind (including reasonable outside attorneys' fees) or as responsible, liable, or accountable for actions, services or outcomes from Project participants or others not party to this Agreement.

Project Interruption

Municipality and Consultant shall not be held liable for failure of or delay in performing its obligations under this Agreement if such failure or delay is the result of natural disaster, severe or unsafe weather conditions, transportation issues or hosting facility unavailability.

Confidentiality | Proprietary Information

The Village Green Center Redevelopment Strategic Plan, this Proposal Agreement, and any aspect of Community Collaboration's community engagement processes provided herein or throughout a contracted arrangement are proprietary information provided in confidence for the sole consideration of the Village of Pleasant Prairie's community engagement contracting consideration and as part of an agreed upon Project contract.

This document, its contents, or any other materials provided by Community Collaboration cannot be used in conjunction with any future community engagement projects or activities conducted by the Village of Pleasant Prairie or any entity contracted on their behalf for community engagement services.

Consulting Proposal Agreement Acceptance

Acceptance

This Proposal Agreement is made between the Village of Pleasant Prairie, (Municipality), indicating their acceptance of the Strategic Plan and Agreement's general approach, schedules, mutual responsibilities, and confidentiality / proprietary terms described herein, and Community Collaboration, a division of BayPointe Enterprises, Inc. (Consultant) for the community engagement facilitation activities for the Village Green Center redevelopment concept planning and related activities. By signing this agreement, signers attest they have the authority to bind their respective entities into a legal contract within the State of Minnesota and Wisconsin.

Village of Pleasant Prairie	BayPointe Enterprises, Inc. dba/ Community Collaboration
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Office of the Finance Director/Treasurer
Kathleen M. Goessl

TO: Village of Pleasant Prairie Board

CC: Nathan Thiel, Village Administrator

FROM: Kathy Goessl, Finance Director

DATE: December 17, 2018

SUBJECT: RecPlex Financial Review and 2019 Budget Presentation

Attached is a RecPlex's revenues and expenses summary. Also attached is the RecPlex's five year capital plan. For competitive reasons, the information provided is not too detailed. My presentation will also be summarized, and detailed plans will not be presented at the Village Board meeting. The purpose is to present an overview of the RecPlex's financial position and 2019 budget summary. Approval of a budget resolution will not be required or requested.

Budget Projection - Compared to Prior Year's Actuals

For Fund - 605 - RecPlex - Fiscal Year - 2018

Org-Obj	Acct Description	Actual - 2016	Actual - 2017	Amend Bud 2018	Actual - 2018	Estimate 2018	Dept Req 2019	Admin Req 2019	Board - 2019	Final - 2019
Revenues										
10 - Membership		4,670,533	4,494,456	4,896,794	4,299,002	4,412,286	4,747,250	4,747,250	0	0
20 - Youth Sports		176,432	234,380	244,019	208,210	241,479	250,644	252,844	0	0
21 - Adult Sports		56,256	58,756	66,150	53,891	56,704	61,040	61,655	0	0
22 - Aquatics Programs		601,822	596,866	621,800	591,721	618,811	650,540	653,840	0	0
23 - Fitness Programs		366,355	384,100	373,830	358,591	390,258	401,368	412,700	0	0
24 - Youth Programs		1,174,413	1,117,164	1,183,000	1,010,485	1,044,620	1,144,300	1,119,300	0	0
25 - TR Programs		705,940	958,839	1,006,500	825,370	866,937	1,069,072	1,069,072	0	0
27 - Ice Programs		1,209,437	1,469,300	1,717,056	1,546,982	1,686,011	1,782,150	1,713,425	0	0
28 - Rentals		1,070,689	1,022,274	1,067,598	981,126	1,027,420	1,054,756	1,092,156	0	0
29 - Preschool		734,140	815,398	885,000	840,788	895,000	910,000	910,000	0	0
36 - Concessions		84,221	95,512	299,700	269,197	284,303	459,350	440,550	0	0
37 - Guest Services		11,984	14,719	15,050	11,176	13,484	14,800	14,800	0	0
38 - Kids Court		22,567	20,636	25,000	21,386	22,000	22,500	22,500	0	0
40 - Advertising		105,070	117,608	229,980	181,596	194,937	240,000	240,000	0	0
5238 - ProShop		84,791	95,815	97,000	89,728	102,000	100,000	102,000	0	0
5235 - Spec Evt		850	0	0	0	0	0	0	0	0
5208 - Rec Admin		264,662	931,667	324,603	814,822	1,287,849	381,020	340,552	0	0
	Total Revenues:	**11,340,164**	**12,427,491**	**13,053,079**	**12,104,070**	**13,144,099**	**13,288,790**	**13,192,644**	**0**	**0**
Operating Expenses										
20 - Youth Sports		109,583	91,777	105,658	94,085	108,261	106,470	108,120	0	0
21 - Adult Sports		24,094	28,366	31,150	27,087	28,294	32,150	32,150	0	0
22 - Aquatics Programs		351,609	361,310	388,472	337,285	370,035	397,600	399,739	0	0
23 - Fitness Programs		326,814	323,606	349,374	299,032	322,569	354,175	365,129	0	0
24 - Youth Programs		518,589	484,426	521,815	455,079	475,175	498,741	489,562	0	0
25 - TR Programs		383,163	385,745	496,115	411,691	431,674	444,667	444,667	0	0
27 - Ice Programs		455,222	515,744	682,797	602,237	636,703	692,453	645,520	0	0

Budget Projection - Compared to Prior Year's Actuals

For Fund - 605 - RecPlex - Fiscal Year - 2018

Org-Obj	Acct Description	Actual - 2016	Actual - 2017	Amend Bud 2018	Actual - 2018	Estimate 2018	Dept Req 2019	Admin Req 2019	Board - 2019	Final - 2019
Operating Expenses										
28 - Rentals		6,105	4,399	31,211	25,156	25,156	53,310	53,329	0	0
29 - Preschool		588,065	584,271	675,936	589,447	648,445	708,645	709,714	0	0
36 - Concessions		13,731	19,184	220,700	220,867	246,304	349,155	350,224	0	0
38 - Kids Court		71,699	71,586	68,749	70,680	71,884	73,310	73,310	0	0
5208 - Rec Admin		3,292,921	3,364,818	3,032,854	1,580,733	2,929,232	2,999,126	3,186,275	0	0
5209 - Ice		195,227	272,913	299,314	278,218	298,628	319,010	322,217	0	0
5211 - Aquatics		574,254	604,474	602,829	539,049	580,425	603,343	605,482	0	0
5212 - Fitness		147,773	133,724	206,841	175,381	190,221	210,558	211,627	0	0
5213 - Facilities		2,581,817	2,469,808	2,773,174	2,272,232	2,574,264	2,797,020	2,734,469	0	0
5214 - Sports		72,032	103,770	118,440	110,194	117,805	156,374	187,504	0	0
5215 - Guest Serv		608,323	611,592	720,291	609,222	663,403	716,210	729,169	0	0
5216 - TR		268,475	270,403	308,681	240,305	263,885	281,517	282,474	0	0
5218 - Youth		77,552	88,686	147,300	138,269	146,563	159,755	161,894	0	0
5219 - Marketing		181,002	202,719	273,676	240,805	267,977	299,624	301,763	0	0
5220 - Rental		83,724	70,448	92,431	20,788	24,359	50,544	51,292	0	0
5221 - Concession		0	0	0	0	5	0	0	0	0
5238 - ProShop		56,424	68,046	56,978	54,908	62,500	62,500	62,500	0	0
9999 - Blank		0	0	0	2,453,899	0	0	0	0	0
	Total Operating Expenses:	**10,988,198**	**11,131,815**	**12,204,786**	**11,846,650**	**11,483,766**	**12,366,255**	**12,508,128**	**0**	**0**
Transfers										
65900000-492001	Transfer In	117,563	119,370	119,370	93,997	119,370	119,370	119,370	0	
	Total Transfers:	**117,563**	**119,370**	**119,370**	**93,997**	**119,370**	**119,370**	**119,370**	**0**	
Fund Balance										
Beginning Fund Balance		6,610,523	7,080,052	8,495,097	8,495,097	8,495,097	10,274,800	10,274,800	10,274,800	10,274,800

Budget Projection - Compared to Prior Year's Actuals

For Fund - 605 - RecPlex - Fiscal Year - 2018

Org-Obj	Acct Description	Actual - 2016	Actual - 2017	Amend Bud 2018	Actual - 2018	Estimate 2018	Dept Req 2019	Admin Req 2019	Board - 2019	Final - 2019
Income / (Loss)		469,528	1,415,045	967,663	351,417	1,779,703	1,041,905	803,886	0	0
Ending Fund Balance		7,080,052	8,495,097	9,462,761	8,846,514	10,274,800	11,316,705	24,390,700	10,274,800	10,274,800
Reserved		16,812	1,226	1,226	1,226	1,226	1,226	1,226	1,226	1,226
UnReserved Fund Balance		**7,063,240**	**8,493,871**	**9,461,535**	**8,845,288**	**10,273,574**	**11,315,479**	**11,077,460**	**10,273,574**	**10,273,574**
25% of Expense		(2,747,050)	(2,782,954)	(3,051,197)	(2,961,662)	(2,870,941)	(3,091,564)	(3,127,032)	0	0
Available		4,316,190	5,710,917	6,410,338	5,883,626	7,402,632	8,223,915	7,950,428	10,273,574	10,273,574

Village of Pleasant Prairie, WI

Capital Plan - IT

2019 thru 2023

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2019	2020	2021	2022	2023	Total
605 Administration								
New Recreation Software	*RA-14*	3			40,000			*40,000*
New Website Development	*RA-15*	1	10,000					*10,000*
605 Administration Total			10,000		40,000			*50,000*
605 Facilities - Equip $10,000								
Zamboni Batteries	*RM-09*	1		20,000				*20,000*
Facilities Clocks with Speakers	*RM-63*	2	40,000					*40,000*
Scoreboards	*RM-64*	3		45,000				*45,000*
Facilities PM/Replacement Software	*RM-65*	1	15,100					*15,100*
605 Facilities - Equip $10,000 Total			55,100	65,000				*120,100*
605 Facilities - Over $50,000								
Phase IV RecPlex Addition	*RM-66*	3			100,000	5,000,000		*5,100,000*
New Waterpark Components	*RM-72*	2		10,000	100,000			*110,000*
605 Facilities - Over $50,000 Total				10,000	200,000	5,000,000		*5,210,000*
605 Facilities - Under $50,000								
Rooftop Unit Compressors	*RM-47*	1	10,000	10,000	10,000	10,000		*40,000*
Repair of Original RecPlex Roof	*RM-61*	3	10,000	10,000			10,000	*30,000*
LED Replacement Fixtures	*RM-62*	1	20,000	20,000	20,000	20,000	20,000	*100,000*
Window Perforations	*RM-67*	2	28,100					*28,100*
Replacement Basketball Hoops / Rims	*RM-68*	3	12,000					*12,000*
Woman's Locker Room Lockers	*RM-69*	3		30,000				*30,000*
605 Facilities - Under $50,000 Total			80,100	70,000	30,000	30,000	30,000	*240,100*
605 Sports Division								
Bleachers	*RS-1*	3	10,000					*10,000*
605 Sports Division Total			10,000					*10,000*
GRAND TOTAL			155,200	145,000	270,000	5,030,000	30,000	*5,630,200*

Consider approval of **Zoning Map and Text Amendments (Ord. #18-46 and Ord. #18-47)** for the request of John Huggett with The Boldt Company on behalf of Aurora Health Care, Inc., owner of the property located at 12500 Aurora Drive related to the Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building to rezone the property into a PUD, Planned Unit Development Overlay District with the underlying M-5, Production Manufacturing District and C-1, Lowland Resource Conservancy District areas to remain unchanged. In addition, to create the specific PUD district requirements for the development related to signage and landscaping of the open space.

Recommendation: Plan Commission recommends that the Village Board approve the **Zoning Map and Text Amendments** subject to the comments and conditions of the Village Staff Report of December 17, 2018.

VILLAGE STAFF REPORT OF DECEMBER 17, 2018

Consider approval of **Zoning Map and Text Amendments (Ord. #18-46 and Ord. #18-47)** for the request of John Huggett with The Boldt Company on behalf of Aurora Health Care, Inc., owner of the property located at 12500 Aurora Drive related to the Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building to rezone the property into a PUD, Planned Unit Development Overlay District with the underlying M-5, Production Manufacturing District and C-1, Lowland Resource Conservancy District areas to remain unchanged. In addition, to create the specific PUD district requirements for the development related to signage and landscaping of the open space.

The petitioner has purchased approximately 64 acres of land located at 12500 Aurora Drive within the Prairie Highlands Corporate Park for the development of construction of the Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building.

The proposed $130 million development would include an approximate 100,000 square foot ambulatory care center, a three story, 100,000 square foot professional office building, and associated surface parking and open space. The building is situated on the site to accommodate future expansion as the health care needs of the community evolve. The planning and design of the proposed facility would preserve the site's woodlands and natural wetlands, providing care in a natural and healing environment.

The proposed health care facility would offer new and expanded services in an ambulatory care center and professional office building. The facility is intended to meet the growing health care needs of residents in the Village and surrounding communities, ensuring access to high-quality, cost effective care in a convenient location. Within the facility will be operating rooms, imaging rooms, rehabilitation equipment, prep/recovery rooms, clinic exams, food service, a laboratory, pharmacy, and sterilization equipment. The equipment used will support the previously identified departments and rooms. A generic listing of the equipment that will be within this facility will include, but is not limited to: CT, MRI, X-ray, Bone Densitometer, Mammography, Ultrasound, Operating Rooms, steam sterilizers, disinfector, crash cart, centrifuge, stretchers, exam tables, kitchen hoods, grills, freezers and refrigerators. A screened mechanical service area will be located on the building.

It is estimated that this facility will provide for 260 full-time and 28 part-time employees working 2 shifts (this will include 140 new jobs). A total of 737 parking spaces (including 24 handicapped accessible parking spaces) are provided with a separate entry and two (2) dock service court areas are shown on the west side of the building. It is anticipated that the average daily automobile trips would be 2,565 per day with an average of four (4) daily truck trips per day. Access to this development will be from an internal roadway that connects a boulevard entrance to 120th Avenue (West Frontage Road) and extends to a boulevard entrance at 128th Avenue. There will be no direct driveway access to 104th Street (CTH Q). A total of three (3) access points are proposed from 128th Avenue.

Outlot 1 of CSM 2866 north of the property will provide for regional basins for the Prairie Highlands Corporate Park and will also handle storm water for Aurora and the southern end of the Corporate Park. The grading of the Aurora Lot and the stormwater facilities within the Outlot will be completed by Aurora pursuant to the Development Agreement, which specifies the obligations and other requirements of the Village and Aurora, including the required public and private improvements for the Aurora development.

All public roadway improvements and public utilities serving the Aurora site have been designed and are under construction. The public improvements are intended to be installed by the Village and are anticipated to be completed by the late fall of 2019. The Village is coordinating the electrical services needed for Prairie Highlands Corporate Park street lighting and Aurora is coordinating their on-site gas and electric service needs directly with We Energies.

Previous Approvals:

- On April 2, 2018, the Village Board conditionally approved a **Master Conceptual Plan** for the proposed Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building on said property.
- On June 11, 2018, the Plan Commission conditionally approved the **Preliminary Site and Operational Plans (Stage 1)** for the mass grading of the site and the mass grading began after the WI NOI, the WI DNR Chapter 30 permit and the WI DOT permit were obtained and submitted as discussed in the pre-construction meeting on June 27, 2018 and the Erosion Control Permit was issued by the Village on July 5, 2018.
- On June 18, 2018, the Village Board approved the **Development Agreement** and related Exhibits that were executed by all parties on June 21, 2018.
- On June 18, 2018, the Village Board approved amendments to the **Village Comprehensive Land Use Plan (Ord. #18-25) and the Village Zoning Map (Ord. #18-26)** to reflect the wetlands as delineated by RA Smith for the Prairie Highlands Corporate Park including the land being developed by Aurora. The wetlands on the Aurora site are being preserved and protected during site development.
- July 9, 2018, the Plan Commission conditionally approved **Preliminary Site and Operational Plan (Stage 2)** for the approval of final full civil plans, all underground utilities and footing and foundation plans. Early footing and foundation permit was issued on August 14, 2018.
- October 22, 2018, the Plan Commission conditionally approved **Preliminary Site and Operational Plans (Stage 3)** for the building shell. Subsequently permits were issued for the building shell.
- December 10, 2018, the Plan Commission conditionally approved the **Final Site and Operational Plans (Stage 4)** for the interior building plans, landscaping plans, exterior lighting plans, signage plans and the **Digital Security Imaging System (DSIS) Agreement and DSIS Access Easement**. Permits will be issued for the interior build-out of the building.

Zoning Map and Text Amendments: A PUD, Planned Unit Development Overlay District is proposed to be placed on the property with the underlying M-5, Production Manufacturing District and C-1, Lowland Resource Conservancy District areas remaining unchanged. In addition, a Zoning Text Amendment is proposed to create the specific PUD district requirements for the development.

The ***attached*** PUD includes the following variations of the Zoning Ordinance:

- To allow for 25% of the open space area (excluding the wetlands and woodland) to be allowed to be planted and maintained as prairie grasses/plants rather than manicured lawn.
- To allow for three (3) Primary Monument Signs and two (2) Secondary Monument Signs within the development.
- To allow for an increase from 600 to 800 square feet of total aggregate commercial advertising signage (wall signs) for the 200,000 square foot building.

RECOMMENDATIONS:

Plan Commission recommends approval of the Zoning Map and Zoning Text Amendments as presented.

CODE1811-002

ORD. # 18-46

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

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

The property known as Lot 2 of CSM 2866 located in U.S. Public Land Survey Section 24, Township 1 North, Range 21 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin are hereby rezoned into the PUD, Planned Unit Development Overlay District while the underlying M-5, Production Manufacturing District and C-1, Lowland Resource Conservancy District will remain unchanged.

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

Adopted this 17th day of December 2018.

VILLAGE BOARD OF TRUSTEES

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted:_____

46-Aurora PUD rezone
CODE1811-002

ORD. #18-47

**ORDINANCE TO CREATE THE
AURORA HEALTH CENTER DEVELOPMENT PLANNED UNIT DEVELOPMENT (PUD)
ORDINANCE PURSUANT TO
CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, to create the Aurora Health Center Development Planned Unit Development (PUD) pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

AURORA HEALTH CENTER DEVELOPMENT PLANNED UNIT DEVELOPMENT

a. It is the intent that the Aurora Health Center-Pleasant Prairie Ambulatory Care Center and Medical Office Building (hereinafter referred to as the "DEVELOPMENT"), will provide for a medical office facility (operation of a health center for the provision of medical, surgical, dental, psychiatric and behavioral care, whether inpatient or outpatient, and related uses, including, without limitation, a hospital, outpatient surgery center, urgent care, medical offices, health club, pharmacy, laboratory, auxiliary uses such as temporary overnight lodging for employees for use while on duty only, and complimentary retail uses, such as gift shop, food and beverage and similar uses reasonably auxiliary to the operation of a health center) and associated site improvements on the property as legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying M-5, Production Manufacturing Zoning District with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, with the additional goal of proper maintenance on a regular basis for the structures, sanitary sewer, water, storm sewer and storm water basins, boulevards, landscaping, street trees and street terrace areas, sitting areas, parking areas, sidewalks/pedestrian walkways, security cameras, lighting, signage, garbage dumpster enclosures, and overall site so as to promote an attractive and harmonious development area and work to achieve a business environment of sustained desirability and economic stability with the Prairie Highlands Corporate Park and other surrounding properties located in the Village of Pleasant Prairie as well as avoids unreasonable adverse effects to the property values of the surrounding properties and the surrounding neighborhood.

b. Legal Description: The property included is known as Lot 2 of CSM 2866 located in U.S. Public Land Survey Section 24, Township 1 North, Range 21 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

c. Requirements within the DEVELOPMENT:

   (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.

   (ii) The DEVELOPMENT shall be in compliance with the *Declarations or Covenants, Conditions, Restrictions and Easements for Prairie Highlands Corporate Park*, and any amendments thereto as recorded at the Kenosha County Register of Deeds Office.

   (iii) All private/public improvements for this DEVELOPMENT are required to be installed and maintained pursuant to the approved Development Agreement and any Site and Operational Plan or Conditional Use Permit, which may be approved by the Village within the DEVELOPMENT on file with the Village.

(iv) The DEVELOPMENT, including but not limited to, the building, structures, signage, fence(s), garbage dumpster enclosures, landscaping, irrigation, parking lot(s), exterior site lighting, public street trees, terrace areas and sidewalks etc., and the DEVELOPMENT as a whole, shall be maintained on a regular basis in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. This maintenance shall also include the daily picking up and disposal of trash and debris which may accumulate on the sites within the DEVELOPMENT. Annually, or more frequent if necessary, compliance inspections will be performed to verity that the site, development, building, landscaping and signage are being maintained in compliance with the Village approved Site and Operational Plans and Village Ordinance requirements. Dead site landscaping and diseased street trees and plantings shall be removed and replaced each year per the approved Landscape Plans; site landscaping shall be watered, trimmed and maintained; signage and fencing shall be repaired and repainted as needed; street terrace areas shall be irrigated, weeded and mowed regularly; parking lot and building lighting and DSIS camera system in the DEVELOPMENT shall be operable and maintained; all structures, trim, and building architectural details shall be cleaned, repainted, fixed, and repaired on a regular basis; and the parking lots shall be surfaced and pedestrian/driveway pavement directional markings and parking lot striping shall be repainted on a regular basis.

(v) The DEVELOPMENT shall be in compliance with a Digital Security Imaging System Agreement (DSIS) and Access Easement as approved by the Village.

(vi) All buildings and site alterations and modifications, including general building and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.

(vii) All buildings/structures and all exterior additions, remodeling or alterations to the any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc.

(viii) Temporary or permanent storage containers (some having brand names such as P.O.D.S, S.A.M.S., etc.) and compactors are not allowed within the DEVELOPMENT. All merchandise, product, crate, pallet, etc., storage shall be stored inside a building.

(ix) No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be affixed to any building, person, landscaping, vehicle, roof-top, or the ground unless expressly permitted by the Zoning Ordinance.

(x) The DEVELOPMENT shall not be used for any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations. No extended overnight parking of passenger vehicles is allowed in the parking lots.

(xi) In the event that any public transportation to service the DEVELOPMENT is requested, it shall be the responsibility of the requesting party(ies), not the Village, to fund the cost of providing such public transportation to and from the DEVELOPMENT.

(xii) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:

(i) Section 420-57 J (2)(a) related to landscape and open space design standards is hereby amended to read as follows:

(a) All areas of the site that are not impervious, excluding landscape elements or landscaped planting beds, or wetlands or woodland shall be seeded or sodded and maintained in a manicured lawn condition except for the 25% of the land areas as shown on ***Exhibit A*** which may be planted with prairie seeding/plants and maintained pursuant to the approve Prairie Grass Maintenance Plan dated November 9, 2018. Furthermore, in the event that the prairie seeding or planted areas are not fully established with five years of occupancy and/or continued to be maintained properly, the areas shall be required to be established and maintained as manicured lawn.

(ii) Section 420-76 T related to Primary Monument Signs shall be amended as follows:

T. Primary Monument Signs

(1) Three (3) Primary Monuments Signs are allowed within the DEVELOPMENT as shown on ***Exhibit B*** pursuant to the specifications shown on Sheet MON-02.

(2) Maximum area: 100 square feet per face per sign.

(4) Maximum height: 16 feet.

(5) Minimum setback distance: 15 feet from any public street or highway right-of-way line and shall not be located within any easement wherein such sign is not expressly permitted.

(6) The signs adjacent to 104th Street (CTH Q) shall include the street address of the principal building(s) on the property, including the street number(s) and the name of the street, but such address may be placed on the base of the sign (where they will not count toward the maximum area of the sign display). The northern most sign adjacent to 120th Avenue is not required to include the address of the building(s).

(7) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the signs pursuant to the approved landscaping plan.

(iii) Section 420-76 Y related to Secondary Monument Signs shall be amended as follows:

Y. Secondary Monument Signs

(1) Three (3) Secondary Monuments Signs are allowed within the DEVELOPMENT as shown on ***Exhibit B*** pursuant to the specifications shown on Sheet MON-03 and MON-05.

(2) The two (2) signs adjacent to Aurora Drive shall meet the following requirements as shown on Sheet MON-03:

(a) Maximum area: 60 square feet per face per sign.

(b) Maximum height: 12 feet.

(c) Shall be on a base as shown on Sheet MON-03.

(3) The one (1) sign at the driveway entrance at 128th Street shall meet the following requirements as shown on Sheet MON-05:

(a) Maximum area: 28 square feet per face per sign.

(b) Maximum height: 7 feet.

(c) No masonry base is required as shown on Sheet MON-05.

(4) Minimum setback distance: 10 feet from any public street or highway right-of-way line and shall not be located within any easement wherein such sign is not expressly permitted.

(5) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign pursuant to the approved landscaping plan.

(iv) Section 420-76 K related to aggregate permitted background commercial advertising sign areas shall be amended as follows:

K. The total aggregate permitted background commercial advertising sign area allowed on a property is 800 square feet.

e. Amendments

(i) The PUD regulations for the DEVELOPMENT may be amended pursuant to Chapter 420-137 of the Zoning Ordinance.

(ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this 17th day of December 2018.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted: _____
47-aurora pud
CODE1811-002

Exhibit A

Aurora Pleasant Prairie

Perimeter Planting

Manicured Lawn

75%

Prairie Seeding

25%

Aurora Health Center Pleasant Prairie
Prairie Grass Maintenance Plan
November 9, 2018

Step 1: PREPARE THE SITE

To prepare your site for planting, you must first eliminate the existing vegetation, which may consist of perennial weeds, annual weeds, or both. Although it is nearly impossible to remove all annual weed seeds from the seed bank stored in the soil, it is crucial to kill and/or remove perennial weeds and rhizomes before planting. Perennial weeds such as Quackgrass, Bromegrass, Canada Thistle, Canada Goldenrod and Clover can inhibit the growth and development of your prairie. Eliminating all perennial weeds prior to seeding is essential to success with your prairie. Site preparation options may vary according to the vegetation type that you are converting to a prairie planting.

Areas of bare soil resulting from recent construction may appear weed free at first, but all soils contain an astonishing array of weed seeds that will re-sprout and grow and may out-compete your seed mix. The best approach is to wait and see what comes up and then kill any weeds prior to installing a seed mix, rather than seeding into a recently cleared/disturbed site. To prepare a new construction site or newly disturbed area, first, allow the weeds to emerge and grow up to a height of one foot. Once the area has sprouted and grown to reveal the existing weed bank, choose a preparation method - either Cultivating or Herbiciding. If the existing weed bank is not addressed you will not have a suitable, clean seed bed for the germination and growth of your seed mix. Fields that have been abandoned and allowed to grow up into grasses and weeds require at least a full year for proper site preparation. Completing two years of weed control is even better, due to the presence of established perennial weeds and weed seeds in the soil. Please do not rush your site preparation if you are planting an old field. It cannot be over-emphasized that you need to eliminate all weeds before seeding.

ORGANIC OPTION - CULTIVATING

- Mow and rake the existing vegetation to the ground in late fall or early spring.
- Cultivate to a depth of four to five inches every two to three weeks from spring through fall.
- Before planting, make sure all the existing weeds have been killed. This procedure may require two consecutive years of cultivating to kill pernicious, noxious weeds.
- Plant in fall or the following spring into a prepared bed.

HERBICIDING OPTION

- Mow and rake the existing vegetation to the ground in late fall or early spring.
- Apply a Glyphosate herbicide three times throughout the growing season at six to eight week intervals (mid-spring, midsummer, early fall), when plants are green and actively growing.
- If perennial weeds are still present on the site after a full year of herbiciding, do not seed. Leave the soil undisturbed over winter, and apply one more herbicide treatment in late spring of the following year to kill any remaining weeds. (If in doubt that this additional application is sufficient, wait, spray for a second year at six to eight week intervals and seed in the fall.)
- When all the vegetation is dead, work the ground to prepare a seed bed

Step 2. PREPARING THE FINAL SEED BED

If your site is one half acre or larger, seeding mechanically using a Brillion Drop Seeder or similar implement is ideal. A Brillion's heavy cast iron packing wheels ensure firm seed to soil contact.
If seeding a large site, No-Till Drills or Slit Seeders are best (Tye, Truax, and John Deere, etc). This equipment requires a smooth, level soil surface, with little or no tilling. Tilling will only expose more weed seeds from the seed bank in the soil below, and is not recommended when using no-till drills and slit seeders.

Step 3. PLANTING THE PRAIRIE SEED

On areas greater than one acre, it is more efficient to plant using a broadcast or a no-till planter. The broadcast planter spreads the seed over the soil, whereas the no-till seeders plant the seeds in rows by opening slits in the soil. The broadcast seeder we recommend is the Brillion double box agricultural model, typically used to seed alfalfa and grass mixture, but equipped with native grass bristle brushes in the larger front box rather than the standard steel wire agitators. No-till seeders commonly used for prairie plantings include the Truax drill, the Tye wildflower and native grass seeder, and John Deere seeders. On gradual slopes, mulching and erosion fabric may be necessary to prevent the seed from washing prior to its establishment. For hydro mulching, only use cellulose-based mulch and do not use a tackifer. Although grasses are able to penetrate through a tackifer, the wildflowers typically cannot.

Watering is optional, as prairies will germinate without additional watering, they will simply germinate more slowly without the watering. If watering is possible, water spring and summer seedings regularly during the first six to eight weeks after planting for higher germination and seedling survival. Water just enough to keep the soil moist, every other day for 15 to 30 minutes. Over watering can drown seedlings, especially on heavy clay soils. Water in the early morning, as watering during the day can be ineffective and wasteful. After eight weeks, water only if it does not rain for one week. Afternoon and evening water encourages seedling loss by fungal attack.

Step 4: POST PLANTING MAINTENANCE

Year One

Weed control during the first growing season is essential. The perennial prairie seedlings grow slowly, and are easily outcompeted by the faster growing weeds that will inevitably germinate.

- Mow your prairie about once a month during the first growing season. The actual mowing frequency will depend on rainfall in any given year, actual weed density and height.
- Mow the entire planting when weeds reach the height of 12 inches. As a general rule of thumb, anything that grows taller than 12 inches in the first year is most likely a weed. Taller weeds shade out prairie seedlings. Mowing the vegetation at six inches will cut back taller weeds, while leaving the shorter prairie seedlings unharmed.
- To mow larger areas, a fail mower is the best choice. Flail mowers chop the weeds as they are cut, instead of laying the cut weeds on top of the prairie seedlings. If a fail mower is unavailable, a rotary mower or sickle bar mower may be used.
- In the first season prairie seedlings rarely grow taller than four to six inches, with the possible exception of the Black Eyed Susan. As difficult as it is, we recommend cutting all vegetation, including the tops of the Black Eyed Susans. Cutting will not kill the Black Eyed Susans.
- Be sure to mow weeds before weeds set seed, to prevent further infestation.
- Although tempting, we do not recommend pulling weeds, as this will disturb or destroy the developing prairie seedlings.
- At the end of the first growing season, leave the dead vegetation and or stubble standing, this helps to catch winter snows which helps insulate the soil seedlings and reduce winter frost heaving.

Year Two

During the spring of the second year, mow the standing residual vegetation as close to the ground as possible in mid spring, and rake of any cuttings. Mowing in mid spring helps to set back non-native cool season weeds and grasses such as Quackgrass, Bluegrass, and Bromegrass etc. Timing is very important when mowing your prairie. The optimal date for mowing can vary as much as a month in any given year, due to the differences in weather. However, we can use plants as our calendar to ensure optimal timing. The best time to mow most prairies is when the buds of the Sugar Maple tree begin to break open in spring. This usually will occur sometime between April 1 and May 15, depending on your location and the weather in any given year. This is usually about the time we are mowing our lawns for the first time.

• Removing the vegetation and raking the vegetation encourages soil warming, which triggers the warm season prairie plants to break dormancy.

• If biennial weeds such as Sweet Clover, Burdock, Wild Parsnip, etc. appear, or are a problem, mow again at approximately 12 inches when weeds are in full flower. Make sure to mow the weeds before they make seed. Expect this second mowing for controlling biennial weeds to occur in June, depending on your location.

• Do not mow after new plant growth has reached one foot or taller, as this could damage your prairie plants.

Year Three and Beyond

MOWING

Beginning in the spring of the third year, mow all vegetation to the ground. Mowing in mid-spring helps to set back non-native cool season weeds and grasses such as Quackgrass, Bluegrass, Bromegrass etc. By waiting until the undesirable plants have initiated spring growth before mowing, cutting will destroy their new growth and set them back, favoring the warm season prairie plants, most of which are dormant under the soil. Timing is very important when mowing your prairie. The optimal date for mowing can vary as much as a month in any given year, due to the differences in weather. As in Year Two, the best time to mow prairies is when the buds of the Sugar Maple tree begin to break open in spring.

• It is recommended that you divide your prairie into “management units.” Mow one half every other year, alternating from year to year so that each half is mowed once every two years. This helps prevent invasion by woody plants, as well as cool season weeds. Mowing less frequently than every other year can result in trees gaining a foothold in your prairie. Mowing every year is generally not recommended, as it tends to increase the dominance of warm season prairie grasses and certain prairie flowers.

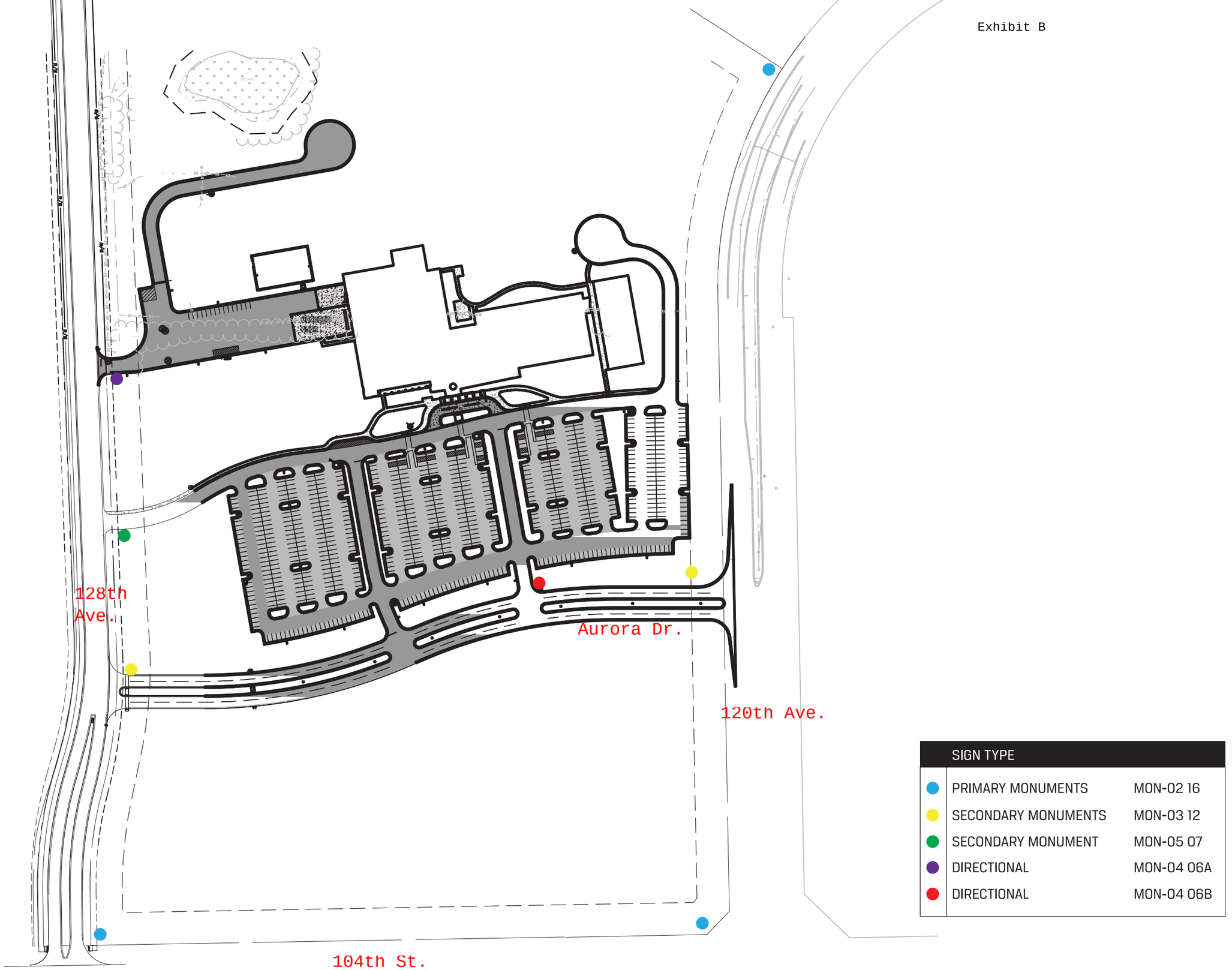
• Leaving unmowed sections of your prairie preserves overwintering butterfly, moth and other invertebrate pupae and eggs so they can re-populate the ecosystem that year. These species would otherwise be destroyed by mowing.

• Do not mow after new plant growth has reached one foot or taller, as this could damage your prairie plants.

• Many ground nesting birds also build their nests in late spring and mowing at this time could destroy some nests. Mid-spring timing of the mowing maintenance leaves sufficient time for birds to re-nest and successfully raise their young.

• Mowing every other year helps to create varying conditions from year to year, maintaining maximum plant and animal diversity.

Exhibit B



SIGN TYPE		
●	PRIMARY MONUMENTS	MON-02 16
●	SECONDARY MONUMENTS	MON-03 12
●	SECONDARY MONUMENT	MON-05 07
●	DIRECTIONAL	MON-04 06A
●	DIRECTIONAL	MON-04 06B

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Project

Aurora Health Center

Pleasant Prairie, Wisconsin

Scale: NTS

Original Page Size: 11" x 17"

Notes

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Revisions

REV	DESCRIPTION	BY	DATE
01	location move	sew	03.16.18
02	larger mon location	sew	08.21.18
03	naming/colors	sew	09.17.18
04	move mon03	sew	10.10.18
05	new map layout	sew	11.08.18

Rep.: Matt Kaminski

Drawn By: Sarah Watson Orig. Date: 03/12/18

Sign Loc. No. .

00

Site Plan

Sign. Type

81464 C01

OPP - Project - Job No. Design

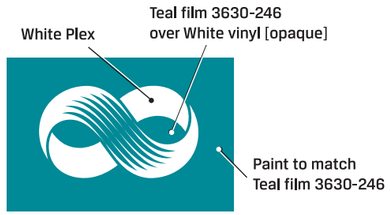
SIGN SPECIFICATIONS

[A] - CABINET
Lighting: Lit
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Voltage: [TBD]
Installation: New Structure

[B] - GRAPHICS
Material: Backed-up
Color: White

[C] - BASE & CAPS
Material: Masonry

[D] - NON-ILLUMINATED LETTERS
Material: 3/16" FCO Aluminum
Face Color: White
Installation: Flush mount to masonry base



98 SQFT PER FACE
196 SQFT PER SIGN
3 SIGNS = 588 SQFT

PRIMARY MONUMENTS

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Project

Aurora Health Center

Pleasant Prairie, Wisconsin

Scale: 1/4"=1'
Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	masonry changes	sew	08.31.18
02	add address/name	sew	09.17.18
03	show side B	sew	10.24.18

Rep.: Matt Kaminski
Drawn By: Sarah Watson Orig. Date: 03/12/18

Sign Loc. No. 16 various

MON-02
D/F Monument
Sign. Type

81464 C01
OPP - Project - Job No. Design

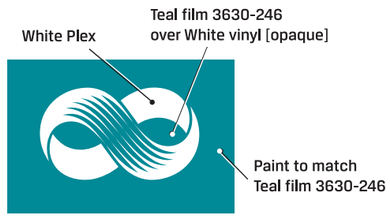
SIGN SPECIFICATIONS

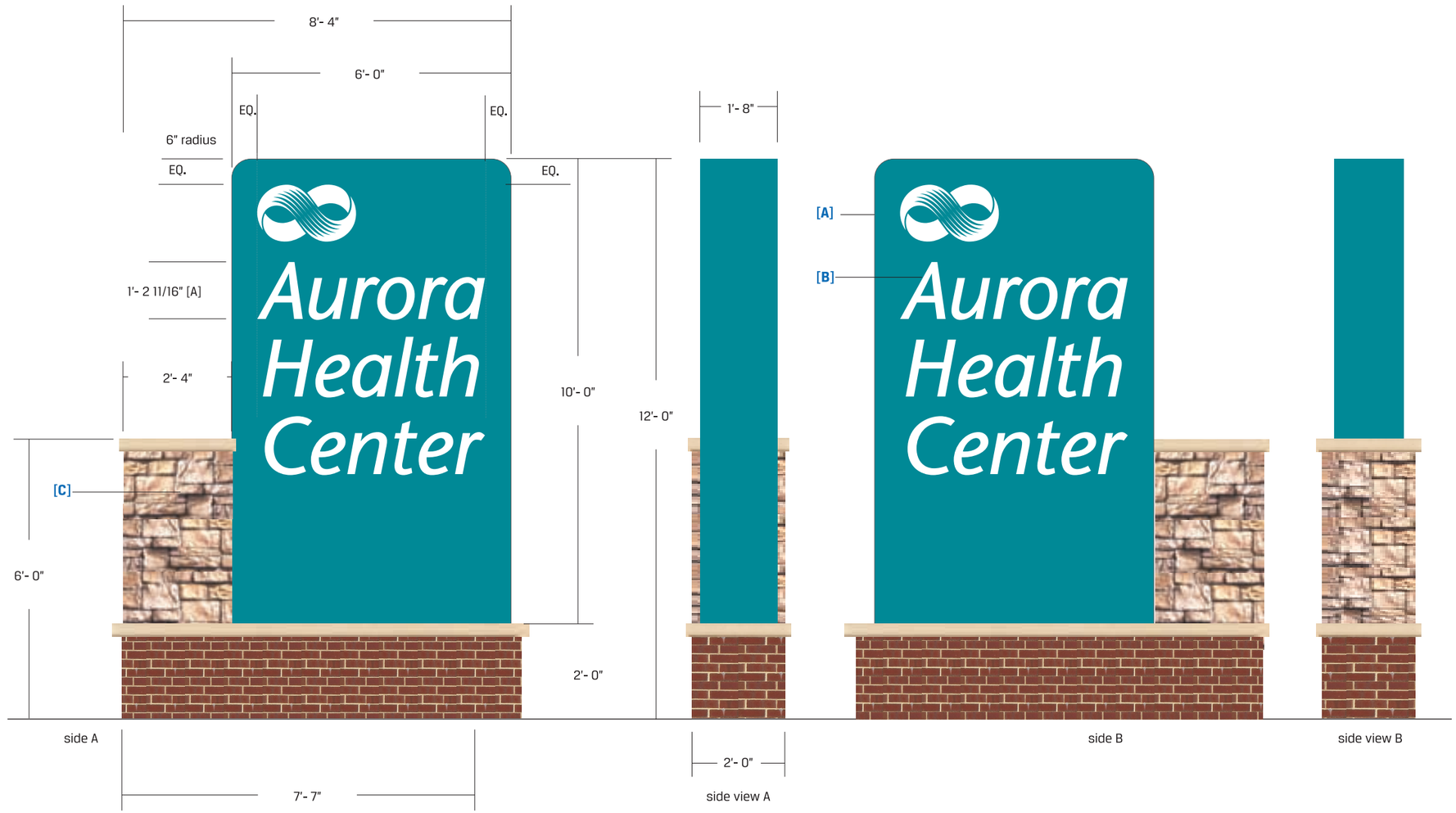
[A] - CABINET
Lighting: Lit
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Voltage: [TBD]
Installation: New Structure

[B] - GRAPHICS
Material: Backed-up
Color: White

[C] - BASE & CAPS
Material: Masonry

60 SQFT PER FACE
120 SQFT PER SIGN
2 SIGNS = 240 SQFT





SECONDARY MONUMENTS

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Project

Aurora Health Center

Pleasant Prairie, Wisconsin

Scale: 3/8"=1'
Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
.			

Rep.: Matt Kaminski
Drawn By: Sarah Watson
Orig. Date: 10/25/18

Sign Loc. No. 12 various

MON-03
D/F Monument
Sign. Type

81464
OPP - Project - Job No.

C02
Design

SIGN SPECIFICATIONS

[A] - CABINET
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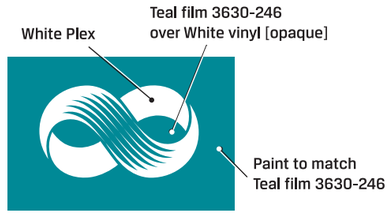
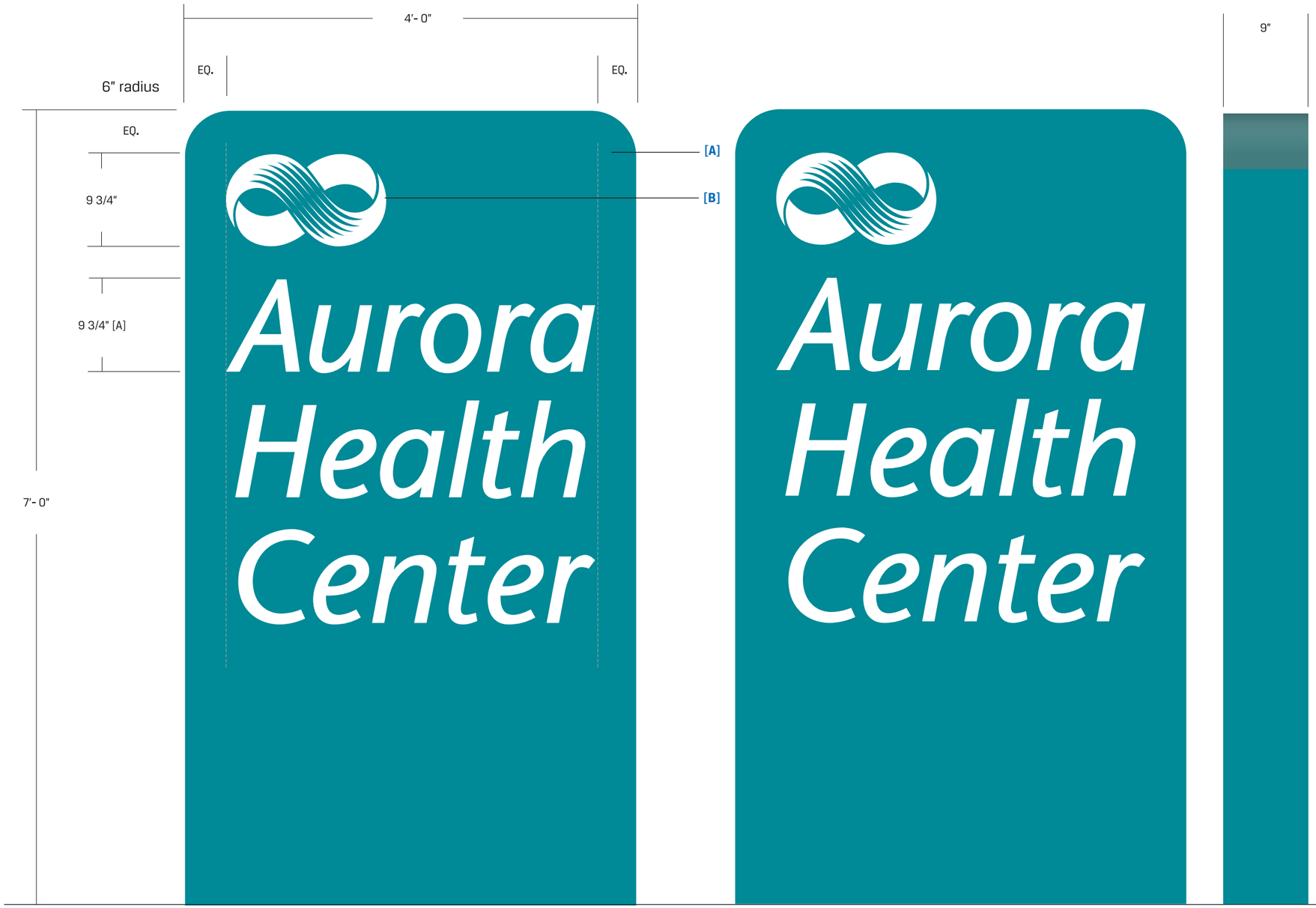
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Voltage: [TBD]
Installation: New Structure

[B] - GRAPHICS
Material: Backed-up
Color: White



28 SQFT PER FACE
56 SQFT PER SIGN



● SECONDARY MONUMENT

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Project

Aurora Health Center

Pleasant Prairie, Wisconsin

Scale: 1"=1'
Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	location/name	sew	09.17.18
02	show side b	sew	10.24.18

Rep.: Matt Kaminski
Drawn By: Sarah Watson
Orig. Date: 03/12/18

Sign Loc. No. 07

MON-05
D/F Monument
Sign. Type

81464 C01
OPP - Project - Job No. Design

ZONING TEXT AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: Northwest corner of CTH 'Q' (104th Street) & 120th Avenue

Legal Description: See Attachment "A"

Tax Parcel Number(s): 91-4-121-244-0602

Amend Section(s): 420-76, 420-78-K, 420-57-J of the Village Zoning Ordinance

Purpose of Zoning Text Amendment:

See separate Zoning Text Amendment Letter.

If a Planned Unit Development is proposed include a letter indicting the dimensional variations being requested a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code

If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.

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

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

PROPERTY OWNER:

Print Name: Brian Esswein

Signature: _____

Address: 1151 Warwick Way

Racine (City) WI (State) 53406 (Zip)

Phone: 262-321-6322

Fax: 414-299-1632

Email: brian.esswein@aurora.org

Date 10/29/2018

APPLICANT/AGENT:

Print Name: John Huggett

Signature: _____

Address: N21W23340 Ridgeview Parkway

Waukesha (City) WI (State) 53188 (Zip)

Phone: 262-446-7124

Fax: 262-544-5905

Email: john.huggett@boldt.com

Date: 10/29/2018

ZONING MAP AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: Northwest corner of CTH 'Q' (104th Street) & 120th Avenue

Legal Description: See Attachment "A"

Tax Parcel Number(s): 91-4-121-244-0602

Existing Zoning District(s): M5C1

Proposed Zoning District(s): PUD Overlay

Proposed Use: Outpatient Healthcare Facility

Compatibility with Adjacent Land Uses:

Our use is compatible with the neighboring properties and business park.

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

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

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

PROPERTY OWNER:

Print Name: Brian Esswein

Signature: _____

Address: 1151 Warwick Way

Racine (City) WI (State) (Zip)

Phone: 262-321-6322

Fax: 414-299-1632

Email: brian.esswein@aurora.org

Date 10/29/2018

APPLICANT/AGENT:

Print Name: John Huggett

Signature: _____

Address: N21W23340 Ridgeview Parkway

Waukesha (City) WI (State) 53188 (Zip)

Phone: 262-446-7124

Fax: 262-544-5905

Email: john.huggett@boldt.com

Date: 10/29/2018

Attachment "A"

LEGAL DESCRIPTION

Being a redivision of the discontinued 128th Avenue and all of Lot 2 of Certified Survey Map No. 2849, being a part of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 AND the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 AND the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 AND the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 23 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

The Boldt Company
N21 W23340 Ridgeview Parkway
Waukesha, WI 53188

262-544-9118 phone
www.boldt.com

November 9, 2018

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

Re: AHCPP ACC-MOB Zoning Text Amendments & ~~Variance~~ PUD Requests

Dear Jean,

Below is list of requested ~~variances~~ PUD variations from the Village of Pleasant Prairie Zoning Ordinance - Chapter 420.

Zoning Ordinance: 420-57-J – Landscape and open space plan
(2)(a) All areas of the site that are not impervious, exclusive of landscape elements or landscaped planting beds, or wetlands or other areas approved for natural growth because of environmental concerns, shall be seeded or sodded and maintained in a manicured condition.

We are requesting to install 25% native grasses within the non-impervious area of the property.

1. Based on the parcel size we are requesting to install 25% native plantings to carry the character of the Aurora campus style and healing environment in conjunction with the manicured grasses. The landscape concept centers around the idea of lightly nestling the facility into the existing pastoral landscape. Drawing from the character of the existing farmland that surrounds the site the design works to pull the native landscape into the public experience with simple rows of trees and native prairie landscape framing the site. As a means of formalizing the public areas, maintained lawn and perennial plantings frame the native landscape and work to create a clean edge that acts as a transition between the native buffer and the public zones of engagement.
2. In order to create an environment that promotes healing, Aurora Health Care leverages the landscape to execute its principles and delivers the expectations of their patients. The ability to install a native landscape will allow the site to be recognized by patients and visitors as a place of respite and healing. This environment will help sustain the success of the campus.

Zoning Ordinance - 420-76.T Primary Monument Signs
420-76.T(3) Maximum number: one per property;

420-76.T(3)(b) If the property is located in a business, manufacturing, institutional, PR-2 or PR-3 district and has frontage on more than one street or highway, wherein one street frontage is on an arterial street or highway with no access and the second primary monument sign fronts on the arterial street or highway, and further provided that a second primary monument sign may be permitted in a shared driveway situation pursuant to Subsection Y(4) of this section without compliance with the foregoing requirements.

420-76.T(5)(b) if a second primary monument sign is located in a manufacturing, institutional, B-2, B-3, B-4, B-5, PR-2 or PR-3 district pursuant to Subsection T(3)(b) above, the maximum area is 48 square feet.

420-76.T(5)(c) If the property has frontage on a state trunk highway, the maximum area is 160 square feet per face.
[Added 11-2-2009 by Ord. No. 09-56]

420-76.T(6) Maximum height: 10 feet, except:
[Amended 3-3-2008 by Ord. No. 08-18; 5-4-2009 by Ord. No. 09-23]

420-76.T (6)(b) If a second primary monument sign is located in a manufacturing, institutional, B-2, B-3, B-4, B-5, PR-2 or PR-3 district pursuant to Subsection T(3)(b) above, the maximum height is eight feet.

Zoning Ordinance - 420-76.Y Secondary monument sign.
420-76.Y (2) Maximum number: one sign permitted on the property for each primary entrance from a street or highway, less the number of primary monument signs on the property.

420-76.Y (5) Maximum height: four feet.

420-76.Y (7) Maximum area: 24 square feet per face.

We are requesting to install the ground mounted signage per the attached signage package.

1. Based on the parcel size and multiple approach options to the sites, we are requesting signs as shown on the attachment to communicate to staff, patients, visitors, and vendors access, entry, and navigation to the site.
2. Without the ground monuments signs as proposed, wayfinding and patient experience to the site will be negatively impacted.

Zoning Ordinance - 420-78-K - General Sign Regulations - Aggregate permitted background commercial advertising sign area - 600 square feet is allowed
We are requesting 800 square feet of sign area.

1. Based on the parcel size and multiple approach options to the sites, we are requesting an increase in the allotted square footage of sign area to communicate to visitors location and entry to the site. This allotted square footage will accommodate today's needs as well as any future needs for building signage.
2. In order to navigate the campus, an increased amount of building signage is required to assist staff, visitors and patients in navigating to the appropriate location on the site
3. In addition to the attached building signage we are holding an allotment for a future "Main Entrance" sign.

Zoning Ordinance - 420.125.2.E.3(d) - Outside Storage
Conditional uses. The following uses may be permitted as conditional uses in the M-5 District (as principal uses or accessory uses, as appropriate) pursuant to and in accordance with Article XVIII of this chapter, subject to the requirements of Article IX and all other applicable provisions of this chapter and of other Village ordinances and codes.

We are requesting to construct an outside screen mechanical yard that contains electrical generators, switch gear, and air-cooled chillers and other mechanical components.

Please contact me if you have any questions.

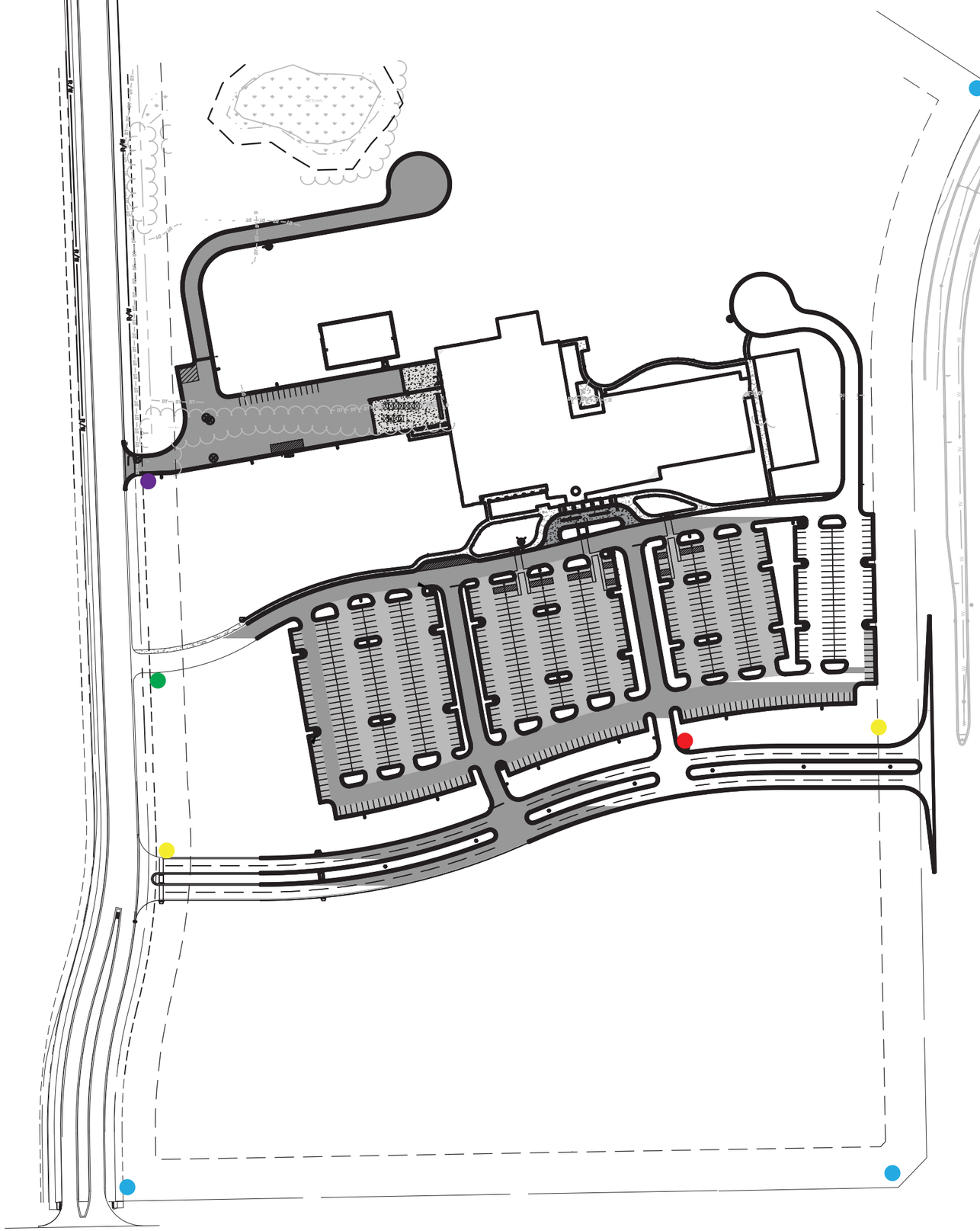
Sincerely,

THE BOLDT COMPANY

John K. Huggett
Vice President, Project & Performance Development

cc: Brian Esswein – Advocate Aurora Health
Karen McKenzie – Advocate Aurora Health
Scott Lindvall – HGA
Nick Burris – HGA
Steve Fisco – GRAEF
Chris Waldon – Boldt
Dan Semrad – Boldt

File



SIGN TYPE		
●	PRIMARY MONUMENTS	MON-02 16
●	SECONDARY MONUMENTS	MON-03 12
●	SECONDARY MONUMENT	MON-05 07
●	DIRECTIONAL	MON-04 06A
●	DIRECTIONAL	MON-04 06B

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Aurora Health Center

Pleasant Prairie, Wisconsin

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Notes

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Revisions

REV	DESCRIPTION	BY	DATE
01	location move	sew	03.16.18
02	larger mon location	sew	08.21.18
03	naming/colors	sew	09.17.18
04	move mon03	sew	10.10.18
05	new map layout	sew	11.08.18

Rep.: Matt Kaminski

Drawn By: Sarah Watson Orig. Date: 03/12/18

Sign Loc. No. .

00

Site Plan

Sign. Type

81464 C01

OPP - Project - Job No. Design

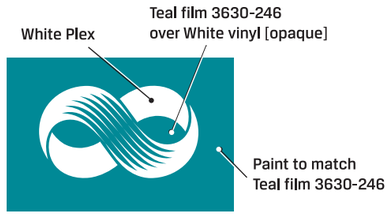
SIGN SPECIFICATIONS

[A] - CABINET
Lighting: Lit
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Voltage: [TBD]
Installation: New Structure

[B] - GRAPHICS
Material: Backed-up
Color: White

[C] - BASE & CAPS
Material: Masonry

[D] - NON-ILLUMINATED LETTERS
Material: 3/16" FCO Aluminum
Face Color: White
Installation: Flush mount to masonry base



98 SQFT PER FACE
196 SQFT PER SIGN
3 SIGNS = 588 SQFT

PRIMARY MONUMENTS

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Pleasant Prairie, Wisconsin

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Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	masonry changes	sew	08.31.18
02	add address/name	sew	09.17.18
03	show side B	sew	10.24.18

Rep.: Matt Kaminski
Drawn By: Sarah Watson Orig. Date: 03/12/18

Sign Loc. No. 16 various

MON-02
D/F Monument
Sign. Type

81464 C01
OPP - Project - Job No. Design

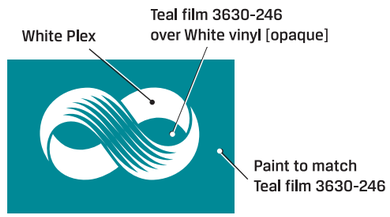
SIGN SPECIFICATIONS

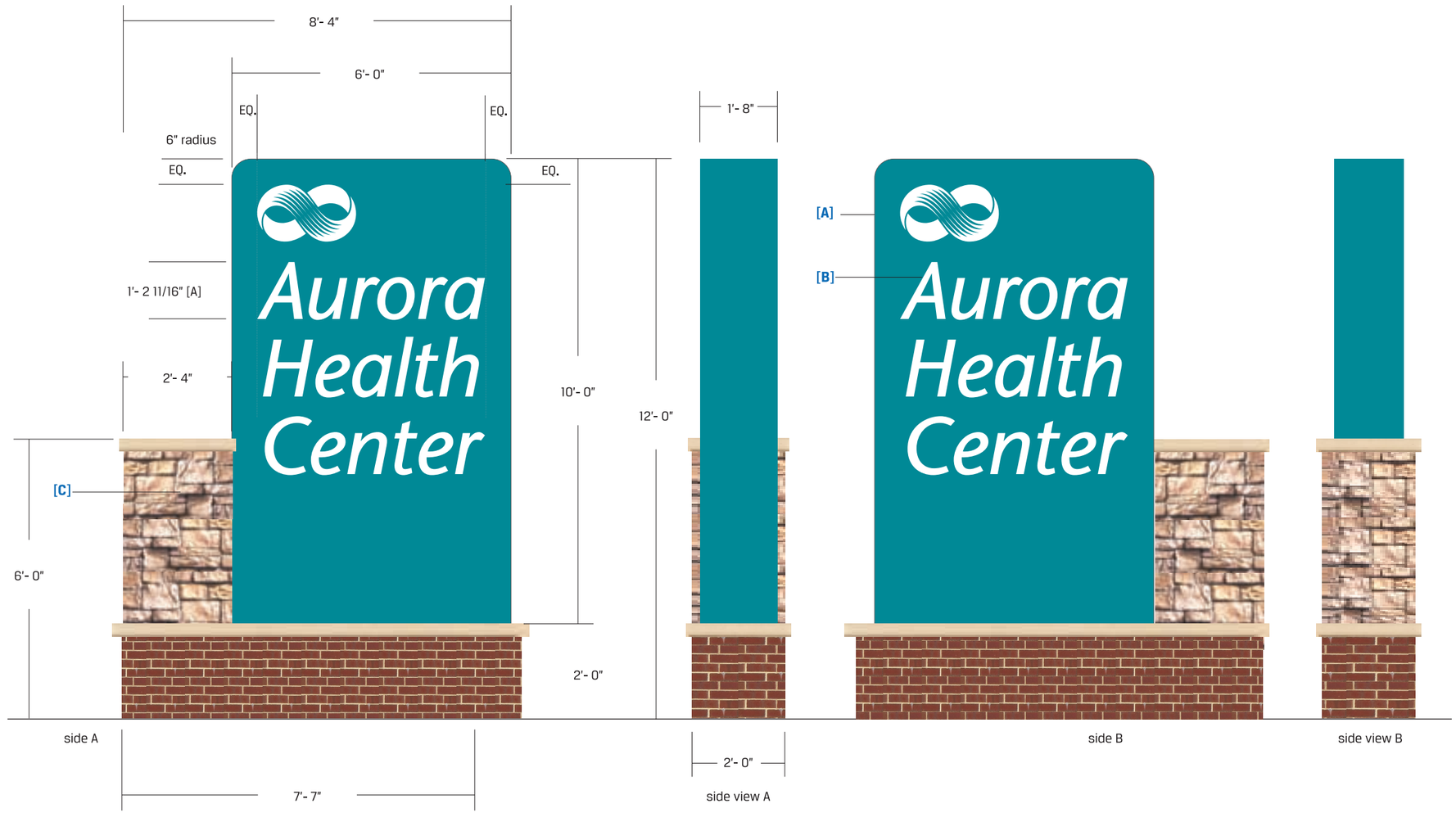
[A] - CABINET
Lighting: Lit
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Voltage: [TBD]
Installation: New Structure

[B] - GRAPHICS
Material: Backed-up
Color: White

[C] - BASE & CAPS
Material: Masonry

60 SQFT PER FACE
120 SQFT PER SIGN
2 SIGNS = 240 SQFT





SECONDARY MONUMENTS

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Pleasant Prairie, Wisconsin

Scale: 3/8"=1'
Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
.			

Rep.: Matt Kaminski
Drawn By: Sarah Watson
Orig. Date: 10/25/18

Sign Loc. No. 12 various

MON-03
D/F Monument
Sign. Type

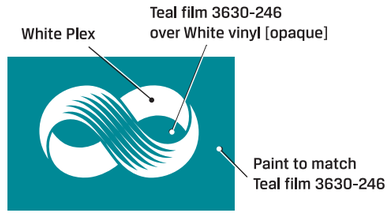
81464
OPP - Project - Job No.

C02
Design

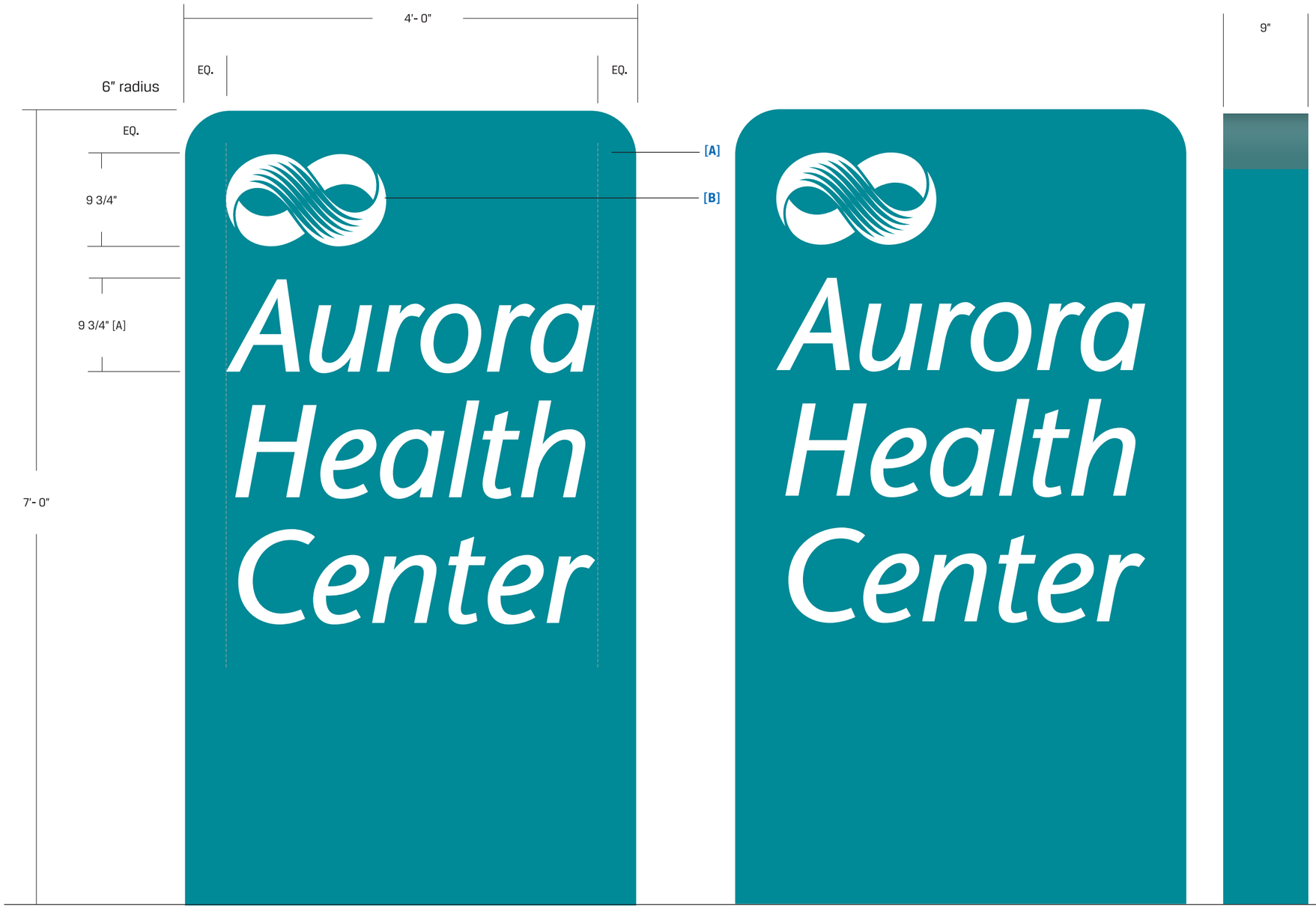
SIGN SPECIFICATIONS

[A] - CABINET
Lighting: Lit
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Voltage: [TBD]
Installation: New Structure

[B] - GRAPHICS
Material: Backed-up
Color: White



28 SQFT PER FACE
56 SQFT PER SIGN



● SECONDARY MONUMENT

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Pleasant Prairie, Wisconsin

Scale: 1"=1'
Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	location/name	sew	09.17.18
02	show side b	sew	10.24.18

Rep.: Matt Kaminski
Drawn By: Sarah Watson
Orig. Date: 03/12/18

Sign Loc. No. 07

MON-05
D/F Monument
Sign. Type

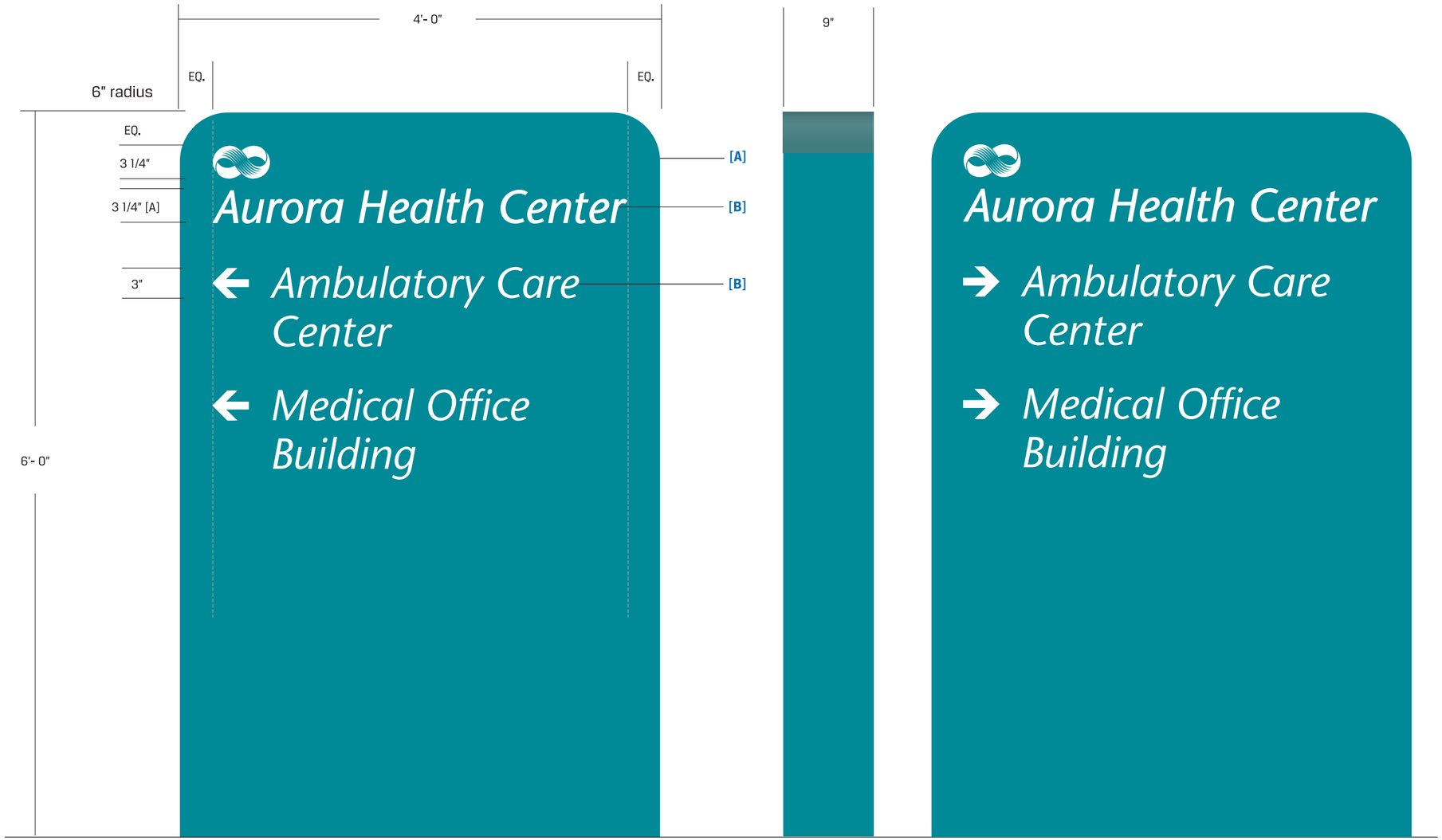
81464 C01
OPP - Project - Job No. Design

SIGN SPECIFICATIONS

[A] - CABINET
Lighting: Non-Lit
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Installation: New Structure

[B] - GRAPHICS
Material: Vinyl
Color: White

24 SQFT PER FACE
48 SQFT PER SIGN



DIRECTIONAL

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Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	decrease height	sew	09.10.18
02	sign type	sew	09.17.18

Rep.: Matt Kaminski
Drawn By: Sarah Watson
Orig. Date: 03/12/18

Sign Loc. No. 06B

MON-04
D/F Monument
Sign. Type

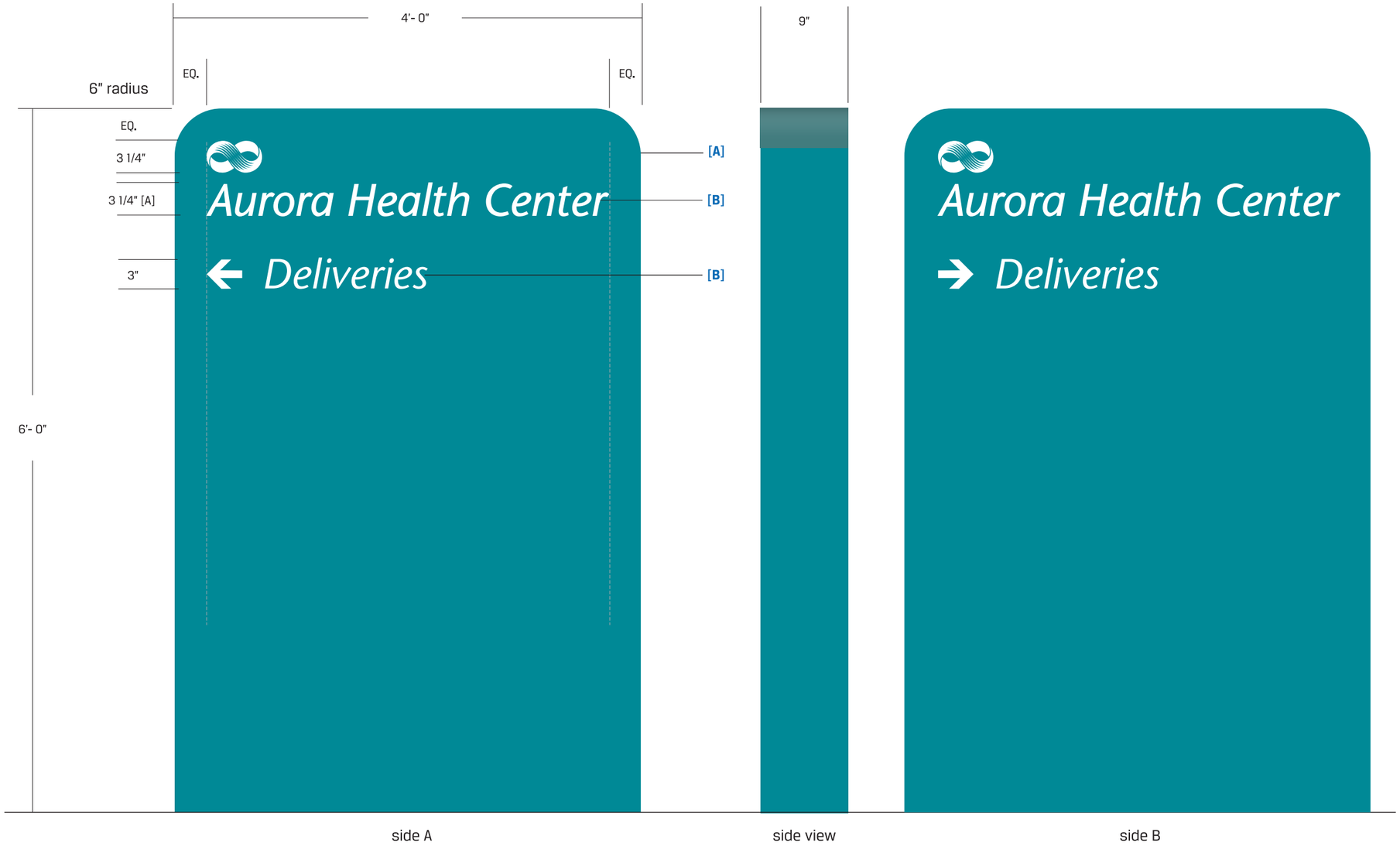
81464 C01
OPP - Project - Job No. Design

SIGN SPECIFICATIONS

[A] - CABINET
Lighting: Non-Lit
Material: Aluminum
Face Color: Paint AKZO Teal SIGN60784
Cabinet Color: Paint AKZO Teal SIGN60784
Installation: New Structure

[B] - GRAPHICS
Material: Vinyl
Color: White

24 SQFT PER FACE
48 SQFT PER SIGN



DIRECTIONAL

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Project

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Pleasant Prairie, Wisconsin

Scale: 1"=1'
Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	reduce height	sew	09.10.18
02	sign type	sew	09.17.18

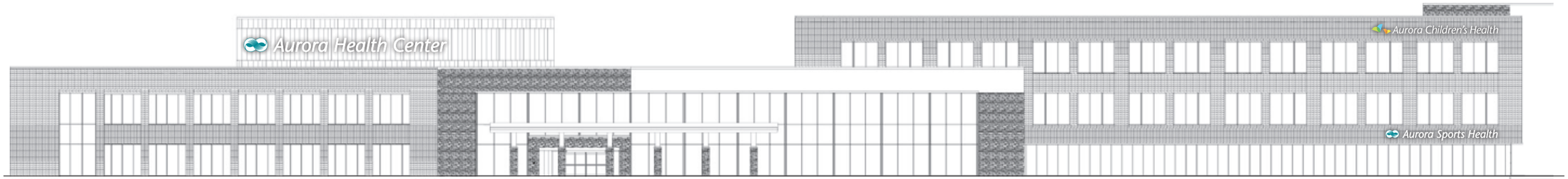
Rep.: Matt Kaminski
Drawn By: Sarah Watson
Orig. Date: 03/12/18

Sign Loc. No. 06A

MON-04
D/F Monument
Sign. Type

81464
OPP - Project - Job No.

C01
Design



proposed layout
South Elevation

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Scale: NTS

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Notes

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Revisions

REV	DESCRIPTION	BY	DATE
.			

Rep.: Matt Kaminski

Drawn By: Sarah Watson Orig. Date: 09/20/18

Sign Loc. No. **south various**

LL-01

Lit Letters

Sign. Type

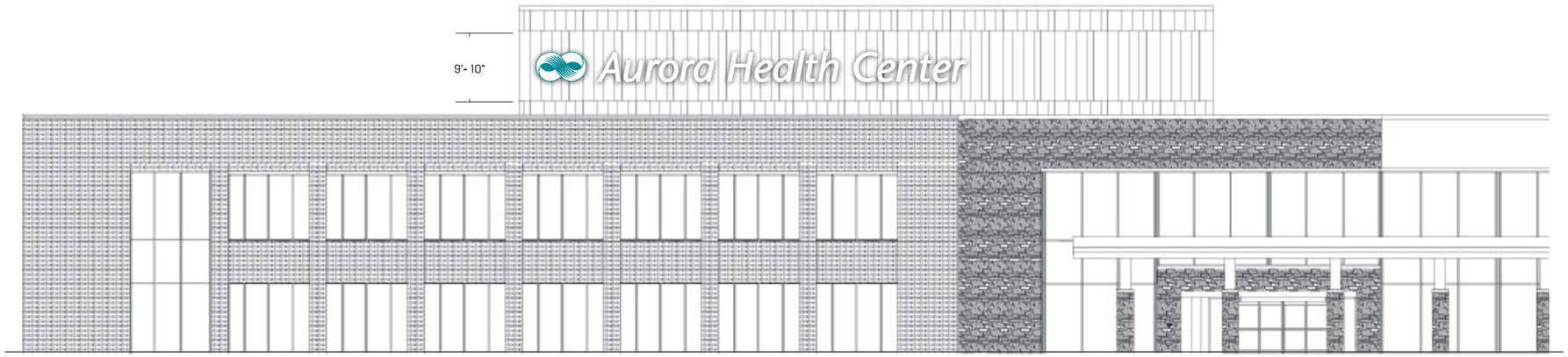
81464 C01

OPP - Project - Job No. Design

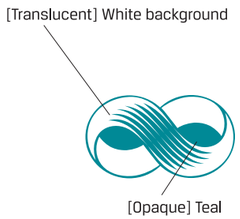
SIGN SPECIFICATIONS

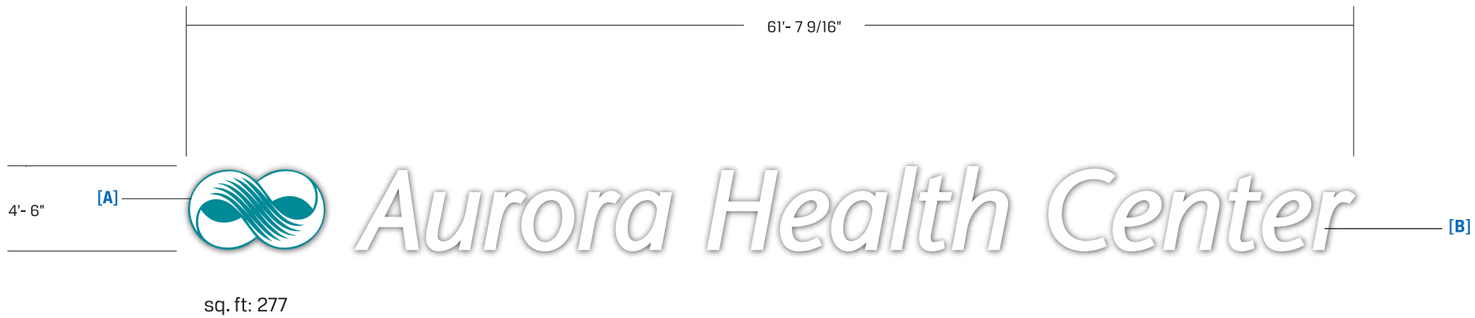
[A] - ILLUMINATED LOGO
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Translucent Acrylic with Teal Green 3630-246 [OPAQUE] vinyl
Return Color: Paint Akzo Teal SIGN60784
Trimcap Color: White
Installation: Flush to wall

[B] - ILLUMINATED LETTERS
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Acrylic
Return Color: Paint Akzo Teal SIGN60784
Trimcap Color: White
Installation: Flush to wall



proposed layout





sq. ft: 277

278 SQFT

LIT LETTERS - AHC SOUTH

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Pleasant Prairie, Wisconsin

Scale: 1/8"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	remove ME	sew	10.25.18

Rep.: Matt Kaminski
Drawn By: Sarah Watson Orig. Date: 09/20/18

Sign Loc. No. **AHC south**

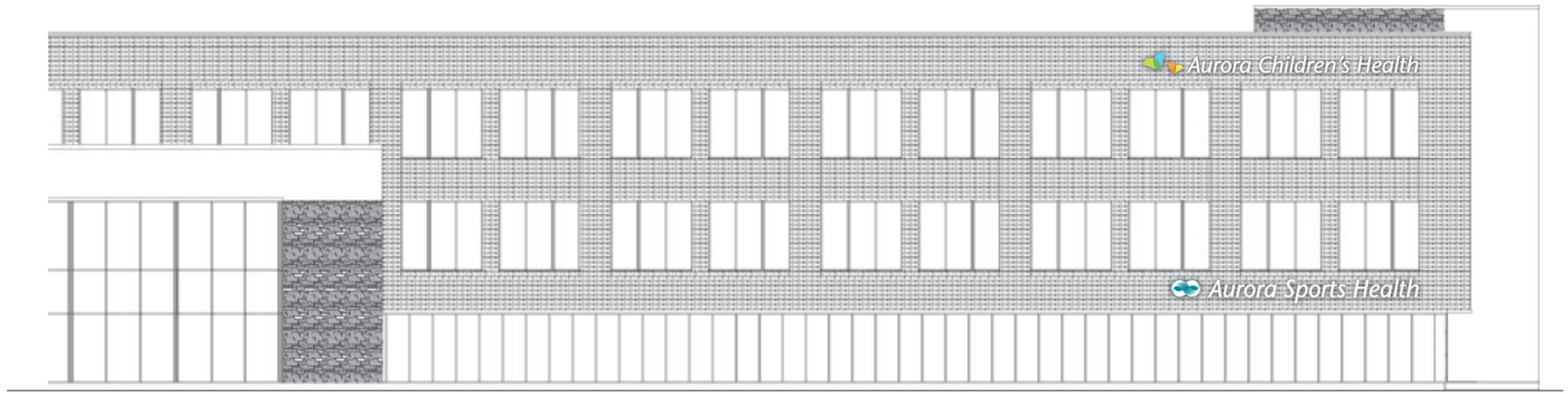
LL-01
Lit Letters
Sign. Type

81464 C01
OPP - Project - Job No. Design

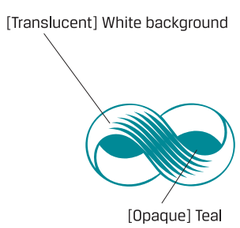
SIGN SPECIFICATIONS

[A] - ILLUMINATED LOGO
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Translucent Acrylic with Teal Green 3630-246 [OPAQUE] vinyl
Return Color: Paint Akzo Teal SIGN60784
Trimcap Color: White
Installation: Flush to wall

[B] - ILLUMINATED LETTERS
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Acrylic
Return Color: Paint Akzo Teal SIGN60784
Trimcap Color: White
Installation: Flush to wall



proposed layout



sq. ft: 119

87 SQFT

LIT LETTERS - ASH SOUTH

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Pleasant Prairie, Wisconsin

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Notes

Revisions

REV	DESCRIPTION	BY	DATE
.			

Rep.: Matt Kaminski
Drawn By: Sarah Watson Orig. Date: 09/20/18

Sign Loc. No. **ASH south**

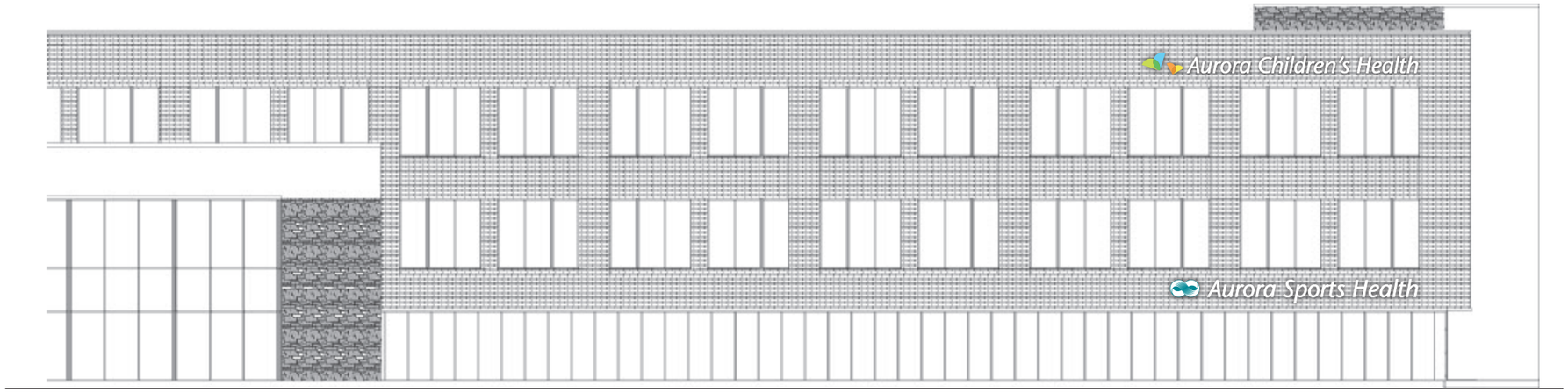
LL-01
Lit Letters
Sign. Type

81464 C01
OPP - Project - Job No. Design

SIGN SPECIFICATIONS

[A] - ILLUMINATED LOGO
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Translucent Acrylic with Digitally printed graphics
Return Color: White
Trimcap Color: White
Installation: Flush to wall

[B] - ILLUMINATED LETTERS
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Acrylic
Return Color: White
Trimcap Color: White
Installation: Flush to wall



proposed layout

sq. ft: 119

120 SQFT

LIT LETTERS - ACH SOUTH

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Pleasant Prairie, Wisconsin

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REV	DESCRIPTION	BY	DATE
.			

Rep.: Matt Kaminski
Drawn By: Sarah Watson Orig. Date: 09/20/18

Sign Loc. No. **ACH south**

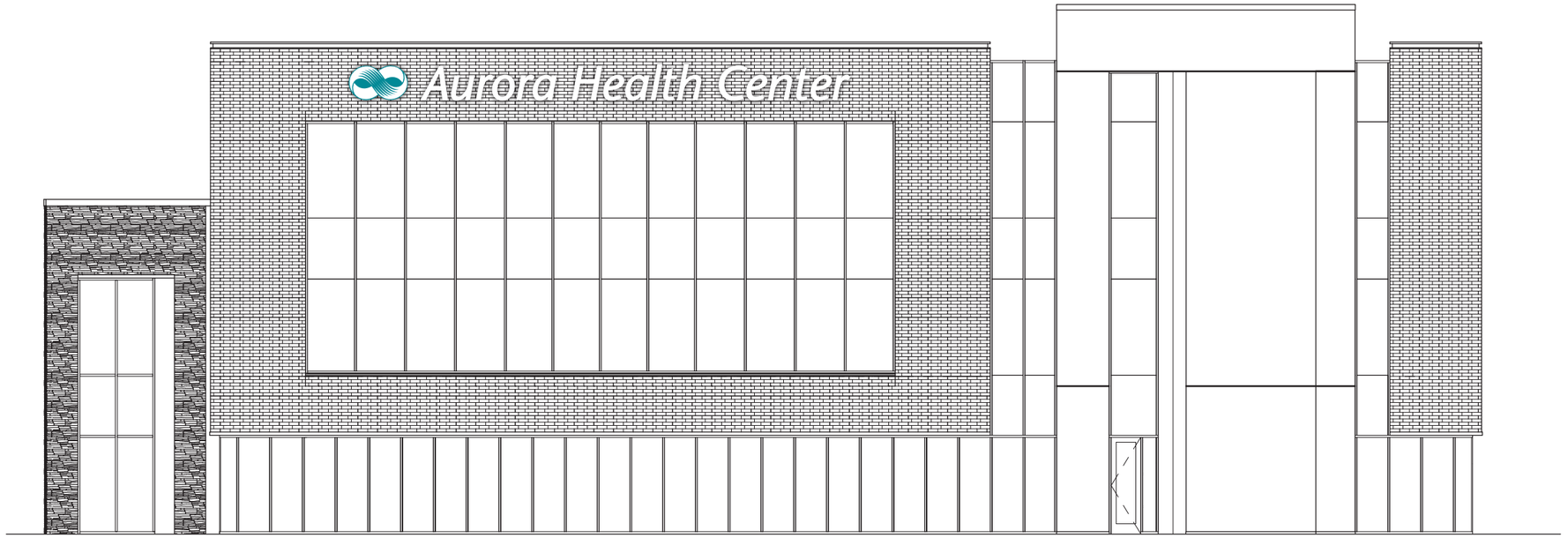
LL-01
Lit Letters
Sign. Type

81464 C01
OPP - Project - Job No. Design

SIGN SPECIFICATIONS

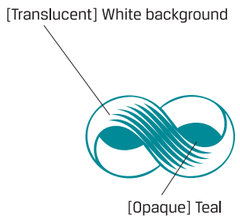
[A] - ILLUMINATED LOGO
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Translucent Acrylic with Teal Green 3630-246 [OPAQUE] vinyl
Return Color: Paint Akzo Teal SIGN60784
Trimcap Color: White
Installation: Flush to wall

[B] - ILLUMINATED LETTERS
Lighting: LED
Voltage: [TBD]
Description: Face-Lit [Acrylic]
Face Color: White [2447] Acrylic
Return Color: Paint Akzo Teal SIGN60784
Trimcap Color: White
Installation: Flush to wall



proposed layout - NTS

East Elevation



sq. ft: 178

179 SQFT

LIT LETTERS - AHC EAST

POBLOCKI
922 S. 70th St., Milwaukee, WI 53214
414.453.4010 • www.poblocki.com

Project

Aurora Health Center

Pleasant Prairie, Wisconsin

Scale: 1/8"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	reduce to 42"	sew	10.16.18

Rep.: Matt Kaminski

Drawn By: Sarah Watson Orig. Date: 09/20/18

Sign Loc. No. **AHC east**

LL-01

Lit Letters

Sign. Type

81464 C01

OPP - Project - Job No. Design

Aurora Pleasant Prairie

Perimeter Planting

Manicured Lawn

75%

Prairie Seeding

25%

Aurora Health Center Pleasant Prairie

Planting Illustrations

Tree Species

Aurora Health Center Pleasant Prairie

Planting Illustrations

Tree Species

Aurora Health Center Pleasant Prairie

Planting Illustrations


Gro-low Fragrant Sumac


Arcadia Juniper


Taunton Yew


Arctic Fire Dogwood


Irish Setter Dogwood


Sea Green Juniper


Iroquis Beauty Black Chokeberry


Grey Owl Juniper


Jewell Bush Honeysuckle


Pink-a-licious Fritsch Spirea

Shrubs

Aurora Health Center Pleasant Prairie

Planting Illustrations

Grasses

Aurora Health Center Pleasant Prairie

Planting Illustrations


Summer Beauty
Allium


Becky
Daisy


Bevan's
Geranium


Biokovo
Geranium


Cleopatra
Echinacea


Fatal Attraction
Echinacea


Floristan
Violet Blazing Star


Floristan
White Blazing Star


Forever Pink
Hybrid Phlox


Little Joe Dwarf
Joe Pye Weed

Perennials

Aurora Health Center Pleasant Prairie

Planting Illustrations


Green Carpet
Pachysandra


Pixie Meadowbrite
Echinacea


Prairie
Blazing Star


Roxanne
Geranium


Goldstrum
Black Eyed Susan


Wild
Petunia


Dwarf Quilled
Black Eyed Susan


Little Spire
Russian Sage


Walker's Low
Cat Mint


Walther Funcke
Yarrow


Wesuwe
Salvia

Perennials

Aurora Health Center Pleasant Prairie
Prairie Grass Maintenance Plan
November 9, 2018

Step 1: PREPARE THE SITE

To prepare your site for planting, you must first eliminate the existing vegetation, which may consist of perennial weeds, annual weeds, or both. Although it is nearly impossible to remove all annual weed seeds from the seed bank stored in the soil, it is crucial to kill and/or remove perennial weeds and rhizomes before planting. Perennial weeds such as Quackgrass, Bromegrass, Canada Thistle, Canada Goldenrod and Clover can inhibit the growth and development of your prairie. Eliminating all perennial weeds prior to seeding is essential to success with your prairie. Site preparation options may vary according to the vegetation type that you are converting to a prairie planting.

Areas of bare soil resulting from recent construction may appear weed free at first, but all soils contain an astonishing array of weed seeds that will re-sprout and grow and may out-compete your seed mix. The best approach is to wait and see what comes up and then kill any weeds prior to installing a seed mix, rather than seeding into a recently cleared/disturbed site. To prepare a new construction site or newly disturbed area, first, allow the weeds to emerge and grow up to a height of one foot. Once the area has sprouted and grown to reveal the existing weed bank, choose a preparation method - either Cultivating or Herbiciding. If the existing weed bank is not addressed you will not have a suitable, clean seed bed for the germination and growth of your seed mix. Fields that have been abandoned and allowed to grow up into grasses and weeds require at least a full year for proper site preparation. Completing two years of weed control is even better, due to the presence of established perennial weeds and weed seeds in the soil. Please do not rush your site preparation if you are planting an old field. It cannot be over-emphasized that you need to eliminate all weeds before seeding.

ORGANIC OPTION - CULTIVATING

- Mow and rake the existing vegetation to the ground in late fall or early spring.
- Cultivate to a depth of four to five inches every two to three weeks from spring through fall.
- Before planting, make sure all the existing weeds have been killed. This procedure may require two consecutive years of cultivating to kill pernicious, noxious weeds.
- Plant in fall or the following spring into a prepared bed.

HERBICIDING OPTION

- Mow and rake the existing vegetation to the ground in late fall or early spring.
- Apply a Glyphosate herbicide three times throughout the growing season at six to eight week intervals (mid-spring, midsummer, early fall), when plants are green and actively growing.
- If perennial weeds are still present on the site after a full year of herbiciding, do not seed. Leave the soil undisturbed over winter, and apply one more herbicide treatment in late spring of the following year to kill any remaining weeds. (If in doubt that this additional application is sufficient, wait, spray for a second year at six to eight week intervals and seed in the fall.)
- When all the vegetation is dead, work the ground to prepare a seed bed

Step 2. PREPARING THE FINAL SEED BED

If your site is one half acre or larger, seeding mechanically using a Brillion Drop Seeder or similar implement is ideal. A Brillion's heavy cast iron packing wheels ensure firm seed to soil contact.
If seeding a large site, No-Till Drills or Slit Seeders are best (Tye, Truax, and John Deere, etc). This equipment requires a smooth, level soil surface, with little or no tilling. Tilling will only expose more weed seeds from the seed bank in the soil below, and is not recommended when using no-till drills and slit seeders.

Step 3. PLANTING THE PRAIRIE SEED

On areas greater than one acre, it is more efficient to plant using a broadcast or a no-till planter. The broadcast planter spreads the seed over the soil, whereas the no-till seeders plant the seeds in rows by opening slits in the soil. The broadcast seeder we recommend is the Brillion double box agricultural model, typically used to seed alfalfa and grass mixture, but equipped with native grass bristle brushes in the larger front box rather than the standard steel wire agitators. No-till seeders commonly used for prairie plantings include the Truax drill, the Tye wildflower and native grass seeder, and John Deere seeders. On gradual slopes, mulching and erosion fabric may be necessary to prevent the seed from washing prior to its establishment. For hydro mulching, only use cellulose-based mulch and do not use a tackifer. Although grasses are able to penetrate through a tackifer, the wildflowers typically cannot.

Watering is optional, as prairies will germinate without additional watering, they will simply germinate more slowly without the watering. If watering is possible, water spring and summer seedings regularly during the first six to eight weeks after planting for higher germination and seedling survival. Water just enough to keep the soil moist, every other day for 15 to 30 minutes. Over watering can drown seedlings, especially on heavy clay soils. Water in the early morning, as watering during the day can be ineffective and wasteful. After eight weeks, water only if it does not rain for one week. Afternoon and evening water encourages seedling loss by fungal attack.

Step 4: POST PLANTING MAINTENANCE

Year One

Weed control during the first growing season is essential. The perennial prairie seedlings grow slowly, and are easily outcompeted by the faster growing weeds that will inevitably germinate.

- Mow your prairie about once a month during the first growing season. The actual mowing frequency will depend on rainfall in any given year, actual weed density and height.
- Mow the entire planting when weeds reach the height of 12 inches. As a general rule of thumb, anything that grows taller than 12 inches in the first year is most likely a weed. Taller weeds shade out prairie seedlings. Mowing the vegetation at six inches will cut back taller weeds, while leaving the shorter prairie seedlings unharmed.
- To mow larger areas, a fail mower is the best choice. Flail mowers chop the weeds as they are cut, instead of laying the cut weeds on top of the prairie seedlings. If a fail mower is unavailable, a rotary mower or sickle bar mower may be used.
- In the first season prairie seedlings rarely grow taller than four to six inches, with the possible exception of the Black Eyed Susan. As difficult as it is, we recommend cutting all vegetation, including the tops of the Black Eyed Susans. Cutting will not kill the Black Eyed Susans.
- Be sure to mow weeds before weeds set seed, to prevent further infestation.
- Although tempting, we do not recommend pulling weeds, as this will disturb or destroy the developing prairie seedlings.
- At the end of the first growing season, leave the dead vegetation and or stubble standing, this helps to catch winter snows which helps insulate the soil seedlings and reduce winter frost heaving.

Year Two

During the spring of the second year, mow the standing residual vegetation as close to the ground as possible in mid spring, and rake of any cuttings. Mowing in mid spring helps to set back non-native cool season weeds and grasses such as Quackgrass, Bluegrass, and Bromegrass etc. Timing is very important when mowing your prairie. The optimal date for mowing can vary as much as a month in any given year, due to the differences in weather. However, we can use plants as our calendar to ensure optimal timing. The best time to mow most prairies is when the buds of the Sugar Maple tree begin to break open in spring. This usually will occur sometime between April 1 and May 15, depending on your location and the weather in any given year. This is usually about the time we are mowing our lawns for the first time.

• Removing the vegetation and raking the vegetation encourages soil warming, which triggers the warm season prairie plants to break dormancy.

• If biennial weeds such as Sweet Clover, Burdock, Wild Parsnip, etc. appear, or are a problem, mow again at approximately 12 inches when weeds are in full flower. Make sure to mow the weeds before they make seed. Expect this second mowing for controlling biennial weeds to occur in June, depending on your location.

• Do not mow after new plant growth has reached one foot or taller, as this could damage your prairie plants.

Year Three and Beyond

MOWING

Beginning in the spring of the third year, mow all vegetation to the ground. Mowing in mid-spring helps to set back non-native cool season weeds and grasses such as Quackgrass, Bluegrass, Bromegrass etc. By waiting until the undesirable plants have initiated spring growth before mowing, cutting will destroy their new growth and set them back, favoring the warm season prairie plants, most of which are dormant under the soil. Timing is very important when mowing your prairie. The optimal date for mowing can vary as much as a month in any given year, due to the differences in weather. As in Year Two, the best time to mow prairies is when the buds of the Sugar Maple tree begin to break open in spring.

• It is recommended that you divide your prairie into “management units.” Mow one half every other year, alternating from year to year so that each half is mowed once every two years. This helps prevent invasion by woody plants, as well as cool season weeds. Mowing less frequently than every other year can result in trees gaining a foothold in your prairie. Mowing every year is generally not recommended, as it tends to increase the dominance of warm season prairie grasses and certain prairie flowers.

• Leaving unmowed sections of your prairie preserves overwintering butterfly, moth and other invertebrate pupae and eggs so they can re-populate the ecosystem that year. These species would otherwise be destroyed by mowing.

• Do not mow after new plant growth has reached one foot or taller, as this could damage your prairie plants.

• Many ground nesting birds also build their nests in late spring and mowing at this time could destroy some nests. Mid-spring timing of the mowing maintenance leaves sufficient time for birds to re-nest and successfully raise their young.

• Mowing every other year helps to create varying conditions from year to year, maintaining maximum plant and animal diversity.

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

Consider approval of a **Comprehensive Plan Amendment (Ord. #18-48)**for the requests of Brian Johnson, Steven Brown, and James and Michelle Parks, Owners of Lots 15, 16 and 17 of the Countryside Estates Subdivision, respectively, to amend the 2035 Comprehensive Land Use Plan Map 9.9 to place the field delineated wetlands on Lots 16 and 17 into the Park, Recreational and Other Open Space Lands with a Wetlands land use designations and to place the non-wetland areas on Lots 15, 16 and 17 within the Low-Medium Density Residential land use designation and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.

Recommendation: Plan Commission approved Resolution #18-26 and recommended that the Village Board approve the **Comprehensive Plan Amendments** as presented in the December 17, 2018 Village Staff Report.

Consider approval of a **Zoning Map Amendments (Ord. #18-49)** for the requests of Brian Johnson, Steven Brown, and James and Michelle Parks, Owners of Lots 15, 16 and 17 of the Countryside Estates Subdivision, respectively, as a result of wetland delineations being completed on the properties. Specifically, to rezone the field delineated wetlands on Lots 16 and 17 into the C-1, Lowland Resource Conservancy District and to rezone the non-wetland areas on Lots 15, 16 and 17 into the R-4, Urban Single Family Residential District.

Recommendation: Plan Commission recommends that the Village Board approve the **Zoning Map Amendments** as presented in the December 17, 2018 Village Staff Report.

CODE1810-002
CODE1810-003

VILLAGE STAFF REPORT OF DECEMBER 17, 2018

Consider approval of a **Comprehensive Plan Amendment (Ord. #18-48)** for the requests of Brian Johnson, Steven Brown, and James and Michelle Parks, Owners of Lots 15, 16 and 17 of the Countryside Estates Subdivision, respectively, to amend the 2035 Comprehensive Land Use Plan Map 9.9 to place the field delineated wetlands on Lots 16 and 17 into the Park, Recreational and Other Open Space Lands with a Wetlands land use designations and to place the non-wetland areas on Lots 15, 16 and 17 within the Low-Medium Density Residential land use designation and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan.

Consider approval of a **Zoning Map Amendments (Ord. #18-49)** for the requests of Brian Johnson, Steven Brown, and James and Michelle Parks, Owners of Lots 15, 16 and 17 of the Countryside Estates Subdivision, respectively, as a result of wetland delineations being completed on the properties. Specifically, to rezone the field delineated wetlands on Lots 16 and 17 into the C-1, Lowland Resource Conservancy District and to rezone the non-wetland areas on Lots 15, 16 and 17 into the R-4, Urban Single Family Residential District.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME; HOWEVER, SEPARATE ACTIONS ARE REQUIRED

The petitioners are requesting approval of amendments to the Village Comprehensive Plan and Zoning Map to reflect the field delineated wetlands on their properties known as Lots 15, 16 and 17 of the Countryside Estates Subdivision generally located east of 32nd Avenue at 106th Place.

- Lot 15: On August 2, 2018 the WI DNR conducted a wetland delineation and found no wetlands as indicated in the WI DNR September 17, 2018 letter.
- Lot 16: On April 21, 2018 DK Environmental Services Inc. completed a wetland delineation on the property that was approved by the WI DNR as indicated in the WI DNR July 6, 2018 letter. The location of the wetlands as shown on the attached survey are located in the rear of the property.
- Lot 17: On August 30 and September 7, 2018, Alice Thompson, of Thompson and Associates Wetland Services, a WI DNR Assured Biologist completed a wetland delineation. The location of the wetlands as shown on the attached survey are located in the rear of the property.

As a result of these delineations, the Village 2035 Land Use Plan Map 9.9 is being amended to place the field delineated wetlands on Lots 16 and 17 into the Park, Recreational and Other Open Space Lands with a Wetlands land use designations and to place the non-wetland areas on Lots 15, 16 and 17 within the Low-Medium Density Residential land use designation. In addition, Appendix 10-3 of the 2035 Comprehensive Plan is being updated to include these amendments.

The Land Use Map and the Zoning Map are required to be consistent therefore, the field delineated wetland areas on Lots 16 and 17 are proposed to be rezoned into the C-1, Lowland Resource Conservancy District and non-wetland areas on Lots 15, 16 and 17 are proposed to be rezoned into the R-4, Urban Single Family Residential District.

During the public hearing held by the Plan Commission on December 10, 2018, an adjacent property owner objected to the change of the wetland designations on the properties and expressed her concerns regarding stormwater drainage concerns that currently exist in the area and may worsen with building new homes on these three vacant lots.

Based on the discussion at the meeting, there may be high ground water table in the area, there may be a lack of maintenance in the dry detention basin in the subdivision and there may be

issues with downstream culverts. The amendments to the land use map and the zoning map based on new wetland delineations are a separate issue to the stormwater issues and are recommended to be handled as such.

Current Wetland Delineations Process and Requirements: Pursuant to the Village Zoning Ordinance (Section 420-128), upon completion of a wetland delineation completed by a property owner, by either, the Wisconsin Department of Natural Resources (WI DNR), a WI DNR Assured Wetland Delineator, a Non-Assured Wetland Delineator (with written approval of the WI DNR), or a biologist from the Southeastern Wisconsin Regional Plan Commission, the owner shall submit the required applications that includes wetland report, approval letters, plats of survey to amend and correct the land use map and the zoning map to match the findings of the wetland delineation.

The WI DNR has determined that delineations are valid for five (5) years; therefore, prior to any development where wetlands may be located on the property, the Village requires that a valid wetland delineation be provided.

Wetland Delineations over the years: This subdivision and lots within the subdivision have had multiple wetland delineations over the years.

- In 1992 the Developer had a delineation completed by SEWRPC for the proposed subdivision which is represented on the Final Plat for the subdivision approved in 1995. Wetlands were located on Lots 15-19.
- In 1997, the Developer had requested SEWRPC to complete a re-delineation on Lots 16, 17, 18 and 19 (Note the wetland surveys were approved by SEWRPC in 2001). The result of this wetland re-delineation was that the wetlands had gotten smaller and no wetlands were found on Lot 18. These delineations reflect the current zoning designation on the map (C-1 is the wetland designation). Since these revised delineations homes were built on Lots 18 and 19.
- As noted above Lots 15, 16 and 17 all had new wetlands delineations completed in 2018 by various wetland delineators. Again this is required since the last wetland delineations were more than 5 years ago, this needed to be completed again before new homes could be built on any of these properties.

Building Permit Requirements: After the completion of a wetland delineation by a qualified wetland delineator, the planning can begin for the property owner/builder for the development of the site. There are setback requirements that need to be met to property lines and a 25 foot building setback is required from the field delineated wetlands. In addition, to meeting these setback requirements, a grading and drainage plan is required to be submitted and reviewed and approved by the Village Engineer. In general, the plans are reviewed to ensure that a grading plan does not cause water issues for the property owner or adjacent properties. Permits are not issued for the construction to commence until the grading and drainage plan has been approved. The builder for Lot 17, has submitted and has been working with the Village Engineer to prepare a grading and drainage plan. This has no bearing on the outcome of the land use plan and zoning map amendments, since the wetland delineators have verified the location of the wetlands pursuant to WI DNR requirements and the map amendments being considered tonight correct the maps to reflect these findings. The Village strongly recommends that the builder/property owner verify the soils suitability for building and determine the depth to ground water to ensure that they are able to build a full basement on each lot. In addition, the Village Engineer will be meeting with all three property owners to discuss the stormwater requirements for these lots prior to any permits being issued.

Ongoing Stormwater Issues: The Village Administrator and the Village Engineer are coordinating a meeting with the Homeowners Association Board to further discuss the stormwater

issues in the subdivision to determine the possible solutions for the subdivision.

RECOMMENDATIONS

Plan Commission recommends that the Village Board approve the Comprehensive Plan Amendments as presented.

Plan Commission recommends that the Village Board approve the Zoning Map Amendments as presented.

ORD. # 18-48

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

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves the following amendments to the Village 2035 Land Use Plan Map 9.9 on the properties known as Lots 15, 16 and 17 of the Countryside Estates Subdivision and located east of 32nd Avenue at 106th Place within U.S. Public Land Survey Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Numbers 92-4-122-252-0445, 92-4-122-252-0446 and 92-4-122-252-0447 as a result of wetland delineations being completed on the properties:

1. To place the field delineated wetlands on Lots 16 and 17, as shown and legally described on ***Exhibit 1***, into the Park, Recreational and Other Open Space Lands with a Wetlands land use designations; and

2. To place the non-wetland areas on Lots 15, 16 and 17 within the Low-Medium Density Residential land use designation. (Note there are no wetlands on Lot 15).

In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan is being amended and updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

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

Adopted this 17th day of December 2018.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
John P. Steinbrink
Village President

_____
Jane C. Snell
Village Clerk

Ayes: ___ Nayes: ___ Absent: ____

Posted: _____

Ord #18-48

CODE1810-002

Exhibit 1

BIT LAND SURVEYING
20–312th Avenue
atland, WI. 53105–8934
ensed Professionals in
h Illinois & Wisconsin

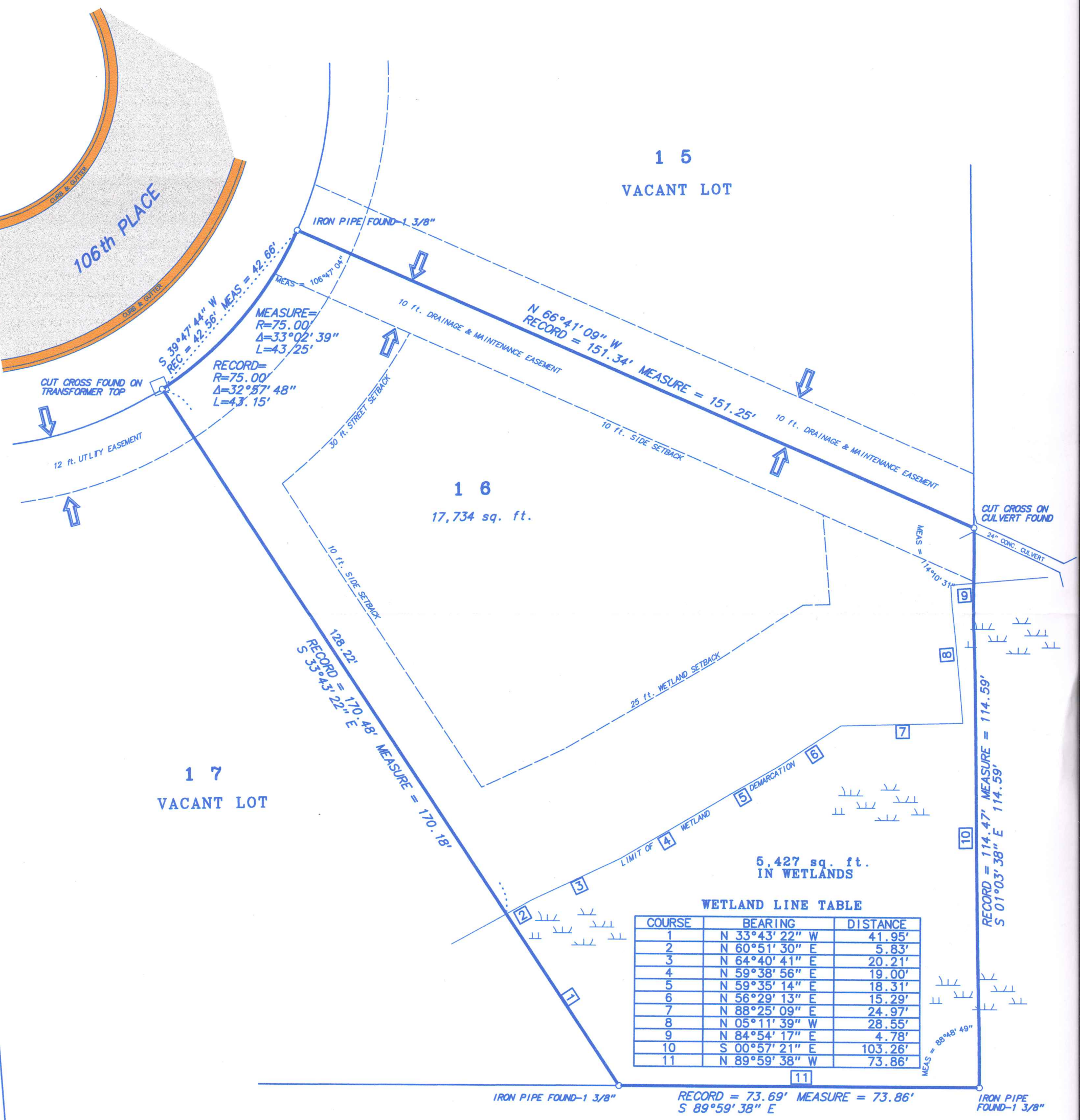
PHONE: 262–537–4874
FAX: 262–537–4221
EMAIL: ambit@tds.net

PLAT OF SURVEY

OF

Lot 16 of COUNTRYSIDE ESTATES, a subdivision located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 92–4–122–252–0446



WETLAND LINE TABLE

COURSE	BEARING	DISTANCE
1	N 33°43' 22" W	41.95'
2	N 60°51' 30" E	5.83'
3	N 64°40' 41" E	20.21'
4	N 59°38' 56" E	19.00'
5	N 59°35' 14" E	18.31'
6	N 56°29' 13" E	15.29'
7	N 88°25' 09" E	24.97'
8	N 05°11' 39" W	28.55'
9	N 84°54' 17" E	4.78'
10	S 00°57' 21" E	103.26'
11	N 89°59' 38" W	73.86'

ZONING IS R–4

WETLANDS DEMARCATED AND WETLAND REPORT BY DK ENVIRONMENTAL PER OWNER.

LE: 1 inch = 20 feet

ERED BY: S. Brown

NO.: 18209

Fieldwork completed on and date of certification: August 24, 2018

I hereby certify that I have surveyed the above described property and the above plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Bassett, Wisconsin this 20th day of SEPTEMBER 2018.

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784

AMBIT LAND SURVEYING
S120–312th Avenue
Wheatland, WI. 53105–8934
Licensed Professionals in
both Illinois & Wisconsin

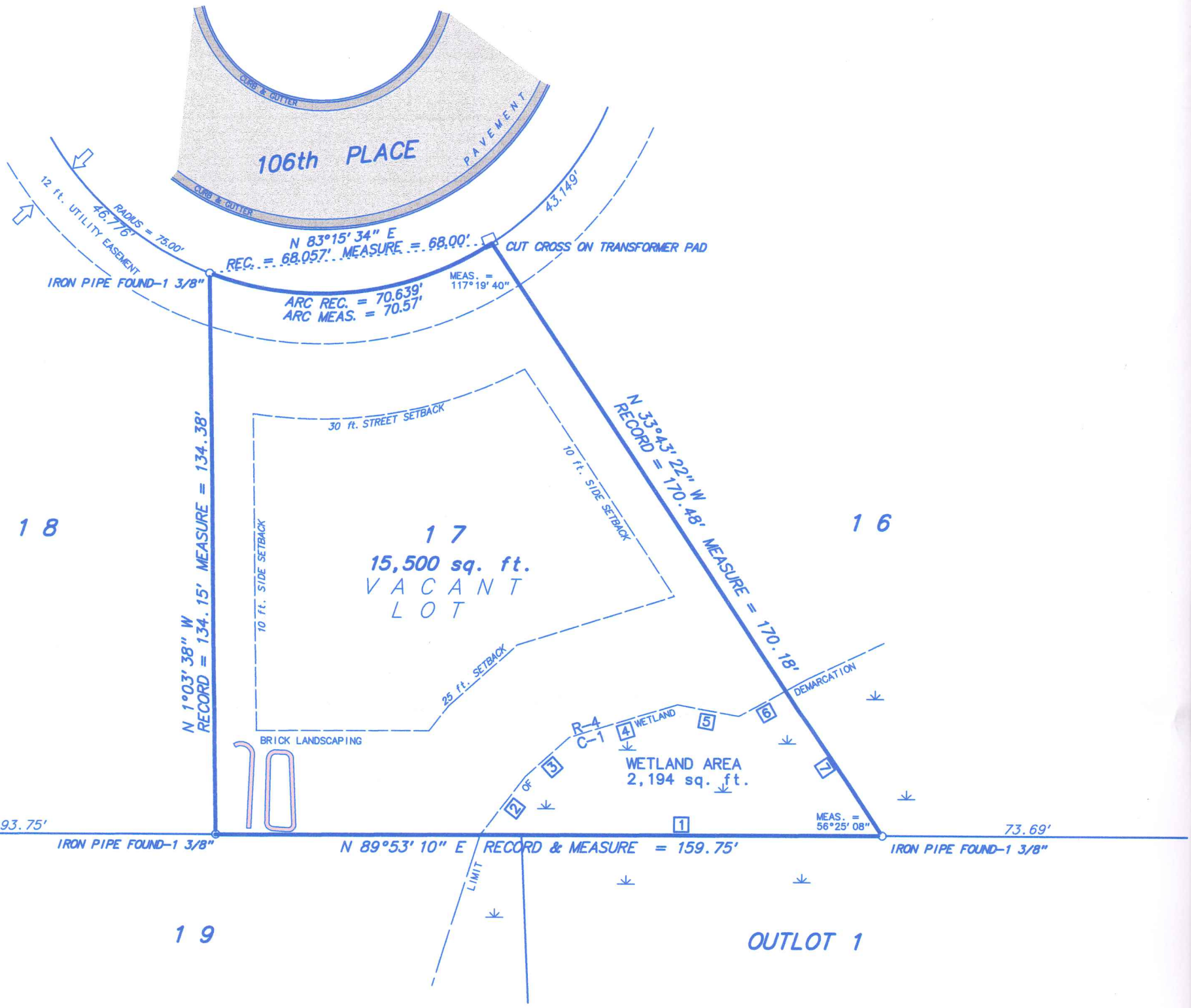
PHONE: 262–537–487
FAX: 262–537–422
EMAIL: ambit@tds.n

PLAT OF SURVEY

OF

Lot 17 of COUNTRYSIDE ESTATES, a subdivision located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 92–4–122–252–0447



2,194 sq. ft.
IN WETLANDS

WETLAND LINE TABLE

COURSE	BEARING	DISTANCE
1	S 89°51' 30" W	96.40'
2	N 37°22' 45" E	17.73'
3	N 48°07' 35" E	14.13'
4	N 72°31' 42" E	27.20'
5	S 79°18' 33" E	14.98'
6	N 60°51' 30" E	12.78'
7	S 33°43' 22" E	41.95'

NOTE:
WETLANDS DELINEATED BY THOMPSON & ASSOCIATES WETLAND SERVICES ON AUG. 30 & SEPT. 7, 2018

SCALE: 1 inch = 30 feet
ORDERED BY: M. Parks
JOB NO.: 18285

Fieldwork completed on and date of certification: September 26, 20

I hereby certify that I have surveyed the above described property and the ab plat is a true representation thereof and shows the size and location of property, its exterior boundaries, the location and dimensions of all visi structures thereon, boundary fences, apparent easements and roadways and visi encroachments, if any.

This survey is made for the exclusive use of the present owners of the prope and also those who purchase, mortgage or guarantee the title thereto within YEAR from the date hereof.

Dated at Bassett, Wisconsin this 4th day of OCTOBER 2018.

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784

ORD. # 18-49

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

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

The properties known as Lots 15, 16 and 17 of the Countryside Estates Subdivision and located east of 32nd Avenue at 106th Place within U.S. Public Land Survey Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Numbers 92-4-122-252-0445, 92-4-122-252-0446 and 92-4-122-252-0447 are being rezoned as a result of wetland delineations completed on the properties. Specifically, Lot 15 has no wetlands; therefore, the entire property is hereby rezoned into the R-4, Urban Single Family Residential District; the wetland areas on Lots 16 and 17, as shown and legally described on ***Exhibit 1,*** are hereby rezoned into the C-1, Lowland Resource Conservancy District; and the non-wetland areas on Lots 16 and 17 are hereby rezoned into the R-4, Urban Single Family Residential District.

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

Adopted this 17th day of December, 2018.

VILLAGE BOARD OF TRUSTEES

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted:_____

49-Parks Brown Johnson Wetland
CODE1810-003

Exhibit 1

BIT LAND SURVEYING
20–312th Avenue
atland, WI. 53105–8934
ensed Professionals in
h Illinois & Wisconsin

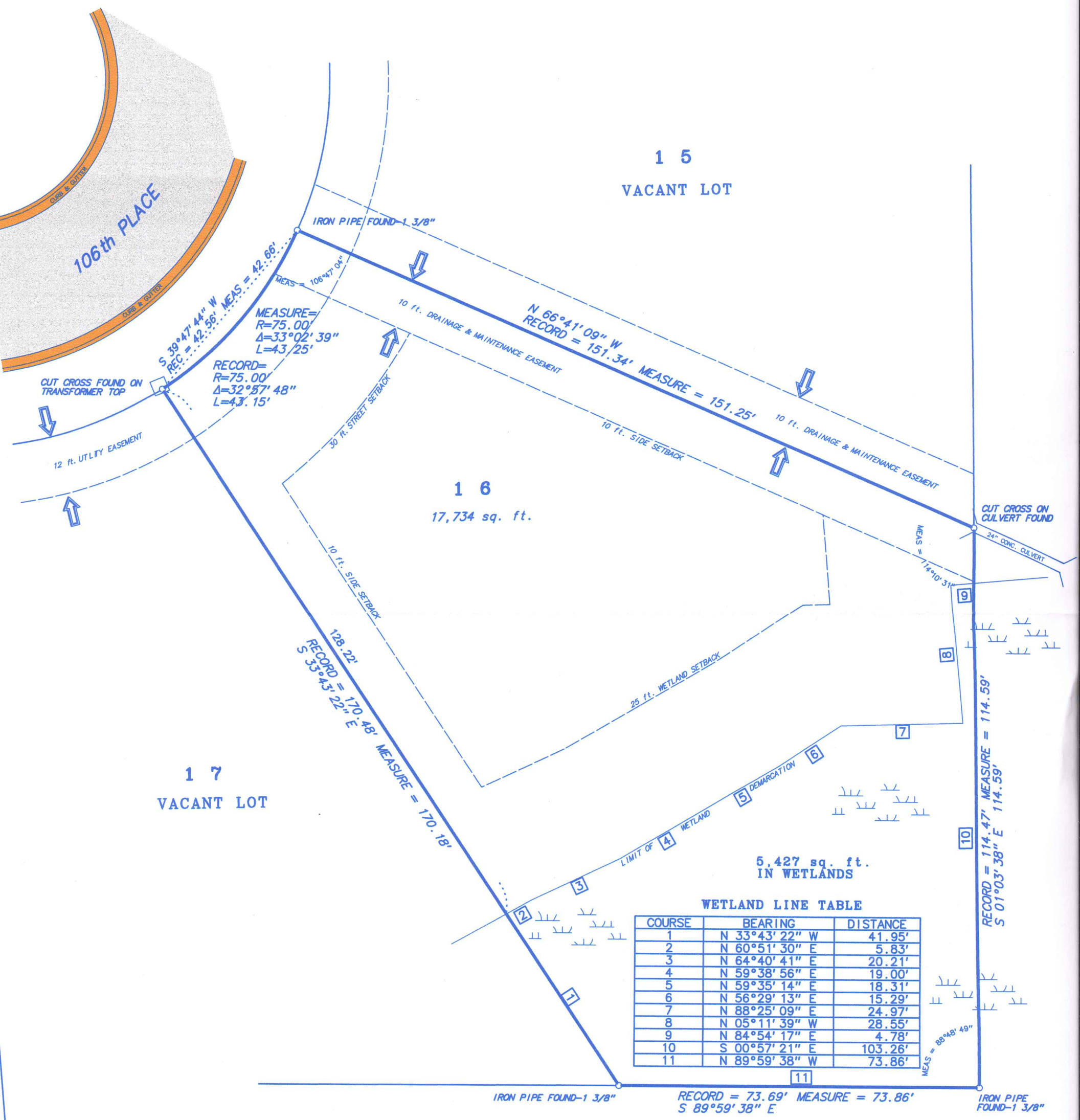
PHONE: 262–537–4874
FAX: 262–537–4221
EMAIL: ambit@tds.net

PLAT OF SURVEY

OF

Lot 16 of COUNTRYSIDE ESTATES, a subdivision located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 92–4–122–252–0446



WETLAND LINE TABLE

COURSE	BEARING	DISTANCE
1	N 33°43' 22" W	41.95'
2	N 60°51' 30" E	5.83'
3	N 64°40' 41" E	20.21'
4	N 59°38' 56" E	19.00'
5	N 59°35' 14" E	18.31'
6	N 56°29' 13" E	15.29'
7	N 88°25' 09" E	24.97'
8	N 05°11' 39" W	28.55'
9	N 84°54' 17" E	4.78'
10	S 00°57' 21" E	103.26'
11	N 89°59' 38" W	73.86'

ZONING IS R–4

WETLANDS DEMARCATED AND WETLAND REPORT BY DK ENVIRONMENTAL PER OWNER.

LE: 1 inch = 20 feet

ERED BY: S. Brown

NO.: 18209

Fieldwork completed on and date of certification: August 24, 2018

I hereby certify that I have surveyed the above described property and the above plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Bassett, Wisconsin this 20th day of SEPTEMBER 2018.

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784

AMBIT LAND SURVEYING
S120–312th Avenue
Wheatland, WI. 53105–8934
Licensed Professionals in
both Illinois & Wisconsin

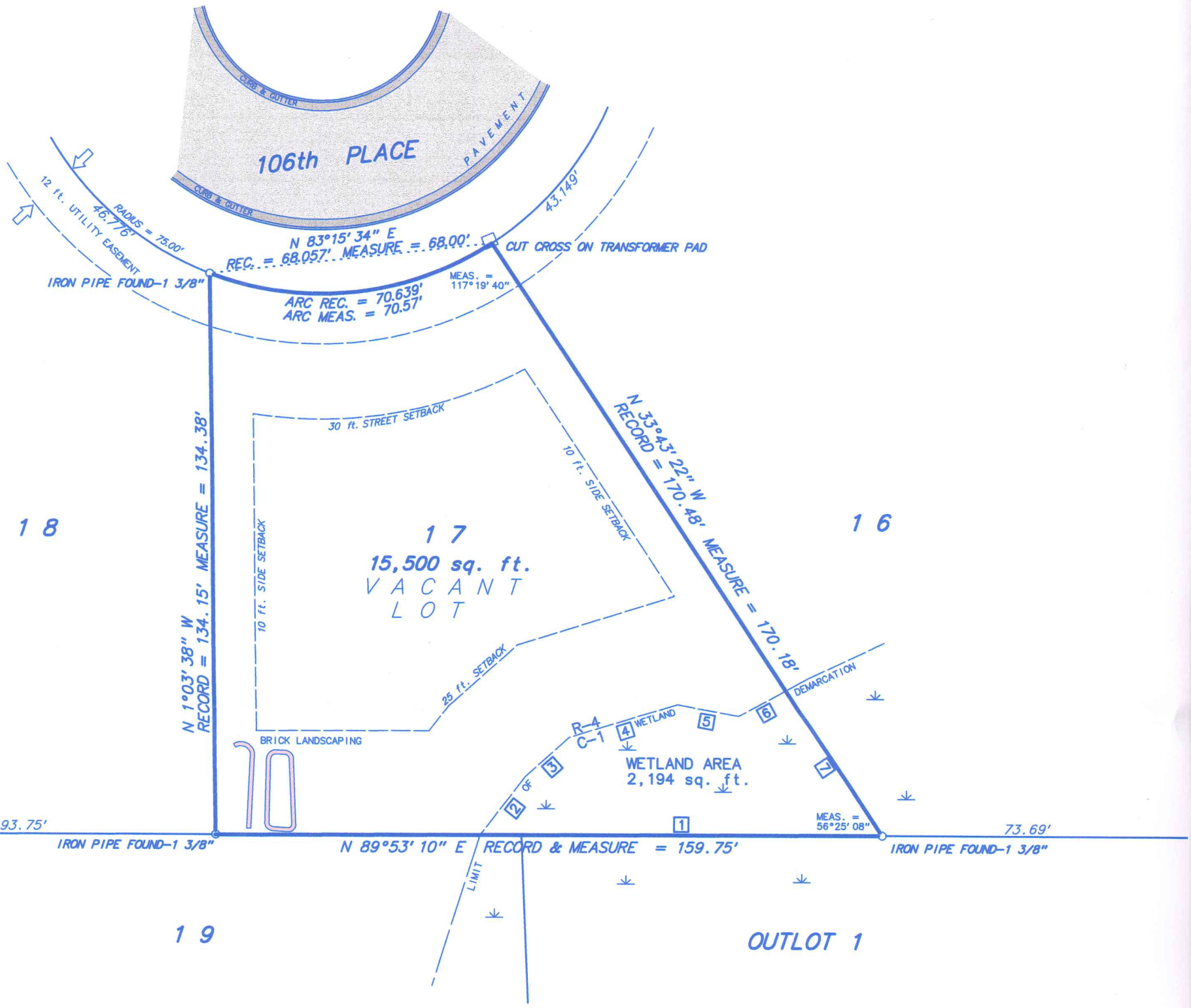
PHONE: 262–537–487
FAX: 262–537–422
EMAIL: ambit@tds.n

PLAT OF SURVEY

OF

Lot 17 of COUNTRYSIDE ESTATES, a subdivision located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 92–4–122–252–0447



2,194 sq. ft.
IN WETLANDS

WETLAND LINE TABLE

COURSE	BEARING	DISTANCE
1	S 89°51' 30" W	96.40'
2	N 37°22' 45" E	17.73'
3	N 48°07' 35" E	14.13'
4	N 72°31' 42" E	27.20'
5	S 79°18' 33" E	14.98'
6	N 60°51' 30" E	12.78'
7	S 33°43' 22" E	41.95'

NOTE:
WETLANDS DELINEATED BY THOMPSON & ASSOCIATES WETLAND SERVICES ON AUG. 30 & SEPT. 7, 2018

SCALE: 1 inch = 30 feet
ORDERED BY: M. Parks
JOB NO.: 18285

Fieldwork completed on and date of certification: September 26, 20

I hereby certify that I have surveyed the above described property and the ab plat is a true representation thereof and shows the size and location of property, its exterior boundaries, the location and dimensions of all visi structures thereon, boundary fences, apparent easements and roadways and visi encroachments, if any.

This survey is made for the exclusive use of the present owners of the prope and also those who purchase, mortgage or guarantee the title thereto within YEAR from the date hereof.

Dated at Bassett, Wisconsin this 4th day of OCTOBER 2018.

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784

RECEIVED
OCT 29 2018
PLEASANT PRAIRIE

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: 106TH PLACE LOT 15

Legal Description: lot 15 Countryside Estates

Tax Parcel Number(s): 92-4-122-252-0445

Check all that apply

☐ Land Use Plan Amendment:

To change the land use designation from _____

to _____

☐ Neighborhood Plan Amendment to _____ Neighborhood

☐ Other Amendment to the Comprehensive Plan (specify)

_____

Petitioner's interest in the requested amendment:

to amend the current wetland map to the actual wetland area

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: BRIAN M. JOHNSON

Signature: Brian M. Johnson

Address: 3132 106TH PLACE

PLEASANT PRAIRIE, WI 53158

(City) (State) (Zip)

Phone: 262-496-4915

Fax: _____

Email: brain@wi.rr.com

Date 10/29/18

APPLICANT/AGENT:

Print Name: _____

Signature: _____

Address: _____

_____

(City) (State) (Zip)

Phone: _____

Fax: _____

Email: _____

Date: _____

RECEIVED

OCT 29 2018

PLEASANT PRAIRIE

ZONING MAP AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: 106TH PLACE LOT 15

Legal Description: lot 15 Countryside Estates

Tax Parcel Number(s): 92-4-122-252-0445

Existing Zoning District(s): R-4, C-1

Proposed Zoning District(s): R-4

Proposed Use:

Compatibility with Adjacent Land Uses:

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

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

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

PROPERTY OWNER:

Print Name: BRIAN M. JOHNSON

Signature: Brian M. Johnson

Address: 3132 106TH PLACE

PLEASANT PRAIRIE, WI 53158

(City) (State) (Zip)

Phone: 262-496-4915

Fax:

Email: brain@wi.rr.com

Date 10/29/18

APPLICANT/AGENT:

Print Name:

Signature:

Address:

(City) (State) (Zip)

Phone:

Fax:

Email:

Date:

Community Development Department, 9915 39th Avenue, Pleasant Prairie WI 53158 262-925-6717

REV. 1/17

Pre-Development Agreement P 1-18.pdf

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

September 17, 2018 WIC-SE-2018-30-02243

Brian Johnson
3132 106th Place
Pleasant Prairie, WI 53158

RE: Wetland Determination Results for property (106th Place Lot 15) located in the NE1/4 of the NW1/4 of Section 25, Township 01 North, Range 22 East, Village of Pleasant Prairie, Kenosha County

Dear Mr. Johnson:

On August 2, 2018, Neil Molstad conducted a wetland determination at the property referenced above. According to the request form you sent us, the reason for the wetland determination was to identify any wetlands located on the property in order to facilitate the sale of the property.

Approximate wetland boundaries were identified following 1987 Wetland Delineation Manual and applicable regional supplement guidelines. Wetlands are defined by the 1987 Wetland Delineation Manual as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. If any wetland areas were detected, their approximate boundaries were sketched onto an aerial photograph (see attached map).

Methods used to detect the presence of wetlands within the project area involved on-site and off-site techniques, including a field visit as well as a review of antecedent hydrologic conditions, recent aerial photography, Wisconsin Wetland Inventory (WWI) mapping, and pertinent County Soil Survey mapping.

The following is a summary of the off-site review:

- Results of the antecedent hydrologic condition review indicate the site was likely experiencing normal long-term hydrologic conditions at the time of the field investigation. Approximately 1.25 inches of rain had fallen in the area the day prior to the site visit, with no precipitation in the ten days before that.
- The WWI has a shrub (S3K) wetland type mapped to the south and east of the reviewed area.
- Soils mapped in the project area include somewhat poorly drained Aztalan loam (AzB). Aztalan soils contain inclusions (small areas) of hydric, or wet, soils. Hydric soils are likely to support wetland conditions if undisturbed.

Based on the data analyzed for the off-site review, as well as the field conditions observed during the August 2, 2018 field review, **there is no state regulated wetland located within the reviewed area**. The following is a brief summary of the conditions observed within the reviewed area.

The eastern portion of the reviewed area consisted of shrubby woodland and old field vegetation, while the western portion of the reviewed area contains mowed grass lawn. Portions of the shrubby woodland had been recently cleared and grubbed at the time of the site visit.

The dominant vegetation within the reviewed area consisted primarily of facultative plant species, which are roughly equally likely to be found in wetlands and uplands. Some portions of the reviewed area are dominated by hydrophytic (higher affinity for wet conditions) vegetation, but no location within the reviewed area satisfies all three (vegetation, hydrology, and soils) wetland criteria. Please refer to the attached Wetland Identification Field Investigation Form for specific information regarding vegetation, soils, and hydrology observations within the reviewed area.

There are two features adjacent to the reviewed area that meet/are likely to meet wetland criteria. The first of these is a wet ditch found between the reviewed area and the Kenosha County Bike Trail to the east. This wet ditch connects to a larger delineated wetland to the south and east of the reviewed area. Neither of these areas extend onto the reviewed area proper. Please refer to the attached aerial photo/field sketch for the approximate locations of these features.

All wetland identification related features depicted on the associated field sketch are approximate only and typically are not suitable for design purposes such as set-back or permit requirements. If wetlands are located on your property, we recommend that a wetland delineation be conducted on your property by a qualified wetland delineator. Wetlands are regulated by various state, federal, and local units of government. Prior to conducting any activities in or around wetlands, we recommend you contact the appropriate staff from Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers and the Village of Pleasant Prairie.

If you have any questions, please contact me at (608) 261-6430 or email Neil.Molstad@wisconsin.gov.

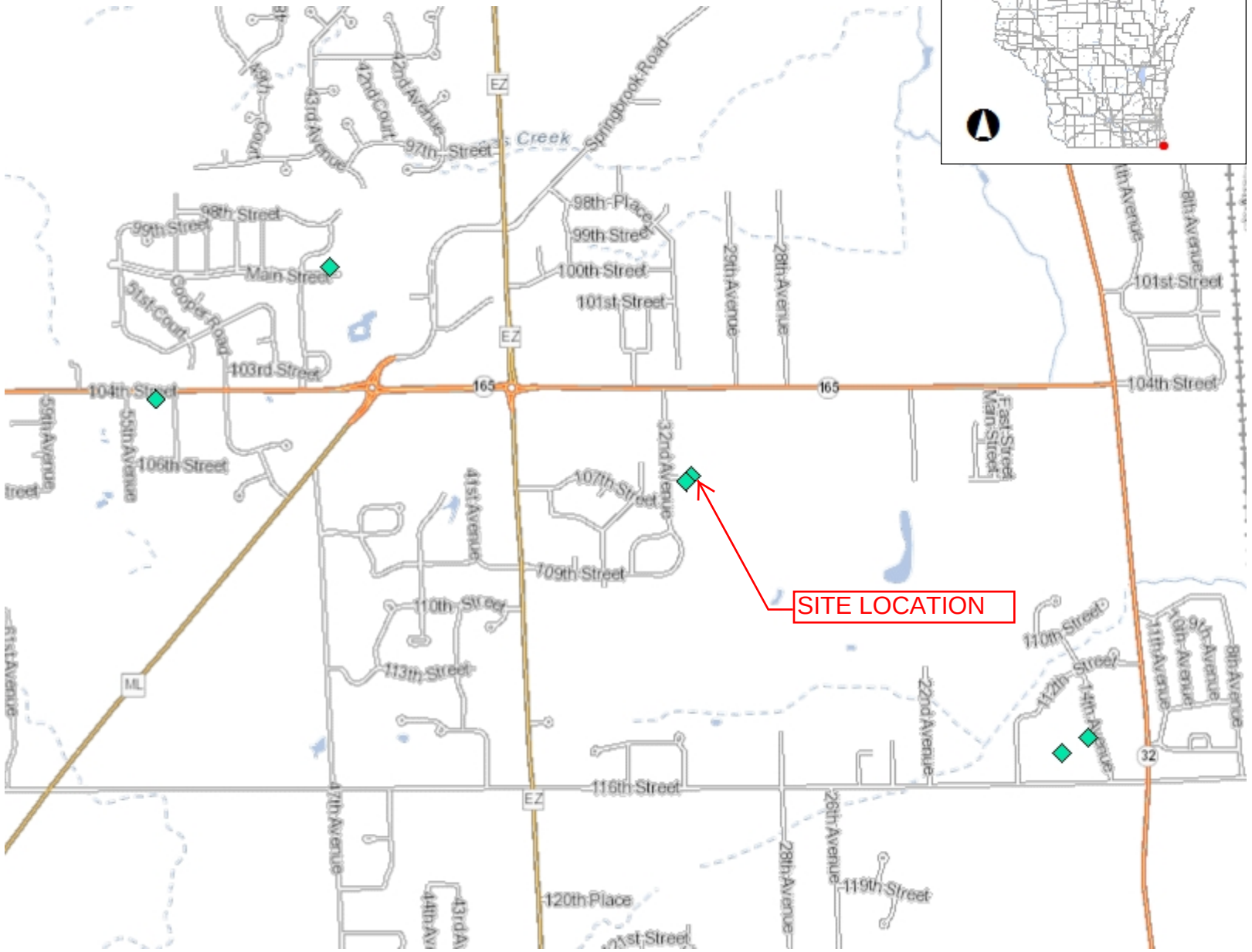
Sincerely,

Neil Molstad
Wetland Identification Specialist

Enc. General Location Map of Reviewed Area
WWI and Soil Survey Mapping
Field Sketch and Aerial Photo of Reviewed Area
Wetland Identification Field Investigation Form

cc: Rachel Nuetzel, Project Manager, U.S. Army Corps of Engineers
Village of Pleasant Prairie
DNR Water Management Specialist
Chris Jors, SEWRPC

Surface Water Data Viewer Map



Legend

- Wetland Identifications and Confirmations
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

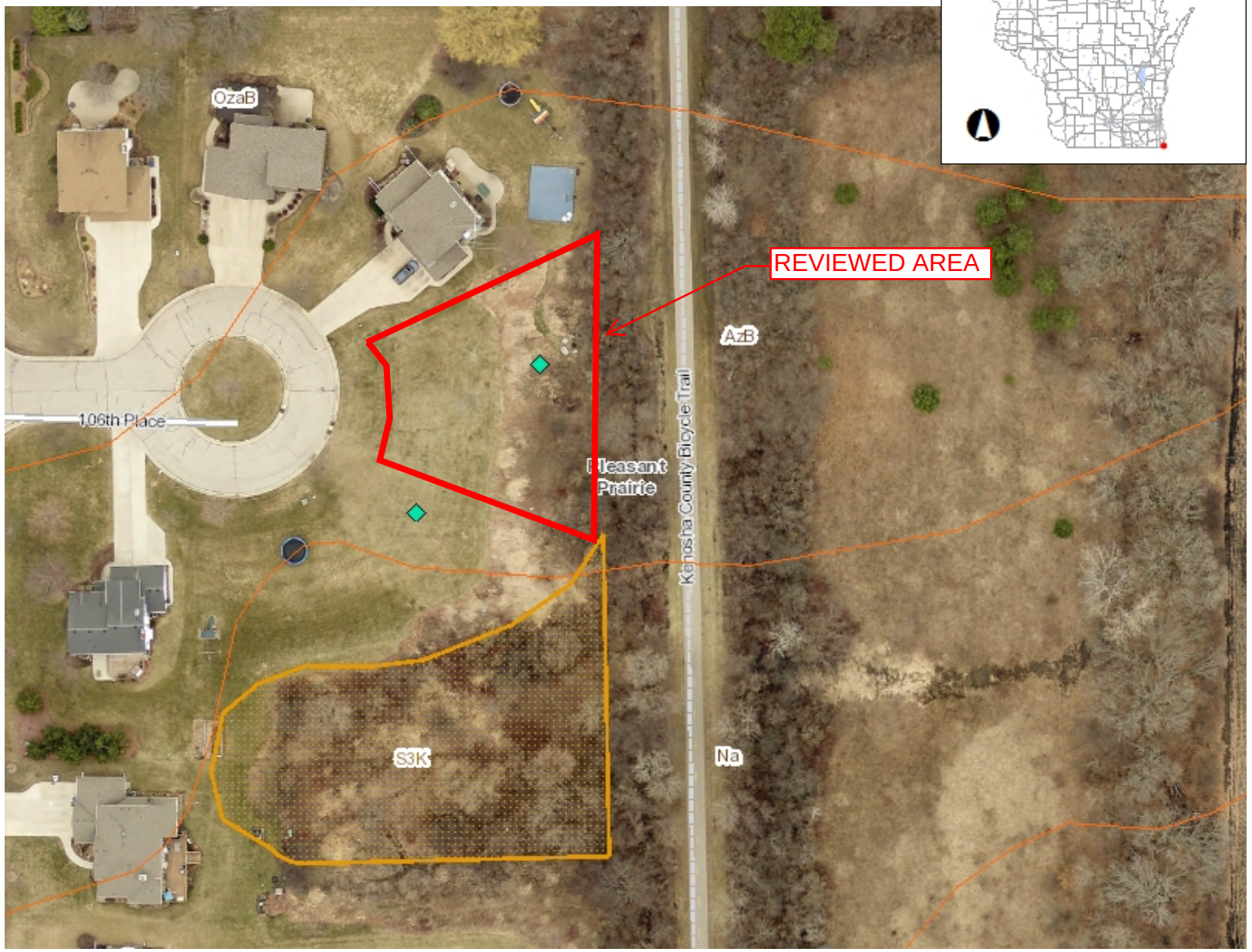
Notes

0.8 0 0.38 0.8 Miles

NAD_1983_HARN_Wisconsin_TM

1: 23,760

Surface Water Data Viewer Map



Legend

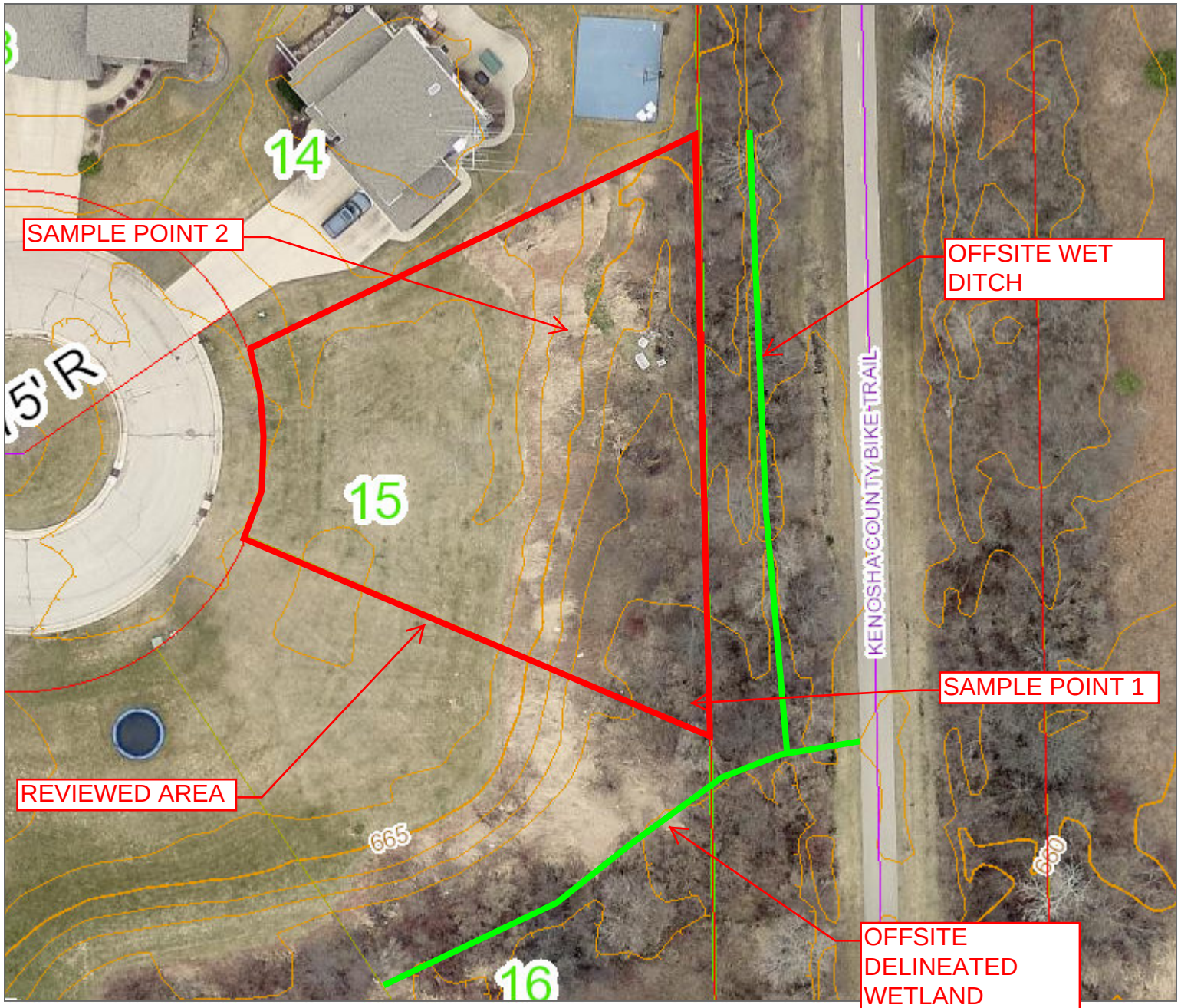
- Wetland Identifications and Confirmations
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- NRCS Wisconsin Soils
  - Soil Mapping Unit
  - Water
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway

0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

1: 990

Notes



KENOSHA COUNTY INTERACTIVE MAPPING

NOTE: ALL WETLAND ID RELATED FEATURES DEPICTED ON THIS MAP ARE APPROXIMATED. THERE IS NO STATE WETLAND PRESENT WITHIN THE REVIEWED AREA.

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries

Contours

- Index Contour
- Intermediate Contour
- Index Depression
- Intermediate Depression

N

1 inch = 44 feet

Date Printed: 7/31/2018

WETLAND IDENTIFICATION FIELD INVESTIGATION FORM

Inspected By:	Date of Field Review	Weather Conditions	Docket Number
Molstad	8/21/2018	Partly Cloudy, Warm, Temp 80's F	02243

LAND OWNER INFORMATION

Name of Property Owner	Street Address
Brian Johnson	3132 106th Place
Phone	**City, State, Zip Code**
(262) 496-4915	Pleasant Prairie, WI 53158
County	**Legal Description**
Kenosha, Village of Pleasant Prairie	NE ¼ of the NW ¼ Section 25, T01N R22E

Reason for Project (Future Development, Building Expansion, Conservation Activities, Construction, etc.)
Check Lot for Wetland Presence / Absence

Wetlands Located in the Project Area Y / (N) (Circle One)	Total Number of Wetlands in Project Area
	None

SITE SPECIFIC INFORMATION

Wetland ID:

Identified on the following resources?
- ___ USGS Topographic Map
- ___ WWI
- ___ Aerial Photographs
- ___ FSA Slide Review
- (# of normal years with wetness signatures ___)

Dominant [redacted] Vegetation Point 1 **Community Type(s) and Dominant Species:**	**Dominant Upland Vegetation** Point 2 **Community Type(s) and Dominant Species:**
Shrubby wooded upland. Dominants: Juglans nigra Alliaria petiolata Oxalis sp. Lonicera x bella Vitis riparia Geum laciniatum Viola sororia Parthenocissus quinquefolia	Shrubby overgrown old field. Dominants: Sambucus nigra Cornus racemosa Phalaris arundinacea
[redacted] Soils **Mapped Soil Unit(s):** A2 Talun loam (A2B)	**Adjacent Upland Soils** **Mapped Soil Unit(s):** A2 Talun loam (A2B)
Hydric Soil Indicator(s) Observed (Check here if none X) (List all observed) 0-6" 10YR 3/1 silt loam 6"-13" 10YR 3/2 silt loam 13"-21" 10YR 4/3 silt loam	**Hydric Soil Indicator(s) Observed** (Check here if none X) (List all observed) 0"-4" 10YR 3/1 silt loam 4"-15" 10YR 4/3 silt loam 15"-19" 10YR 3/2 silt loam
[redacted] Hydrology (Indicators, permanence, observations, etc.) No primary or secondary indicators of wetland hydrology observed.	**Adjacent Upland Hydrology** (Indicators, permanence, observations, etc.) No primary indicators of wetland hydrology. Vegetation at the sample point passes the FAC-Neutral test.

Notes (approximate location, unique observations, etc.) None of the three wetland criteria are met at Sample Point 1. The vegetation criterion is met at Sample Point 2, but the soil and hydrology criteria are not met.

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: 106th Place

Legal Description: Lot 16 of Countryside Estates

Tax Parcel Number(s): 92-4-122-252-0446

Check all that apply

☐ Land Use Plan Amendment:

To change the land use designation from _____

to _____

☐ Neighborhood Plan Amendment to _____ Neighborhood

■ Other Amendment to the Comprehensive Plan (specify)

Wetland map change

Petitioner's interest in the requested amendment:

To amend the current wetland map to the actual wetland area

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: Steven H Brown

Signature: Steven H Brown

Address: 9656 Meadowdale Lane

Pleasant Prairiei Wi 53158

(City) (State) (Zip)

Phone: 847-489-5991

Fax: _____

Email: stevenharoldbrown@yahoo.com

Date 10/15/2018

APPLICANT/AGENT:

Print Name: _____

Signature: _____

Address: _____

_____

(City) (State) (Zip)

Phone: _____

Fax: _____

Email: _____

Date: _____

ZONING MAP AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: 106th Place

Legal Description: Lot 16 of Countryside Estates

Tax Parcel Number(s): 92-4-122-252-0446

Existing Zoning District(s): R-4, C-1

Proposed Zoning District(s): R-4, C-1 (See Attached Wetland delineation)

Proposed Use: Single family Residence

Compatibility with Adjacent Land Uses:

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

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

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

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Address: 9656 Meadowdale Lane

Pleasant Prairie WI 53158

(City) (State) (Zip)

Phone: 847-489-5991

Fax: _____

Email: stevenharoldbrown@yahoo.com

Date 10/15/2018

APPLICANT/AGENT:

Print Name: _____

Signature: _____

Address: _____

_____

(City) (State) (Zip)

Phone: _____

Fax: _____

Email: _____

Date: _____

BIT LAND SURVEYING
20–312th Avenue
atland, WI. 53105–8934
ensed Professionals in
h Illinois & Wisconsin

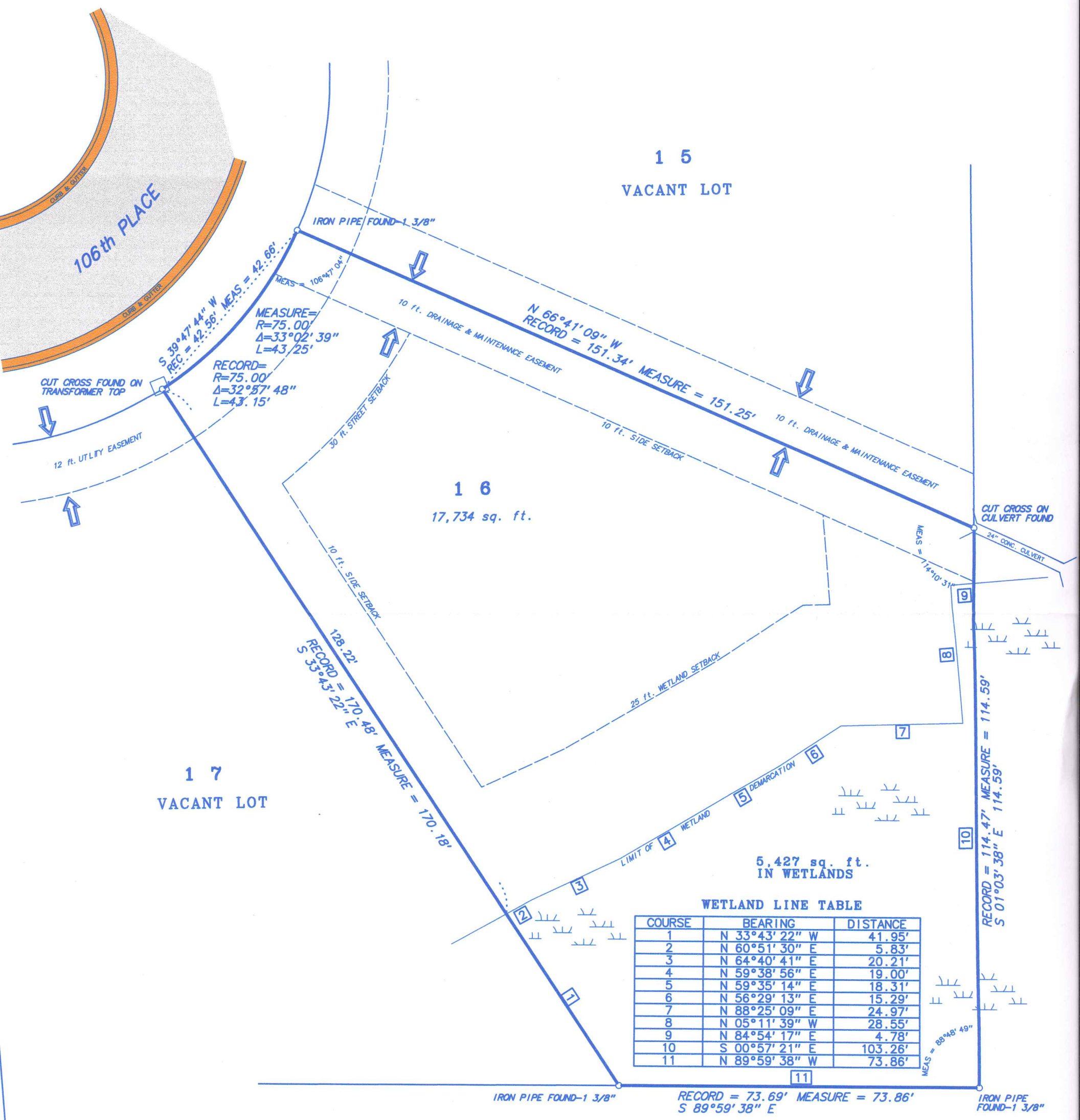
PLAT OF SURVEY

OF

PHONE: 262–537–4874
FAX: 262–537–4221
EMAIL: ambit@tds.net

Lot 16 of COUNTRYSIDE ESTATES, a subdivision located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 92–4–122–252–0446



WETLAND LINE TABLE

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8	N 05°11' 39" W	28.55'
9	N 84°54' 17" E	4.78'
10	S 00°57' 21" E	103.26'
11	N 89°59' 38" W	73.86'

ZONING IS R–4

WETLANDS DEMARCATED AND WETLAND REPORT BY DK ENVIRONMENTAL PER OWNER.

LE: 1 inch = 20 feet

ERED BY: S. Brown

NO.: 18209

Fieldwork completed on and date of certification: August 24, 2018

I hereby certify that I have surveyed the above described property and the above plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Bassett, Wisconsin this 20th day of SEPTEMBER 2018.

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 6, 2018

WIC-SE-2018-30-01246

Steven Brown
9656 Meadowdale Lane
Pleasant Prairie, WI 53158

RE: Wetland Delineation Report for a parcel (Lot 16 Countrywide Estates Subdivision) located in the NE1/4 of the NW1/4 of Section 25, Township 01 North, Range 22 East, Village of Pleasant Prairie, Kenosha County

Dear Mr. Brown:

We have reviewed the wetland delineation report from DK Environmental Services, Inc. prepared for the project area referenced above. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon a June 21, 2018 field visit. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is typically valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at https://dnr.wi.gov/topic/ERReview/Review.html. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email Neil.Molstad@wisconsin.gov.

Sincerely,

Neil Molstad
Wetland Identification Specialist

cc: Rachel Nuetzel, Project Manager, U.S. Army Corps of Engineers
Village of Pleasant Prairie
Dan Krill, DK Environmental Services
Travis Schroeder, DNR Water Management Specialist
Chris Jors, SEWRPC

Attachments:

Project Area Location Map
Wetland Delineaiton Mapping for the Project Area

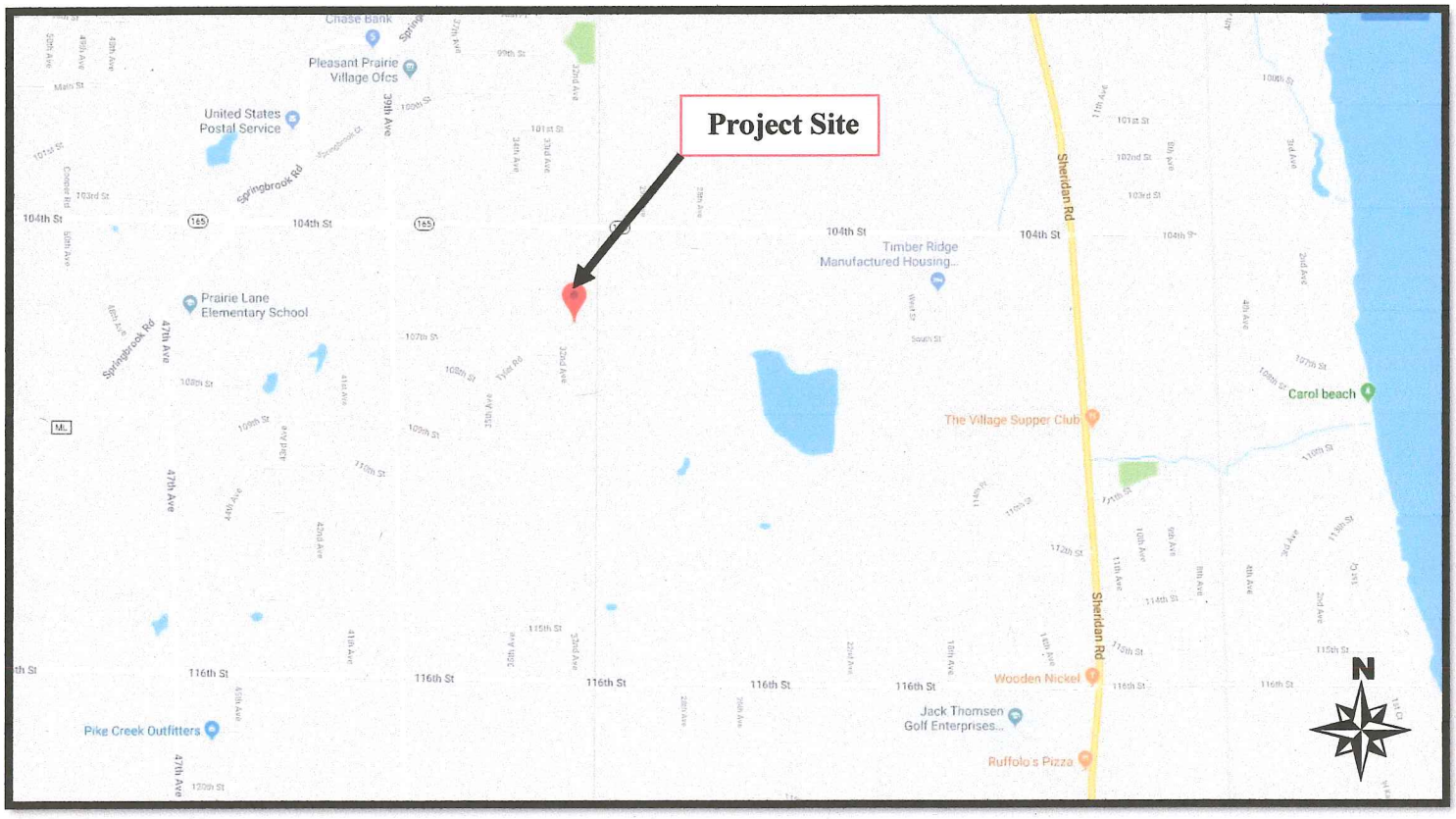
APPENDIX A

The following reference materials were reviewed and used to assist in the wetland field reconnaissance.

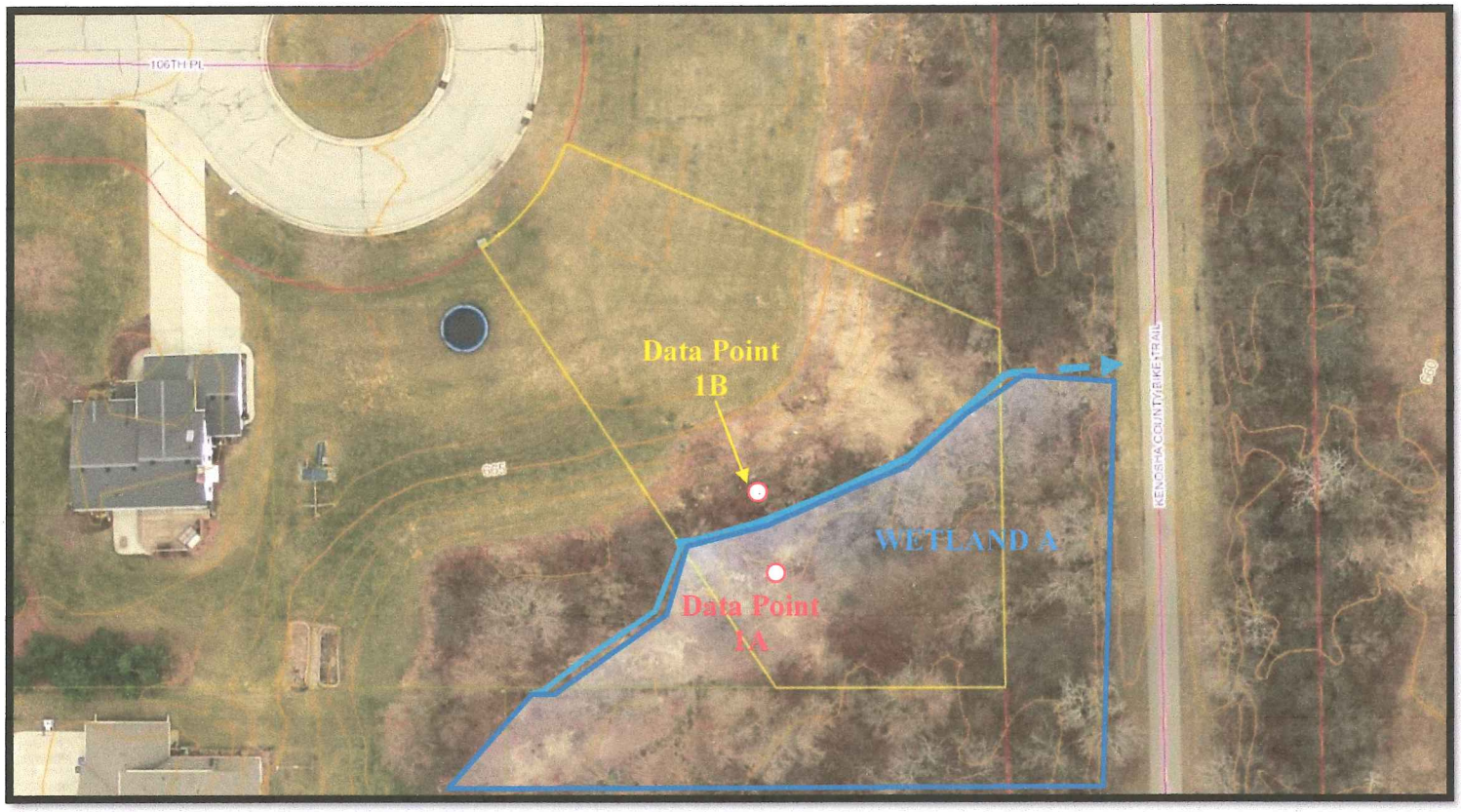
1. LOCATION

The ±0.40-acre project site is a vacant, residential lot bordered by existing homes to the north and west. To the east is vacant land and the Kenosha County Bike Trail. The subdivision and subject property is generally located south of Highway 165 (104th Street), east of 34th Avenue, and west of 29th Avenue in the town of Pleasant Prairie, Wisconsin.

The property is located in a mature residential area in Countryside Estates Subdivision in the NW ¼ of Section 25, Township 01 North, Range 22 East of the Third Principle Meridian. The entrance to the study area is located approximately at 42.518938° North Latitude and -87.845490° West Longitude.



5. AERIAL PHOTOGRAPH with Topography (1-foot contours)
APPROXIMATE WETLAND LIMITS and DATA POINT LOCATIONS



DK Environmental Services, Inc.
1422 Sunflower Court ♦ Grayslake, Illinois 60030 ♦ (847) 548-7458 ♦ dkenvserv@sbcglobal.net

WETLAND ASSESSMENT REPORT

106th PLACE – 0.40 ACRE VACANT RESIDENTIAL LOT
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN 53158

Tax Parcel# 92-4-122-252-0446
(Lot 16, Countryside Estates Subdivision)
NW 1/4 Section 25 – Township 1 North – Range 22 East

Prepared for:

STEVEN H. BROWN
9656 MEADOWDALE LANE
PLEASANT PRAIRIE, WI 53158

Prepared by:

DK Environmental Services, Inc.
1422 Sunflower Court
Grayslake, Illinois 60030
(847) 548-7458
dkenvserv@sbcglobal.net

April 21, 2018

WETLAND ASSESSMENT REPORT

106th PLACE – 0.40 ACRE VACANT RESIDENTIAL LOT
PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN 53158

Tax Parcel# 92-4-122-252-0446
(Lot 16, Countryside Estates Subdivision)
NW 1/4 Section 25 – Township 1 North – Range 22 East

INTRODUCTION

On April 21, 2018, DK Environmental Services, Inc. (DKES) staff completed a wetland field investigation of the vacant, residential parcel in the Village of Pleasant Prairie, Kenosha County, Wisconsin to determine on-site wetland and "waters of the U.S." boundaries. The assessment resulted in one, low-quality wetland area of less than 0.10 acre being identified and flagged on the 0.40 acre vacant residential lot. This report was prepared to document the results of data collection located on and near the project site, and to serve as a basis for wetland identification under Section 404 of the Clean Water Act. Wetland investigation techniques were performed in accordance with methodology established by the U.S. Army Corps of Engineers (USACE). The approximate data point locations are shown in Appendix A, Exhibit 5. Appendices illustrate the following:

A) Exhibits
   1) Location Map
   2) Wisconsin Wetland Inventory (WWI) Map
   3) Soils Survey with Wetland Indicators
   4) Flood Insurance Rate Map (FIRM)
   5) Aerial Photograph with Topography and Data Point Locations
B) Site Photographs
C) U.S. Army Corps of Engineers Data Forms

The ±0.40-acre project site is a vacant, residential lot bordered by existing homes to the north and west. To the east is vacant land and the Kenosha County Bike Trail. The subdivision and subject property is generally located south of Highway 165 (104th Street), east of 34th Avenue, and west of 29th Avenue in the town of Pleasant Prairie, Wisconsin.

The property is located in a mature residential area in Countryside Estates Subdivision in the NW ¼ of Section 25, Township 01 North, Range 22 East of the Third Principle Meridian. The entrance to the study area is located approximately at 42.518938° North Latitude and -87.845490° West Longitude.

METHODOLOGY

Our methodology followed procedures outlined in the *Corps of Engineers Wetland Delineation Manual*, dated January 1987, including the *Regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated August 2010. Both manuals identify the mandatory technical criteria for wetland identification. The three essential characteristics of a jurisdictional wetland are hydrophytic vegetation, hydric soils and wetland hydrology as described below:

I) Hydrophytic Vegetation: Hydrophytic vegetation is defined as the community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence on the plant species present. Hydrophytic vegetation is present when the plant community is dominated by species that can tolerate prolonged inundation or soil saturation during the growing season. Wetland indicator status is the estimated probability a plant species occurs in a wetland area. Reed (1988) designated indicator statuses for the U.S. Fish and Wildlife Service, Region 3, which are based on separating plants into five basic groups:

(1) OBL (Obligate Wetland) almost always occur (estimated probability >99%) in wetlands under natural conditions;

(2) FACW (Facultative Wetland) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in nonwetlands;

(3) FAC (Facultative) are equally likely to occur in wetlands or nonwetlands (estimated probability 34-66%);

(4) FACU (Facultative Upland) usually occur in nonwetlands (estimated probability 67-99%), but occasionally are found in wetlands (estimated probability 1-33%); and

(5) UPL (Upland) almost always occur (estimated probability >99%) in nonwetlands under natural conditions.

If greater than 50% of the plants present are FAC, FACW, or OBL the subject area is considered jurisdictional in terms of vegetation.

Vegetation was sampled within plots to quantitatively characterize wetland and/or upland plant communities within a given area. Within each plot visual estimates of percent cover of each plant species was made for each stratum (trees, saplings and shrubs, herbaceous plants and woody vines). The Dominance Test is then calculated by applying the 50/20 rule. If a plant community passes the Dominance Test, then the vegetation is hydrophytic and no further vegetative analysis is required. However, if the plant community fails the dominance test, and indicators of hydric soil and/or wetland hydrology are present then the Prevalence Index is applied.

The Prevalence Index is a weighted-average of wetland indicator status of all plant species within a sample plot. If the plant community satisfies the Prevalence Index, then the vegetation is hydrophytic. If the plant community fails Prevalence Index then it must meet the test Morphological Adaptations to be considered hydrophytic. If this last test fails then the vegetation is considered non-hydrophytic. Results of vegetative sampling are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

II) Hydric Soils: According to the National Technical Committee for Hydric Soils a hydric soil is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service 1994). Repeated periods of saturation or inundation combined with microbial activity causes morphological changes within the soil. This promotes biogeochemical processes, such as the accumulation of organic matter and the reduction, translocation, or accumulation of iron and other reducible elements. The result of these processes is useful in identifying hydric soils during both wet and dry periods (USDA Natural Resources Conservation Service 2006). There are 21 hydric soil indicators and if one is present it is considered a hydric soil. A detailed description on the 21 hydric soil indicators can be found in *Interim Regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated September 2008. The hydric soil indicators include:

- Histosol
- Histic Epipedon
- Black Histic
- Hydrogen Sulfide
- Stratified Layers
- 2 cm Muck
- Depleted Below Dark Surface
- Thick Dark Surface
- Sandy Mucky Mineral
- 5 cm Mucky Peat or Peat
- Sandy Gleyed Matrix
- Sandy Redox
- Stripped Matrix
- Loamy Mucky Mineral
- Loamy Gleyed Matrix
- Depleted Matrix
- Redox Dark Surface
- Depleted Dark Surface
- Redox Depressions
- Coast Prairie Redox
- Iron-Manganese Masses

A soil pit is excavated to the appropriate depth to describe the soils profile. Color of the soil matrix and redox, mottling, and gleying within the profile are described using the Munsell Soil Color Charts (Gretagmacbeth 2000). Generally, a hydric soil is present when there is an organic soil, histic epipedon, sulfidic material, aquic or peraquic moisture regime, reducing soils conditions, soil colors gleyed, bright mottles and/or low matrix chroma, soil listed on the hydric soil list, and iron and manganese. Results of soil sampling and if they meet one of the indicators are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

III) Wetland Hydrology: Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation. These other indicators reflect a sites history of past episodes of inundation or soil saturation and if it was repeated over a period of time. Areas that have hydrophytic vegetation and hydric soils generally have wetland hydrology (National Research Council 1995). Hydrologic indicators are the most brief of all wetland indicators as occur from recent or long-term meteorological conditions. Typically, the presence of water for a week or more during the growing season creates anaerobic conditions. Anaerobic conditions lead to the prevalence of wetland plants.

An area needs to meet one or more of the primary wetland hydrology indicators, which include: surface water, high water table, saturation, water marks, sediment deposits, drift deposits, algal mat or crust, iron deposits, inundation visible on aerial imagery, sparsely vegetated concave surface, water-stained leaves, aquatic fauna, true aquatic plants, hydrogen sulfide odor, oxidized rhizopheres on living roots, presence of reduced iron, recent iron reduction in tilled soils, thin much surface, and gauge or well data.

A sampled area may also meet two or more of the secondary indicators, which include: surface soil cracks, dry-season water table, crayfish burrows, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position and the FAC-Neutral test. Results of hydrology are illustrated on the attached Routine U.S. Army Corps of Engineers Data Forms.

RESULTS

The following is a brief description of the results of our field reconnaissance. We have included a list of the dominant plant species identified on site, including hydrologic conditions and soils observed from data point samples taken at the time of the investigation. Specific information regarding the on-site data sampling plots is found on the attached USACE Data Forms.

The subject property is a vacant, residential lot at the east end of a cul-de-sac bordered by existing homes to the north and west, and vacant land to the east. Dumping of debris, including lawn clippings, brush, concrete, etc. was observed throughout portions of the lot, especially along the eastern border with the wetland.

The western portion of the site has been filled in the past as part of the original subdivision grading. A fill pad has been constructed and is ready for the construction of a new home. This area has been traditionally mowed and is maintained as turf grass lawn, and slopes easterly toward the scrub/shrub wetland located at the rear of the lot. To the east of the fill pad, the rear of the lot transitions to a mix of weedy grasses, dense shrubs and few mature trees in the overstory. Trees include Box Elder (*Acer nugundo*) and Black Willow (*Salix nigra*) in the overstory, with invasive common buckthorn (*Rhamnus cathartica*), Gray Dogwood (*Cornus racemosa*), Honeysuckle (*Lonicera tatarica*) and Elderberry (*Sambucus canadensis*) found in the shaded woody scrub/shrub layer.

The understory was dominated by a mix of weedy forbs typical of disturbed habitats, including field thistle (*Cirsium arvense*), Teasel (*Dipsacus sylvestris*), Black Raspberry (*Rubus occidentalis*), Common Burdock (*Arctium minus*), Creeping Charlie (*Glechoma hederacea*), Garlic Mustard (*Alliaria petiolata*), Riverbank Grape (*Vitis riparia*), Miltiflora Rose (*Rosa multiflora*), and Reed Canary Grass (*Phalaris arundinacea*).

Significant hydrologic indicators were found during the site investigation, including a drainage path at the far NE corner of the lot leading to a culvert under the Kenosha Bike

Path. A storm pipe was found running along the northern property line, directing roadside drainage to the rear of the lot where it daylights near the bike path culvert.

Drainage also sheet flows form improved, upland areas at the west to the low area wetland at the east of the lot. There is approximately 6-7 feet of fall (change in elevation) from the western fill pad near the road to the low point of the site near the eastern property line. There was no evidence of inundation or other drainage patterns found on the site during the inspection. However, runoff from the improved, surrounding homes and lawns were observed to be at a higher elevation on the landscape, and are directed to the rear of the three, remaining vacant, undeveloped lots at the end of the cul-de-sac.

Soils throughout the rear, low-lying areas of the site and on adjacent properties are mapped as Na—Navan silt loam, 0 to 3 percent slopes, classified as poorly drained soils by the Natural Resource Conservation Service (NRCS) and typically occupying drainageways and depressional areas. The soils sampled at Data Point 1A began to show saturation at 14" and lower, and the water table observed within the excavated pit was measured at 12" below the surface. Field sampled soil profiles revealed low chroma matrix color with mottling, which is indicative of hydric soils.

APPENDIX A

The following reference materials were reviewed and used to assist in the wetland field reconnaissance.

1. LOCATION

The ±0.40-acre project site is a vacant, residential lot bordered by existing homes to the north and west. To the east is vacant land and the Kenosha County Bike Trail. The subdivision and subject property is generally located south of Highway 165 (104th Street), east of 34th Avenue, and west of 29th Avenue in the town of Pleasant Prairie, Wisconsin.

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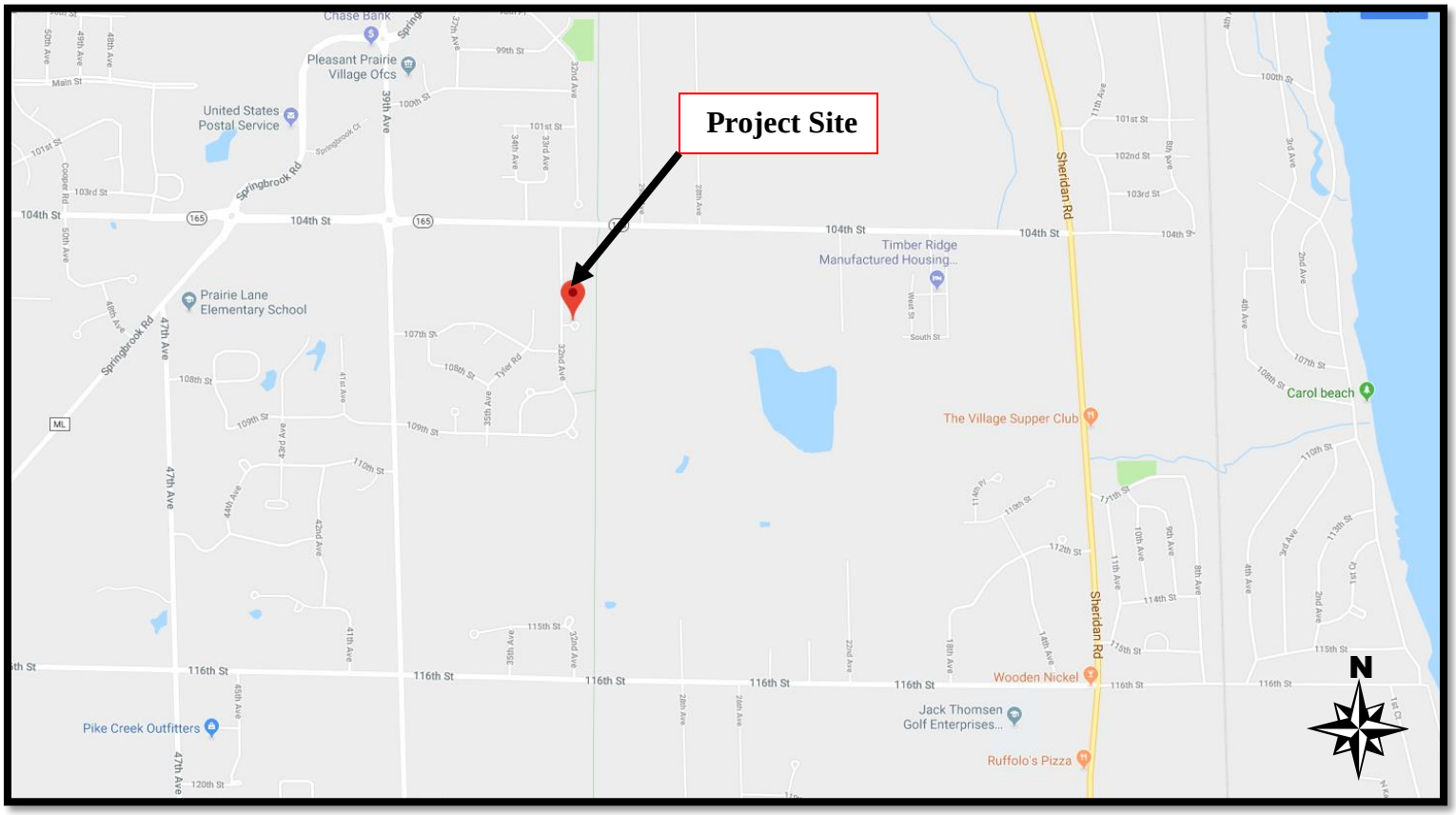
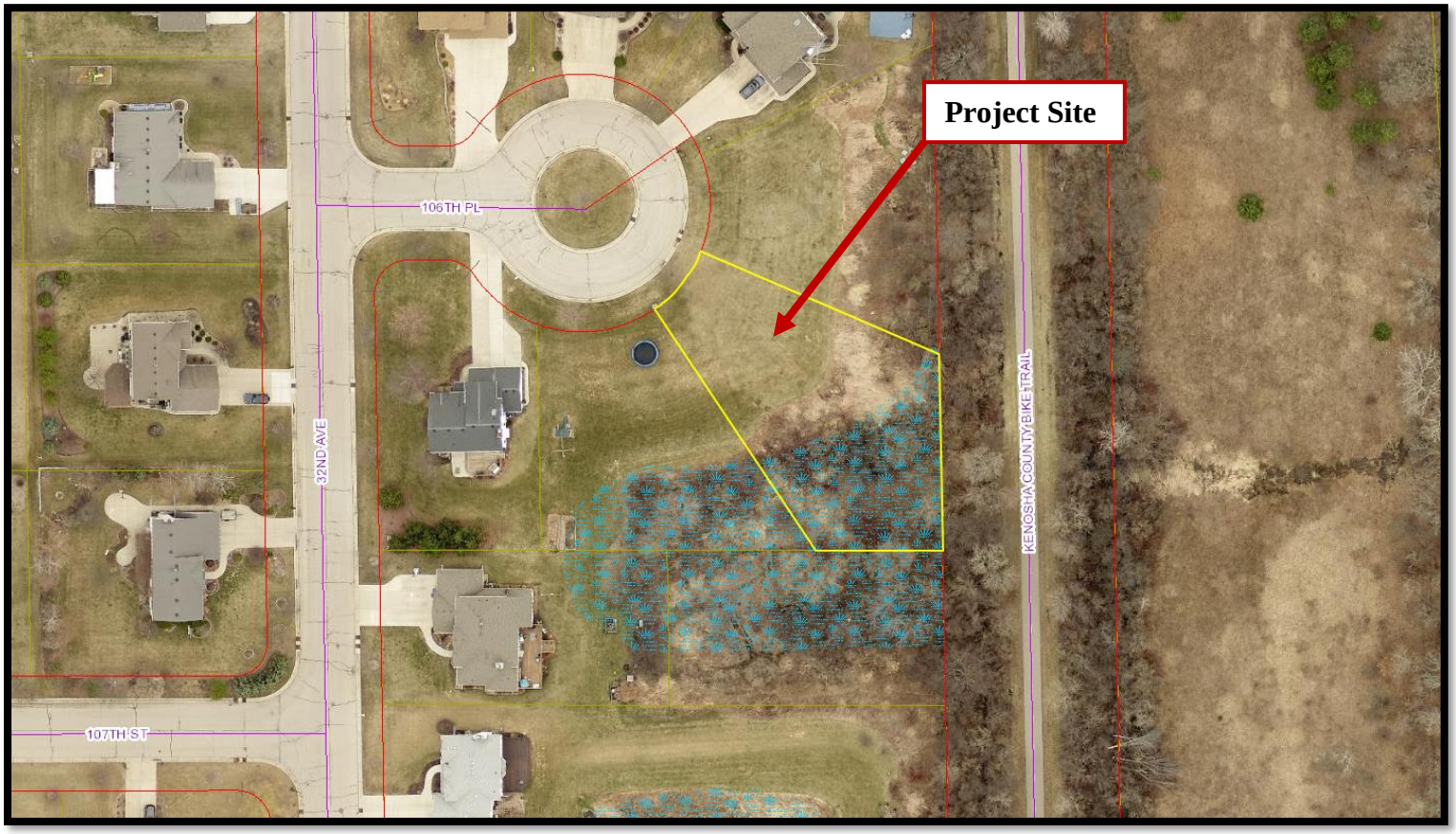


2. WISCONSIN WETLAND INVENTORY – WI Department of Natural Resources

The Wisconsin Wetland Inventory map (WWI) indicates that there are mapped wetlands located on the subject property, shaded in blue and located at the rear (eastern) portion of the lot. The area shaded generally coincides with low, depressional soils mapped by the USDA Natural Resources Conservation Service as poorly drained soils (see Exhibit 3).

Note: The WWI serves as a large-scale guide and actual wetland locations and types often vary.

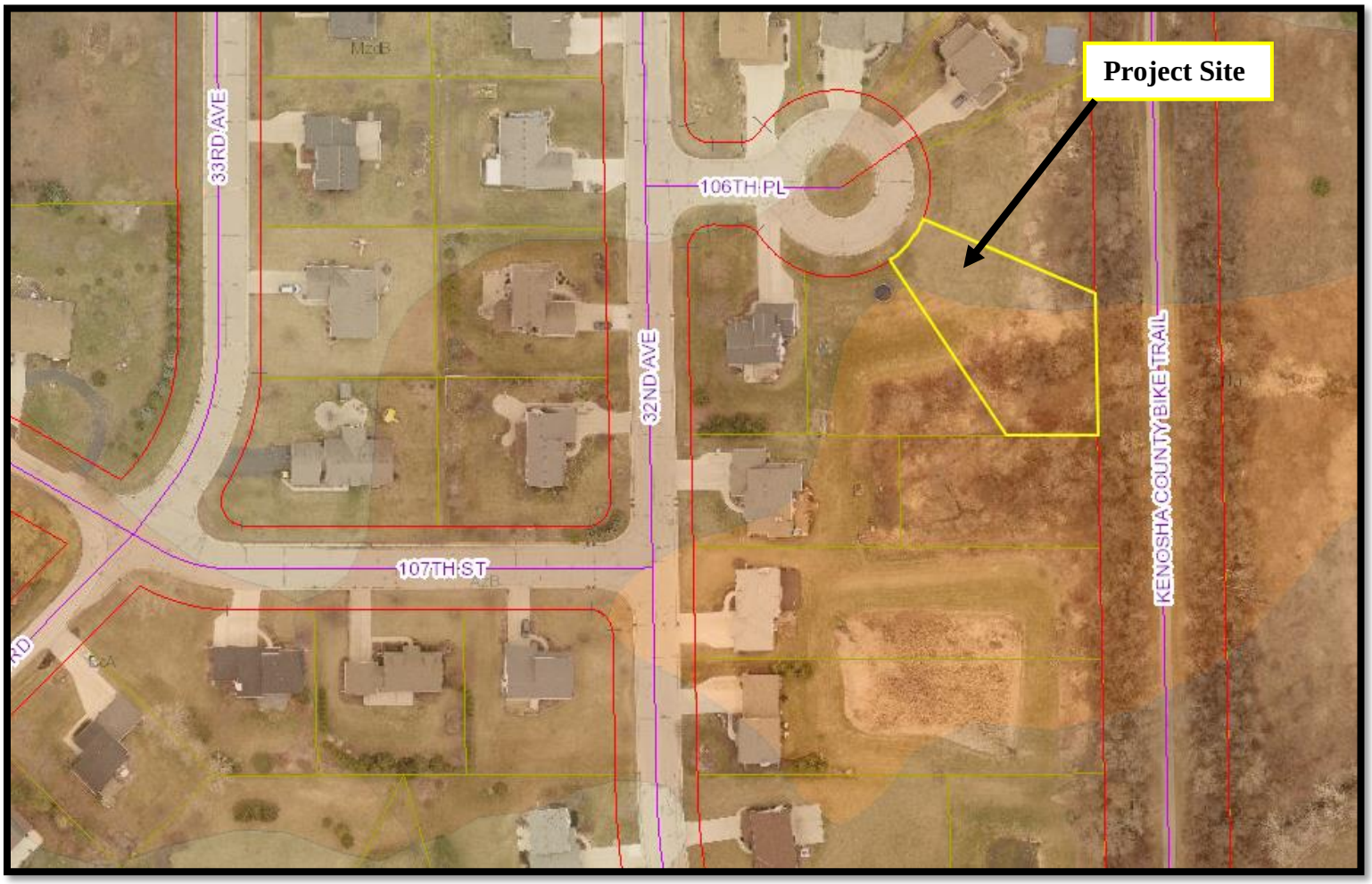


3. SOIL SURVEY

The Soil Survey of Kenosha and Racine Counties, Wisconsin was reviewed to determine the location of hydric soils within the study area. The following soils are mapped within the study area:

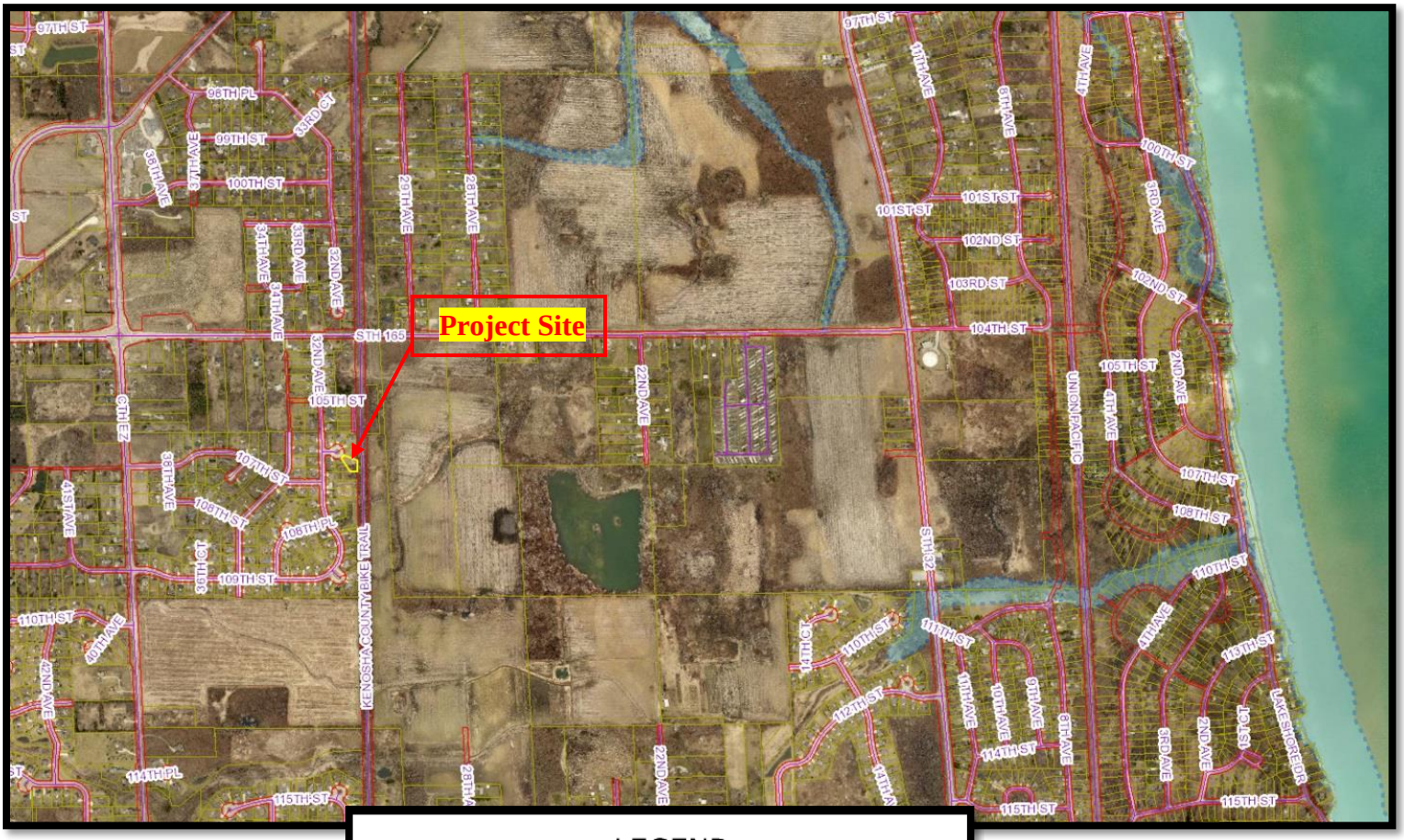
Soils throughout the northern portion of the site and adjacent properties were mapped as **BcA – Beecher silt loam**, 1-3% slopes, classified as gently sloping, somewhat poorly drained soils adjacent to depressions and drainageways by the Natural Resource Conservation Service (NRCS).

Na—Navan silt loam, 0 to 3 percent slopes, classified as a poorly drained soil covers the southern portion of the lot and adjacent properties off-site to the east and south. Soils mapped within this drainage class are soil types typically found within areas designated as wetlands. During the on-site investigation, field sampled soil profiles at Data Point 1A revealed low chroma matrix color with mottling and a high water table, which is indicative of hydric soils.



4. FLOOD INSURANCE RATE MAP

The Flood Insurance Rate Maps (FIRMs) for Kenosha County, Wisconsin and Incorporated Areas (effective date June 19, 2012) were reviewed to determine the presence of floodplain, which can be indicative of wetland hydrology. The FIRM indicates that there is no portion of the site or adjacent properties in the subdivision located within the mapped floodplain.



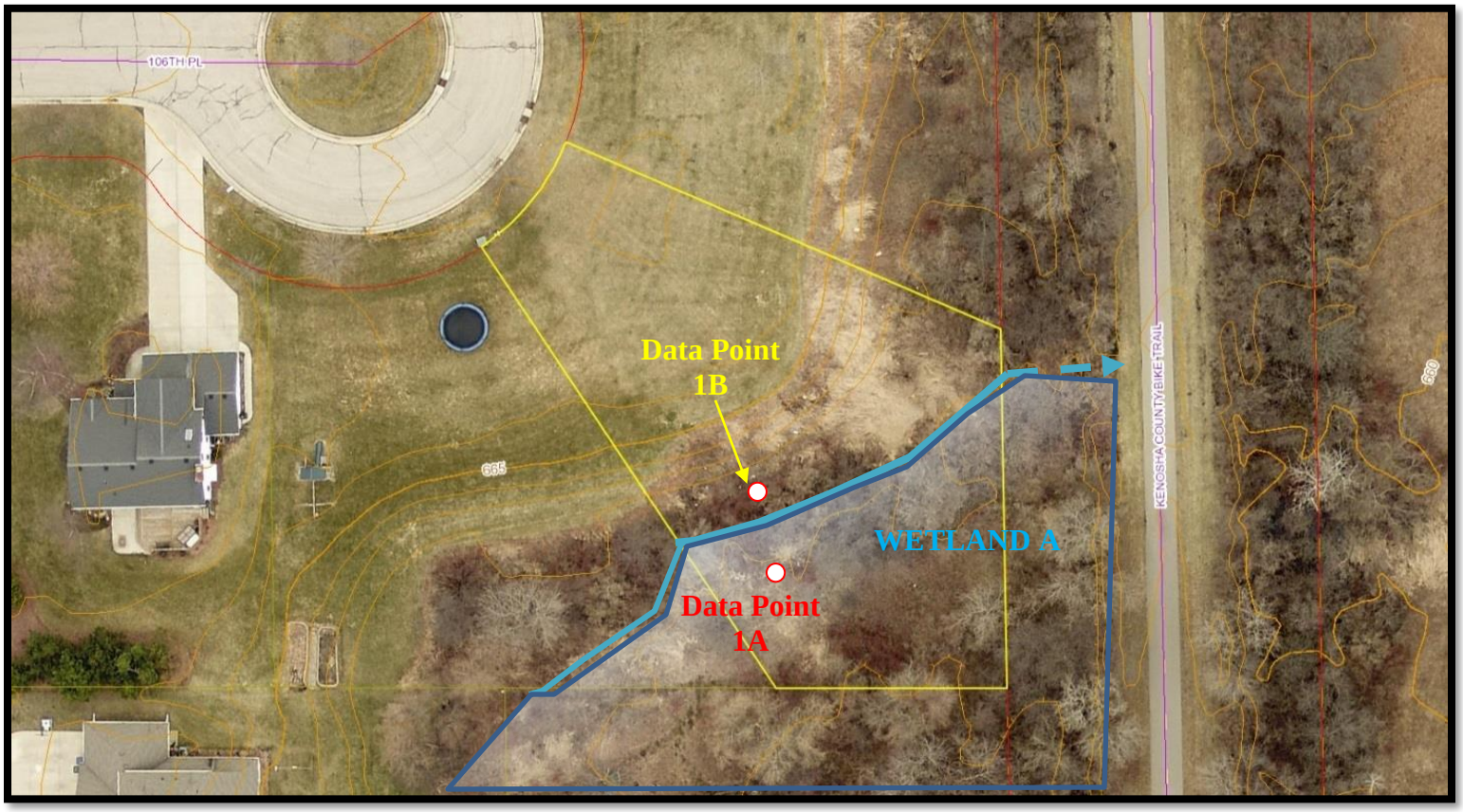
LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

5. AERIAL PHOTOGRAPH with Topography (1-foot contours)
APPROXIMATE WETLAND LIMITS and DATA POINT LOCATIONS



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USDA Soil Conservation Service. 1994. Changes in Hydric Soils of the United States. Federal Register 59(133): 35680-35681, July 13, 1994.

APPENDIX B – SITE PHOTOGRAPHS 4.21.2018

Data Point 1A – WETLAND facing northwest

Data Point 1B– UPLAND facing east

View of upland area of existing residential lot – facing northwest

View of transitional area between upland and wetland – facing northeast

Pipe outfall at NE corner of lot near Kenosha Bike Path – facing east

APPENDIX C

USACE WETLAND DETERMINATION DATA FORMS

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: Lt 17 106th Place Pleasant Prairie, WI 53158

Legal Description: Lot 17 Countryside Estates

Tax Parcel Number(s): 92-4-122-252-0447

Check all that apply

☒ Land Use Plan Amendment:

To change the land use designation from - amend to correct

~~to~~ location of the field delineated wetlands

☐ Neighborhood Plan Amendment to Countryside Estates Neighborhood

☐ Other Amendment to the Comprehensive Plan (specify)

Petitioner's interest in the requested amendment:

To amend the current wetland maps to the actual wetland areas.

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: Jim & Michelle Parks

Signature: Michelle K

Address: 9955 160th Ave

Bristol WI 53104

(City) (State) (Zip)

Phone: 262 220 8932

Fax: _____

Email: mparkswi@gmail.com

Date 10-29-2018

APPLICANT/AGENT:

Print Name: _____

Signature: _____

Address: _____

_____

(City) (State) (Zip)

Phone: _____

Fax: _____

Email: _____

Date: _____

ZONING MAP AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: Lt 17 106th Place Pleasant Prairie, WI 53158

Legal Description: Lot 17 Countryside Estates

Tax Parcel Number(s): 92-4-122-252-0447

Existing Zoning District(s): R-4, C-1

Proposed Zoning District(s): R-4, C-1 -See attached new delineation

Proposed Use: new wetland delineation

Compatibility with Adjacent Land Uses:

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

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

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

PROPERTY OWNER:

Print Name: Jim & Michelle Parks

Signature: [signature] Michelle R

Address: 9955 160th Ave

Bristol (City) WI (State) 53104 (Zip)

Phone: 262 220-8932

Fax:

Email: mparkswi@gmail.com

Date 10-29-2018

APPLICANT/AGENT:

Print Name:

Signature:

Address:

(City) (State) (Zip)

Phone:

Fax:

Email:

Date:

AMBIT LAND SURVEYING
S120–312th Avenue
Wheatland, WI. 53105–8934
Licensed Professionals in
both Illinois & Wisconsin

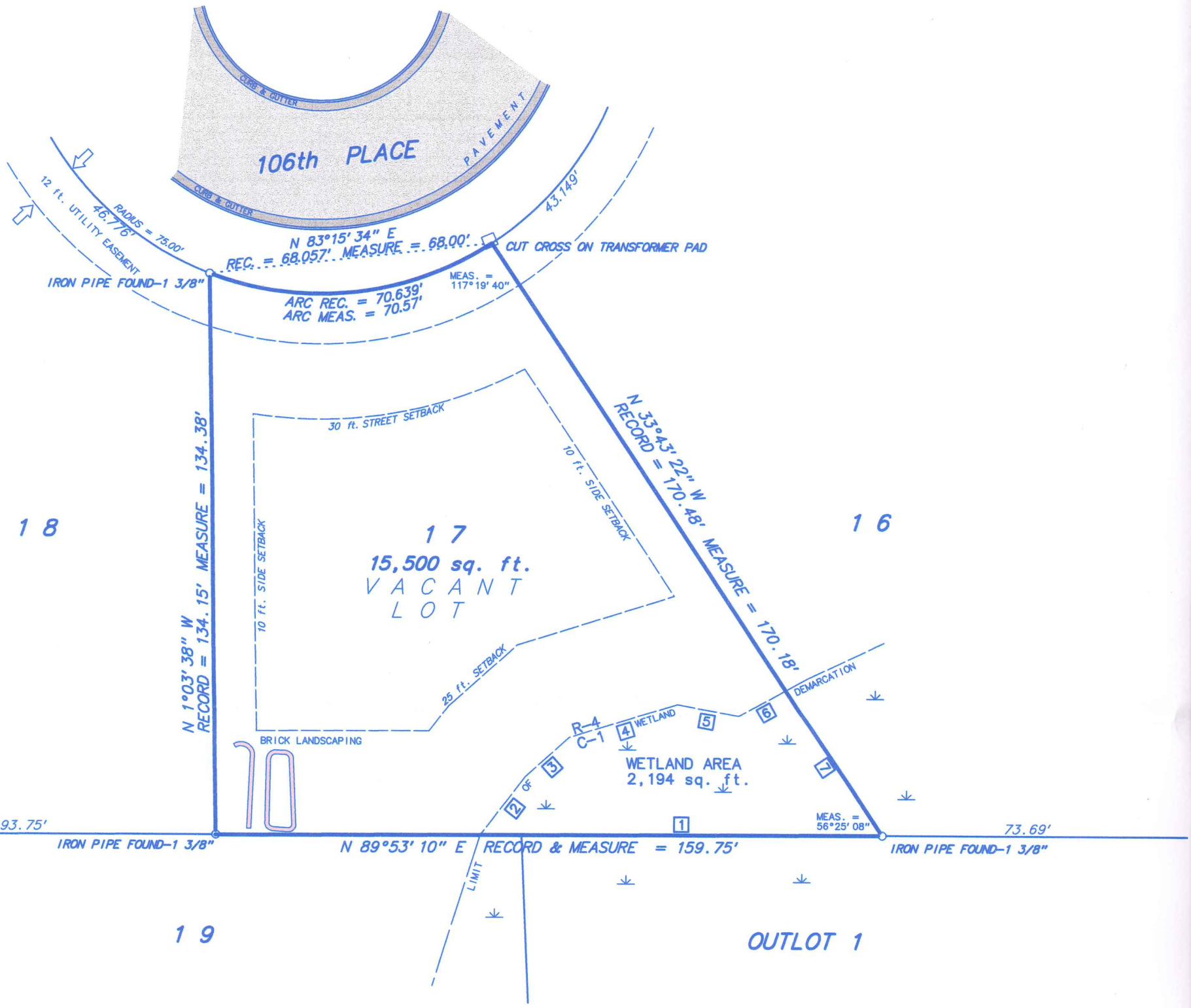
PHONE: 262–537–487
FAX: 262–537–422
EMAIL: ambit@tds.n

PLAT OF SURVEY

OF

Lot 17 of COUNTRYSIDE ESTATES, a subdivision located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 1 North, Range 22 East of the 4th Principal Meridian, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL IDENTIFICATION NO.: 92–4–122–252–0447



2,194 sq. ft.
IN WETLANDS

WETLAND LINE TABLE

COURSE	BEARING	DISTANCE
1	S 89°51' 30" W	96.40'
2	N 37°22' 45" E	17.73'
3	N 48°07' 35" E	14.13'
4	N 72°31' 42" E	27.20'
5	S 79°18' 33" E	14.98'
6	N 60°51' 30" E	12.78'
7	S 33°43' 22" E	41.95'

NOTE:
WETLANDS DELINEATED BY THOMPSON & ASSOCIATES WETLAND SERVICES ON AUG. 30 & SEPT. 7, 2018

SCALE: 1 inch = 30 feet
ORDERED BY: M. Parks
JOB NO.: 18285

Fieldwork completed on and date of certification: September 26, 20

I hereby certify that I have surveyed the above described property and the ab plat is a true representation thereof and shows the size and location of property, its exterior boundaries, the location and dimensions of all visi structures thereon, boundary fences, apparent easements and roadways and visi encroachments, if any.

This survey is made for the exclusive use of the present owners of the prope and also those who purchase, mortgage or guarantee the title thereto within YEAR from the date hereof.

Dated at Bassett, Wisconsin this 4th day of OCTOBER 2018.

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784

WETLAND DELINEATION REPORT
Lot 17, 106th Pl, Pleasant Prairie, WI

Delineation # 17.2018

August 30 & September 7, 2018

Alice Thompson
Aaron Menke
Maureen Bogdanski
Thompson and Associates Wetland Services, LLC
1514 Menomonee Ave.
South Milwaukee, WI 53172
(414) 571-8383
www.thompsonwetlands.com

Wetland Delineation Report
Lot 17, 106th Pl, Pleasant Prairie, WI
Delineation # 17.2018
August 30 & September 7, 2018

Thompson & Associates
WETLAND SERVICES

1. Introduction
2. Site Description
3. Resource Review
4. Results and Conclusion

Appendices

1. INTRODUCTION

The study area was delineated by Thompson and Associates Wetland Services at the request of Michelle Parks, owner. Alice Thompson was the lead delineator, Aaron Menke (9/7) and Maureen Bogdanski (8/30) were the field assistants. The site consists of approximately 0.35 acre project area and is located on the south side of 106th Place, a cul-de-sac east of 32nd St. and west of the Kenosha County Bike Trail (see Figure 1). More specifically, the study area is located within the NW ¼ of Section 25, Township 1 North, Range 22 East in the City of Pleasant Prairie, Kenosha County, WI. This report is being submitted as an assured wetland delineation. Neil Molsted, WDNR Wetland ID Program specialist met us on site on September 7th and assisted with the wetland line.

The site was previously delineated by SEWRPC in 1998, prior to development.

This delineation was conducted on August 30 and September 7, 2018. As shown in Figure 2, precipitation maps documenting the 90 day departure from normal precipitation as shown on the Advance Hydrologic Prediction Service Website of the National Weather Service (National Oceanic and Atmospheric Administration) indicated that precipitation during the 90 days prior to the field visit was approximately **4-6 inches above normal**. Precipitation maps documenting the 90 day percent of mean departure from normal indicate that the mean departure from precipitation was **125-150%** or **wet** (75%-125% considered normal; <75% indicates drier conditions; >125% indicates wetter conditions). The Current Drought Condition as shown on the National Integrated Drought Information System- US Drought Portal is **No Drought**. The USDM uses a five-category system, labeled Abnormally Dry or D0, (a precursor to drought, not actually drought), and Moderate (D1), Severe (D2), Extreme (D3) and Exceptional (D4) Drought. Drought categories show experts' assessments of conditions related to dryness and drought including observations of how much water is available in streams, lakes, and soils compared to usual for the same time of year. U.S. Drought Monitor data go back to 2000.

Considering that the precipitation was normal to wet in the past 90 days prior to field work the evidence of hydrology could include obvious primary indicators such as

standing water, a high water table or saturation in the root zone. We also noted more subtle primary and secondary indicators relying on indicators that persist even with local climatic variation could include a positive FAC neutral test that documents long term vegetation patterns due in part to moisture gradients; a concave basin at a geomorphic low point which indicates probable wet conditions; and stress – shallow roots on trees and shrubs due to a high water table.

2. SITE DESCRIPTION

The study area consists of an undeveloped lot on 106th Pl. The lot to the left is developed, two other vacant lots are to the east. The lots surround a wetland depression that is adjacent the Kenosha County Bike Trail. The trail was an abandoned railroad bed, a ditch on the west side of the trail connects via two culverts to drainageways and wetlands on the east side of the trail. There are two detention basins south of the wetland that were built with the subdivision.

Prior to the delineation the neighbor to the east had brush hogged the wetland edge on that lot and on a portion of this lot. This disturbance was not authorized by Michelle Parks.

3. RESOURCE REVIEW

The site is located on a **Topographic Map** in Figure 3.

According to the **NRCS Soil Survey** (Figure 4), the study area contains Navan silt loam, a hydric soil. In addition, Aztalan loam was mapped which is an upland soil with hydric inclusions of Navan silt loam.

The **Wisconsin Wetland Inventory** (Figure 5) identifies one wetland area on the site. The mapped wetland is a shrub scrub with wet soil (S3K).

Historical maps (Figure 6) show the site changed over time in the following ways: in the 1967 aerial photo the site is entirely farmed. In the 1975 photo the wetland is forming within the farm field. The 2000 photo shows the site being developed, with further development on the 2010 photo.

4. RESULTS AND CONCLUSION

- **One Wetland** was delineated within the study area (Figure 7). The study area contains "Significantly Disturbed" and "Problem" areas as outlined on Table 1 and shown on data sheets.
  - **Wetland A was ~0.06 acres** located on the southeast corner of the site.
  - **The wetland community** type is shrub carr/swamp forest.

- **Vegetation** included box elder, crack willow, nannyberry, gray dogwood, and highbush cranberry as well as common buckthorn. The understory included reed canary grass, Canada goldenrod, horsetail and wild grape.
- **Soils** met the Redox Dark Surface hydric soil indicator.
- **Hydrology** included & geomorphic position as well as stunted plants with shallow roots. The water table in an open pit (45min-1 hour) was at 11", so the site met high water table.
- **The wetland line** was placed at a shift from hydric vegetation including nannyberry and high bush cranberry that was replaced by upland vegetation including unstressed common buckthorn and honeysuckle. This was concurrent with a rise in topography, and a loss of hydrology.

- **Other Water Features:**

A ditch is located on the east side of the wetland adjacent the Kenosha County Bike Trail. There are two culverts that carry water from this wetland and two detention ponds located south of the wetland to the east side of the Bike Trail. There are two detention basins located south of the wetland outside of the project area of this delineation.

- **Uplands**

- **Uplands** were characterized by mowed lawn and a shrub boundary to the wetland, that had unstressed common buckthorn, honeysuckle, gray dogwood and a black cherry tree.

Wetland Category for Stormwater Permitting *			
Wetland	**Highly Susceptible**	**Moderately Susceptible**	**Less Susceptible**
A		X shrub carr	

Less Susceptible: Degraded wetlands dominated by 90% or greater invasive species. Farmed wetlands, gravel pits, dredge material or fill material sites included.
Moderately Susceptible: Shrub wetlands, floodplain forest, fresh wet meadows, deep/shallow marsh, forested wetlands. Perennial and Intermittent streams (USGS 7.5 series or County Soil Survey Map) and lakes.

Highly Susceptible: Threatened and endangered species, fish and wildlife refuges, calcareous fens, wild and scenic rivers, sedge meadows, open and coniferous bogs, low prairies, coniferous swamps, lowland hardwood swamps, and ephemeral ponds. Outstanding and exceptional resource waters including trout streams included.

* These designations are based on the WDNR language, wetland delineation field work and

the professional opinion of Thompson and Associates. These are suggested categories however the WDNR may modify these in their permit review. For example, some of the characteristics of a Highly Susceptible wetland may not be apparent to Thompson due to confidential data or data beyond the scope of this delineation (eg: Rare Species, high quality trout stream etc.).

The wetland line staked in the field by Thompson and Associates Wetland Services is an estimate of the wetland boundary and the opinions presented in this report are best estimates of the conditions at the time the wetlands were delineated.

Alice Thompson, lead delineator, is an Assured Delineator as explained at the Wisconsin Department of Natural Resources' (the "WDNR") web site, at http://www.dnr.state.wi.us/org/water/fhp/wetlands/boundaries.html . The WDNR considers Thompson's wetland delineation work to be "Assured" for purposes of Wisconsin waterway and wetland permits, such that Thompson's clients do not need to wait for concurrence letters from the WDNR before relying on such delineations and may expect that wetland delineation issues should not be the cause of delays in state waterway and wetland permit decisions.

This report will be submitted to the WDNR Assured Delineation Report Portal electronically. Thompson's work is reviewed annually by the WDNR Wetland ID program and one site a year is field verified as part of Thompson's continued assurance status. A client will be notified if their site is going to be spot-checked, and no additional fees will be required. The Assurance Program has a code of ethics that includes high moral and ethical standards and clear and scientifically accurate reporting to the WDNR. All of Thompson's reports are filed with the WDNR Wetland ID program, unless the client does not want to utilize the report and findings. Any work not filed with the WDNR is not valid.

The wetlands identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the Wisconsin Department of Natural Resources (WDNR), and local jurisdiction under your local county, town, city or village. Municipalities, townships and counties may have local zoning authority over certain areas or types of wetland and waterways. The determination that a wetland or waterway is subject to federal, state or local regulatory jurisdiction is made independently by the agencies. As a result, there may be adjustments to boundaries or jurisdiction based upon review of a regulatory agency.

Any activity in the delineated wetland may require U.S. Army Corps of Engineers permit, State of Wisconsin Department of Natural Resources Water Quality Certification, and local government permits. If the Client proceeds to change, modify or utilize the property in question without obtaining authorization from the appropriate regulatory agency, it will be done at the Client's own risk and Thompson and Associates Wetland Services shall not be responsible or liable for any resulting damages.

This field work and report is not intended to meet the requirements of an SEWRPC Environmental Corridor, WDNR Endangered Species Review, a navigability determination, or the location of either the Ordinary High Water Mark or floodplain.

APPENDICES:

1. Field Photographs
2. Figures
    - Figure 1. Location Map
    - Figure 2. NWS Departure from Mean Precipitation Maps
    - Figure 3. 2-ft Contour Map
    - Figure 4. Soil Map & Hydric Soil List with Minor Soils
    - Figure 5. Wisconsin Wetland Inventory
    - Figure 6. Historical Aerial Photographs
    - Figure 7. Wetland and Data Point Locations
3. Field Data and Results
    - Table 1. Significantly Disturbed and Problem Areas
    - Data Sheets

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ROUTINE METHODOLOGY FOR DELINEATING WETLANDS

This delineation was performed according to guidelines set by the U.S. Army Corps of Engineers 1987 Manual and either the 2012 Regional Supplement to the Corp of Engineers Wetland Delineation Manual: Northcentral and Northeastern Region, or the 2010 Regional Supplement to the Corp of Engineers Wetland Delineation Manual: Midwest Region, depending on which region the site occurs within per US Army Corps of Engineers guidance. Additional DNR requirements and guidance that were presented at wetland delineation training courses offered by UW-Extension have also been incorporated. The most recent of these workshops we attended that provided current guidance was the Critical Methods in Wetland Delineation Workshop in March of 2018.

Maps used during the delineation included site location map, NRCS County soil maps, U.S.G.S. topographic map, Wisconsin Wetland Inventory Map, and aerial photography. NRCS Wetland Inventory Maps are provided when available and pertinent. Soil taxonomy is obtained from the NRCS Official Soil Series Descriptions (OSD). The indicator plant status was taken from the State of Wisconsin 2016 Wetland Plant List authored by Lichvar, R.W., D.L. Banks, W.N.Kirchner, and N.C. Melvin. The National Wetland Plant List: 2016 wetland ratings. U.S. Army Corps of Engineers. When an indicator was not given then the indicator listed in the Plants of the Chicago Region by Floyd Swink and Gerould Wilhelm (1994) was used. *Typha* plants area not identified to species level as recent research by Dr. Pamela Geddes documents the inability to accurately identify to species using current field characteristics. Similarly, Dr. Gary Fewless reports *Craetegus sp.* cannot be identified to species due to hybridization. The reference for landform descriptors is: Schoeneberger, P.J., Wysocki and Benham. 2012. Field Book for describing and sampling soils, Version 3.0, NRCS, Lincoln, NE. The NOAA Advanced Hydrologic Prediction Service Departure from Normal Map is used to calculate the 90-day departure from normal on the day of the delineation, and the 90 day percent of mean departure from normal. This NOAA data set uses radar, satellite data, and observed data from the 12 CONUS River Forecast Center. The NOAA "normal" precipitation is derived from PRISM climate data created at Oregon State University. As of 2015 the 30- year PRISM Normals have been updated utilizing the 1981-2010 dataset. The location of the project is geo-referenced on the map. The Current Drought Conditions Map is found on the National Integrated Drought Information System- US Drought Portal sponsored by the USDA, National Drought Mitigation Center and seven federal agencies including the U. S. Army Corps of Engineer and NOAA. It is updated weekly on www.drought.gov.

Data points were set in areas that exhibited obvious wetland and obvious upland characteristics. The location of each data point is in the midpoint of the number on the aerial map "Data Point Locations". At each data point, vegetation was identified, soils described, and hydrology noted. Vegetation was recorded as species and absolute percent cover. Herbaceous vegetation, shrub, and tree cover were estimated in circular plots of approximately 5, 15, and 30 feet in radius, respectively, with the center point being the soil pit. If the entire circular plot was not located within a single plant community, then the plot shape was adjusted accordingly with the total plot area remaining equivalent to the circular plot area. The absolute cover was estimated as precisely as possible with low cover estimated as 1%, 3%, or 5%. Vegetation greater than 5% absolute cover was estimated in additional increments of 5%. The appropriate test (Rapid Assessment, Dominance, Prevalence or Morphological Adaptations test) was used to determine dominant vegetation. All plots with a 50% dominance of hydrophytes were evaluated with the Prevalence Index. The wetland boundary was staked and located between the wetland and upland data points, at a consistent break in vegetation, topography, and soils.

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BIOGRAPHIES OF FIELD INVESTIGATORS

Alice L. Thompson, Owner, Assured Wetland Delineator
Alice L. Thompson is an independent wetland consultant for the past twenty years and is certified by the Society of Wetland Scientists as a Professional Wetland Scientist (PWS). Thompson is a WDNR "assured" wetland delineator since 2006. She obtained a Master's degree in biological sciences at the University of Wisconsin-Milwaukee in 1995. Her professional interests include wetland restoration, mitigation, and the control of invasive plant species, especially reed canary grass. Ms. Thompson has satisfactorily completed the Wetland Delineation course offered by the Wisconsin Department of Administration, Coastal Management Program in 1998; the Advanced Wetland Delineation Training Workshop offered by the University of Wisconsin-La Crosse in 2002, 2008 and again in 2014; Advanced Hydric Soils offered by the Wetland Training Institute in 2004; the Primary Environmental Corridor Delineation Workshop offered by the Southeastern Wisconsin Regional Planning Commission in 2004; Wetland Plant Identification offered by Dr. Mohlenbrock, Biotic Consultants, 2003 and 2004; Ecological Geology Workshop, UWM Field Station, 2006; the Midwest Supplement Training offered by the US Army Corp of Engineers in 2009, Native Mussel Identification Workshop, UWM Field Station, 2012; and the Critical Methods in Wetland Delineation offered annually by the Wisconsin Department of Natural Resources in 2018 and eight previous years since 2006.

Aaron J. Menke, Assistant Wetland Ecologist
Aaron J. Menke earned a Bachelor's degree in Applied Environmental Geography from University of Wisconsin-Parkside in 2013. Menke has worked in wetland consulting for Thompson and Associates for the past three years. His specialty includes utility environmental oversight and permitting, and construction environmental monitoring including on the high profile We Energies Germantown-Mequon Gas Main Replacement. Menke also assists on fieldwork including wetland delineation and wetland management. He previously worked as a Natural Resource Specialist at the Hawthorn Hollow Nature Sanctuary and Arboretum (Kenosha) from 2011-2013, and now serves as an advisor to the center. He was a Forestry Specialist for City of Kenosha in 2013, identifying, inventorying and mapping street trees. He has a Certificate in Geographic Information System (GIS) from UW- Parkside (2013). Mr. Menke has inventoried native vegetation, participated in varied wildlife surveys including Blanding's turtles, blue bird nest box monitoring, and removal of the invasive Red Swamp Crayfish in Kenosha. He attended the Wisconsin Wetlands Association Wetland Identification Workshop held in September, 2013 (Racine County). He has successfully completed the Basic Wetland Delineation course offered by the University of Wisconsin-La Crosse in 2014. He attended Critical Methods in Wetland Delineation offered by the Wisconsin Department of Natural Resource (UW-La Crosse) in 2015, 2016 and 2017.

Maureen K. Bogdanski, Assistant Wetland Ecologist
Maureen K. Bogdanski earned a Bachelor of Science degree in Environmental Science and a Bachelor of Arts in Economics with a concentration in Environmental Economics from the University of Toledo in 2015. Her undergraduate thesis involved the development and implementation of a Northern Bobwhite Quail call survey and protocol, which lead to a non

market valuation survey to determine the willingness to pay for the reintroduction of a population to a designated location. She came to Southeast Wisconsin for a Field Ecologist position at an ecological landscaping company. She previously worked as an Oak Openings Restoration Assistant at The Nature Conservancy's Kitty Todd Nature Preserve (Swanton, Ohio) where she did invasive species control and prescribed fire in various plant communities including prairies, savannas, woodlands, and wetlands. Ms. Bogdanski has conducted various flora and fauna surveys as an employee and volunteer for various organizations throughout Northwest Ohio, Southeast Michigan, and Southeast Wisconsin. Those surveys include vernal pool monitoring, macro invertebrate surveys, frog and toad call listening surveys, Ohio rare plant surveys, and vegetation inventories. She successfully completed the Vegetation of Wisconsin Workshop course offered by the University of Wisconsin-Milwaukee in 2016

Wetland Delineation Photos taken on August 30, 2018

Upper left– brush hogged area facing east– wetland at far right of photo.

Center– Wetland dominated by shrubs and willow

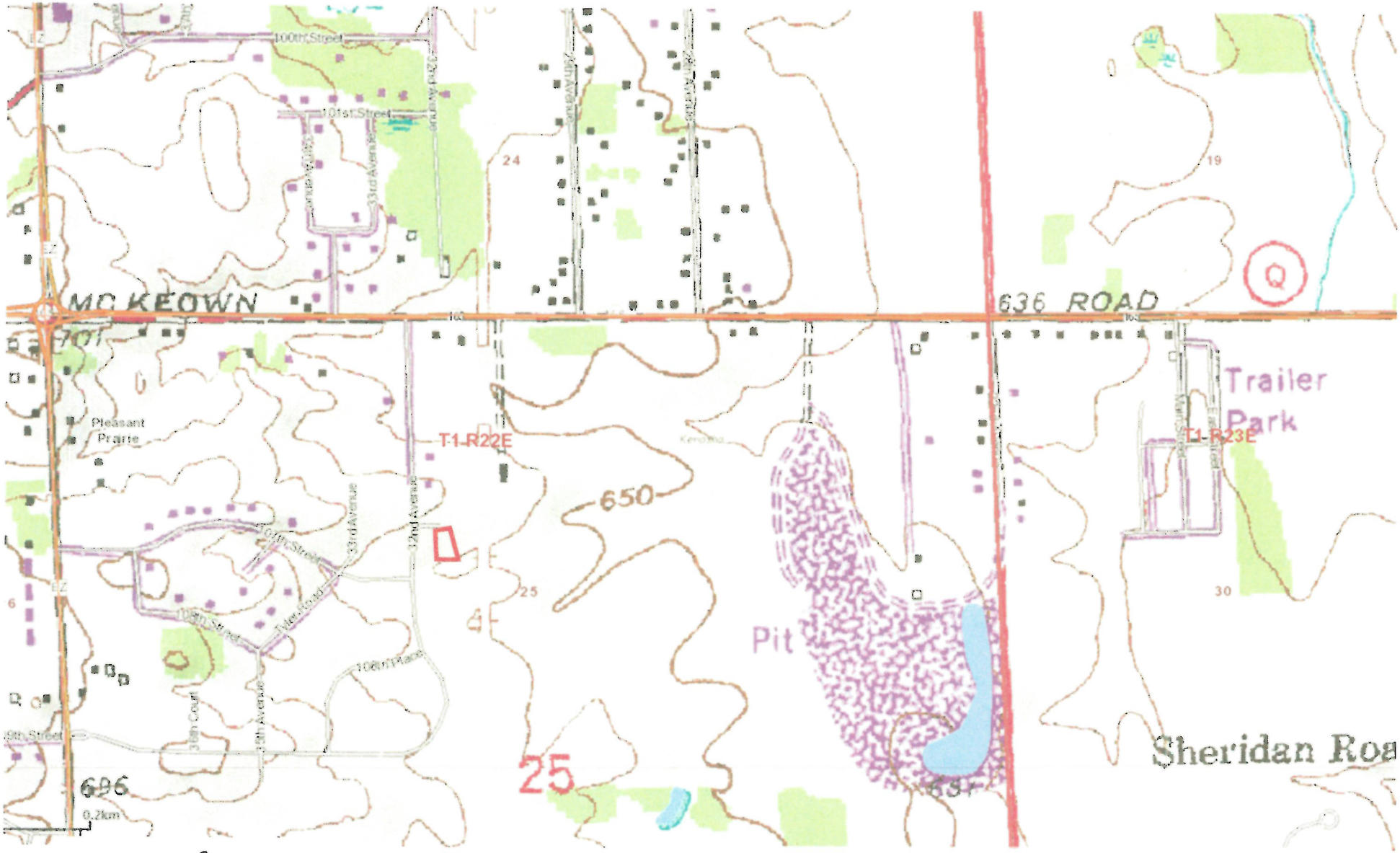
Lower left– Wetland dominated by shrubs

Wetland Delineation Photos taken on August 30, 2018

Upper left– Wetland A at toe of slope in background of photo, upland in fore-ground including black cherry tree (area brush hogged by neighbor)

Center– Upland on west portion of site facing south.

Lower left- Upland facing north to 106th Pl.



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N

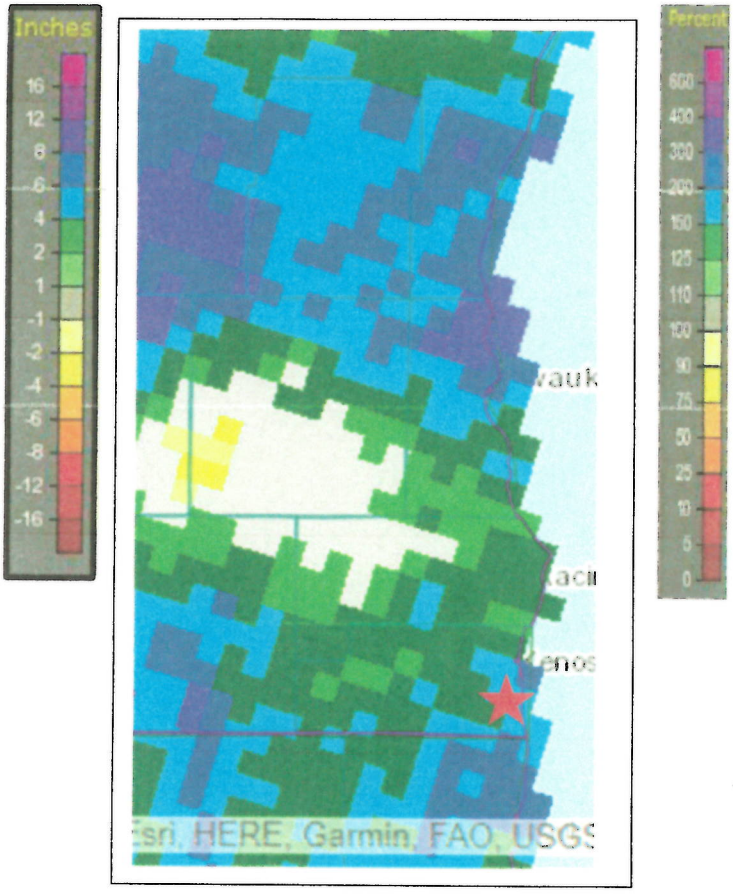
Project Area
in red

Lot 17, 106th Pl, Pleasant Prairie

Location and USGS Topographic Map

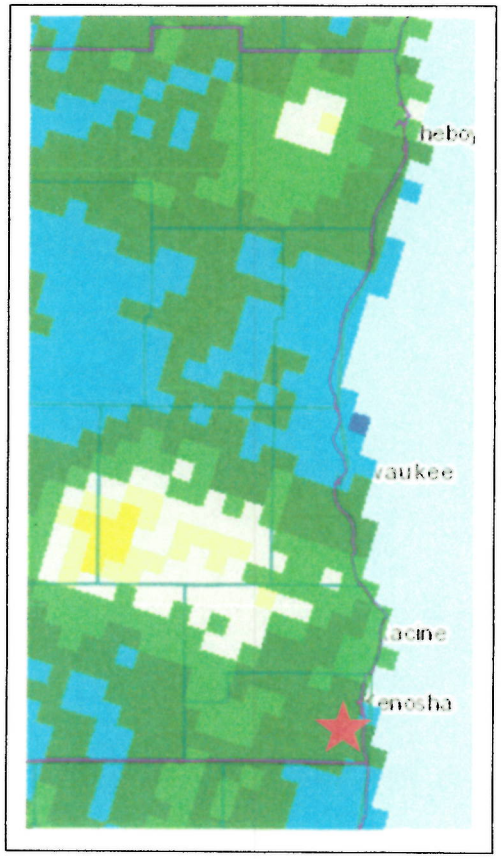
Figure 1

90 Day Departure From Normal Precipitation- inches



90 Day Departure Percent of Normal Precipitation- per cent

0-75=Drier than Normal; 75-125=Normal; 125-600+ =Wetter than Normal

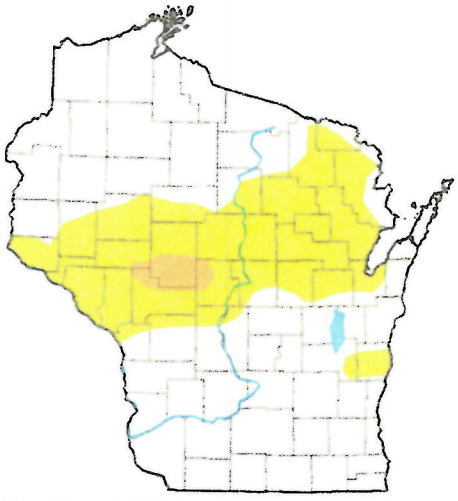


Drought Intensities

- None: No Drought
- D0: Abnormally Dry
- D1: Moderate Drought
- D2: Severe Drought
- D3: Extreme Drought
- D4: Exceptional Drought

U.S. Drought Monitor- Wisconsin Current Conditions

As of August 28, 2018



N

Sources: Advanced Hydrologic Precipitation Service Website, National Weather Service

National Integrated Drought Information System, U.S. Drought Monitor-Wisconsin (www.drought.gov)

Project Area Starred in Red

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Lot 17, 106th Pl, Pleasant Prairie

90- Day Departure from Normal and Percent of Normal Precipitation & Current Drought Intensity

Figure 2

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N

Project Area
outlined in yellow

Source: Kenosha County GIS
Website

Lot 17, 106th Pl, Pleasant Prairie

Contour Topography

Figure 3

Thompson & Associates
Wetland Services

Project Area
outlined in red

Source: NRCS Web Soil Survey, soils descriptions follow

N

Lot 17, 106th Pl, Pleasant Prairie

NRCS Soil Survey

Figure 4

Report—Hydric Soil List - All Components

Hydric Soil List - All Components–WI601-Kenosha and Racine Counties, Wisconsin					
Map symbol and map unit name	**Component/Local Phase**	**Comp. pct.**	**Landform**	**Hydric status**	**Hydric criteria met (code)**
AzB: Aztalan loam, 2 to 6 percent slopes	Aztalan	85-95	Glacial lakes (relict)	No	—
	Navan	3-9	Depressions,ground moraines	Yes	2
	Colwood	2-6	Lakebeds (relict)	Yes	2,3
Na: Navan silt loam	Navan	100	Depressions on lake plains,drainageways on lake plains	Yes	2,3
OzaB: Ozaukee silt loam, 2 to 6 percent slopes	Ozaukee	88-100	End moraines,ground moraines	No	—
	Pewamo-Drained	0-7	Depressions on ground moraines,drainage ways on ground moraines	Yes	2
	Ashkum-Drained	0-7	End moraines,ground moraines	Yes	2
	Urban land	0-5	Ground moraines	No	—

Data Source Information

Soil Survey Area: Kenosha and Racine Counties, Wisconsin
Survey Area Data: Version 14, Oct 6, 2017

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Project Area outlined in red

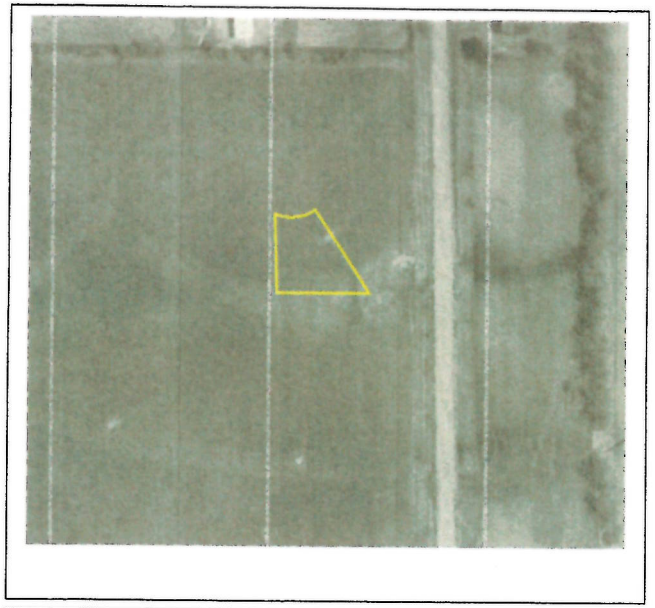
Source: WDNR Surface Water Data Viewer

N

Lot 17, 106th Pl, Pleasant Prairie

Wisconsin Wetland Inventory

Figure 5

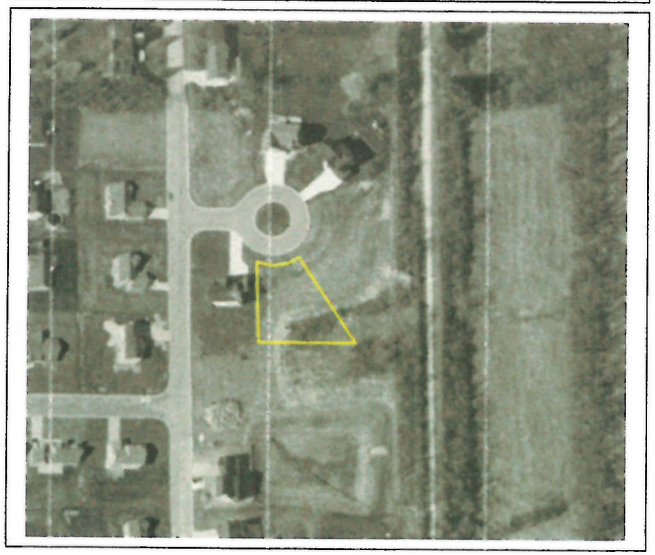


upper left
1967

upper right
1975

lower left
2000

lower right
2010



Thompson & Associates
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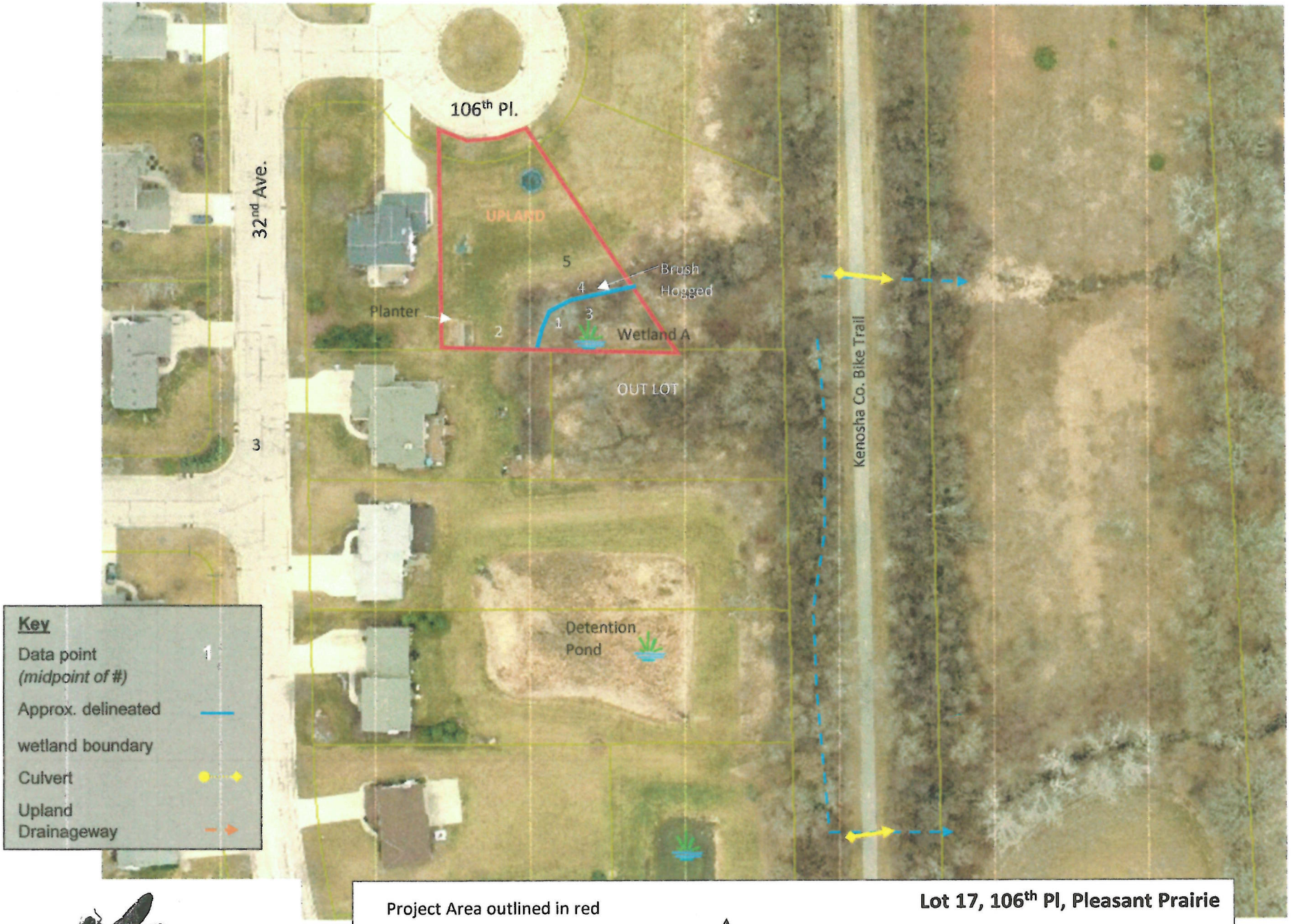
Source: X County GIS Website

N

Lot 17, 106th Pl, Pleasant Prairie

Historic Aerials

Figure 6



Thompson & Associates
Wetland Services

Project Area outlined in red

Source: Kenosha County
GIS 2015 aerial

N

Lot 17, 106th Pl, Pleasant Prairie

Data Point Locations and Site Overview

Figure 7

Table 1. ***Summary of "Significantly Disturbed" and "Problem" Areas***

Site: Lot 17, 106th Pl.

Significantly Disturbed Areas	Corresponding Data Points	Description	Justification for wetland with less than 3 parameters
☐ Farmed Field			
☑ Managed plant community	*2, 3,4, 5*	*#2 mowed lawn, rest are brush hogged by neighbor (unauthorized)*	
☐ Soil Removal			
☐ Fill			
☐ Subsurface Plow			
☐ Surface Layer Removed			
☐ Man-Made Structure			
☐ Dam/Levee			
☐ Channelization			
☐ Drainage			
☐ Human-induced wetland			
☐ Change in River			

Problem Areas	Corresponding Data Points	Description	Justification for wetland with less than 3 parameters
☑ Highly seasonal wetland	*1,3*	*seasonally flooded wetland*	
☐ Vegetated flats			
☐ FACU dominated wetland			
☐ Beaver impoundment			
☐ Problem soils- red parent material, sandy etc.			
☐ Fluvial Soils			
☐ Vernal pools			
☐ Multi-year wet/dry cycle			
☐ White pine swamp			
☐ Other			

Significantly disturbed and problem areas are found when one or more of three parameters (vegetation, soils, hydrology) are missing, obscured or misleading. Disturbed areas include human-caused disturbance or disturbance due to a significant, catastrophic natural event. Problem areas are due to natural, normal, seasonal, or annual variability or permanently due to the nature of soils or vegetation on site.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 17, 106th Pl. City/County: Racine Pleasant Prairie Sampling Date: 8/30 /2018

Applicant/Owner: Mickey Parks State: WI Data Point: 1

Investigator(s): TAWS - Alice Thompson, M Bogdanski, A Wake Section 25 Township 1 N, Range 22 East West

Landform: Summit Shoulder Backslope Footslope Toeslope Urban Modified Other: Local relief: concave convex, linear, other:

Soil Map Unit Name: Navan silt loam WWI classification: 53K

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ___ No X Reason: Previous 90 day Precipitation WET NORMAL DRY

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ___ No X

Are Vegetation ___, Soil ___, or Hydrology X problematic?

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ___	Is the Sampled Area within a Wetland? Yes X No ___
Hydric Soil Present?	Yes ___	No X	Wetland Type: Marsh Fresh Wet Meadow Sedge Meadow Shrub Carr Swamp Forest Riverine Ephemeral Basin Farmed Wetland
Wetland Hydrology Present?	Yes X	No ___	

NORTH

Remarks: Seasonally flooded basin

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: equiv to 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix x fragilis	20	N	FAC
2. Acer negundo	40	Y	FAC
3.			
4.			
5.			
	60 = Total Cover		30/2

Sapling/Shrub Stratum (Plot size: equiv to 15' radius)			
1. Sambucus nigra	80	Y	FAC
2. Rhamnus cathartica	10		FAC
3. Cornus racemosa	30	Y	FAC
4.			
5.			
6.			
7.			
	120 = Total Cover		60/24

Herb Stratum (Plot size: equiv to 5' radius)			
1. Alliaria petiolata	40	Y	FAC
2. Geum aleppicum	10		FACW
3. Solidago canadensis	40	Y	FACU
4. Parthenocissus quinquefolia	30	Y	FACU
5. Rosa americana	20		FACW
6. Geum canadense	10		FAC
7. Symphyotrichum cordifolium	10		UPL
8. Phalaris arundinacea	5		FACW
9.			
10.			
	165 = Total Cover		83/33

Woody Vine Stratum (Plot size: equiv to 30' radius)			
1.			
2.			
3.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 71 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:		(A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ Rapid Test for Hydrophytic Vegetation

X Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 (1m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Is Hydrophytic Vegetation Present? Yes X No ___

Remarks:

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	100					silt loam	
6-21	10YR 3/1	97	10YR 5/8	3	C	M	silt loam	
21-25	10YR 3/1	90	10YR 5/8	10	C	M	silty clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: *(For LRR K)*

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ High Chroma Sands (S11) Great Lakes shores
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Coast Prairie Redox (A16)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8)
- ___ Thin Dark Surface (S9)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)*
- ___ Very Shallow Dark Surface (F22)*
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. * Test Indicators

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Is Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- X Dry-Season Water Table (C2) *(8/1 or later)*
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5) No

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes X No ___ Depth (inches): 13"

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Is Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dominated by Facultative Vegetation, shallow roots on buckthorn, dogwood, 13" water after 1/2 hour

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: lot 17, 10½ Pl. City/County: Racine, Pleasant Prairie Sampling Date: 8/30/2018

Applicant/Owner: Vicki Parks State: WI Sampling Point: 2

Investigator(s): TAWS - Alice Thompson Section 25 Township 1 N, Range 22 East West

Landform: Summit Shoulder Backslope Footslope Toeslope Urban Modified Other _____ Local relief: concave, convex, linear, other: _____

Soil Map Unit Name: Ashkum loam / Navan transition WWI classification: Ø

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ____ No X Reason: Previous 90 day Precipitation WET NORMAL DRY

Are Vegetation X, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ problematic?

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	Wetland Type: Marsh Fresh Wet Meadow Sedge Meadow Shrub Carr Swamp Forest Riverine Ephemeral Basin Farmed Wetland
Wetland Hydrology Present?	Yes ____	No X	

Remarks: mowed - toe of S slope, hilly herbicide - no weeds lawn

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: equiv to 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Sapling/Shrub Stratum (Plot size: equiv to 15' radius)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		= Total Cover	

Herb Stratum (Plot size: equiv to 5' radius)			
1. Poa compressa	50	Y	FACU
2. Poa pratensis	50	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	= Total Cover	50/20

Woody Vine Stratum (Plot size: equiv to 30' radius)			
1.			
2.			
3.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species	50	x 3 =	150
FACU species	50	x 4 =	200
UPL species		x 5 =	
Column Totals:	100	(A)	350 (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:

__ Rapid test for hydrophytic vegetation

__ Dominance Test is >50%

__ Prevalence Index is ≤3.0[1]

__ Morphological Adaptations[1] (Provide supporting data in Remarks)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 (1m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Is Hydrophytic Vegetation Present? Yes ____ No X

Remarks: Canada goldenrod & horsetail at edge of lawn

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR3/2	100					silt loam	
13-16	10YR3/2	95	10YR 5/8	5	C	M	silt loam (fill?)	
16-20	10YR3/1	100					silty clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: *(For LRR M)*

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (F22)*
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. * Test indicator

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Is Hydric Soil Present? Yes ___ No X

Remarks:

original [illegible] 16". [illegible] for [illegible]

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2) *(~July 15 or later)*
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Is Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Lot 17 10th St. City/County: Racine / Pleasant Prairie Sampling Date: 8/30 /2018

Applicant/Owner: Michelle Parks State: WI Sampling Point: 3

Investigator(s): TAWS - Alice Thompson Section 25 Township 1 N, Range 22 East West

Landform: Summit Shoulder Backslope Footslope Toeslope Urban Modified Other ______ Local relief: (concave) convex, linear, other: ______

Soil Map Unit Name: Navan silt loam WWI classification: S3K

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ___ No X Reason: Previous 90 day Precipitation (WET) NORMAL DRY

Are Vegetation X , Soil ___ , or Hydrology ___ significantly disturbed? brush Are "Normal Circumstances" present? Yes ___ No X

Are Vegetation ___ , Soil ___ , or Hydrology X problematic? [illegible]

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ___		**Is the Sampled Area within a Wetland?** Yes X No ___ Wetland A
Hydric Soil Present? Yes X No ___		Wetland Type: Marsh Fresh Wet Meadow Sedge Meadow (Shrub Carr) Swamp Forest Riverine Ephemeral Basin Farmed Wetland
Wetland Hydrology Present? Yes X No ___		

Remarks: toe of slope [illegible] - off Proj Area
edge of brush hog - [illegible]

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: equiv to 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	40	M	FAC
2.			
3.			
4.			
5.			
	40	= Total Cover	20/8
Sapling/Shrub Stratum (Plot size: equiv to 15' radius)			
1. Salix x fragilis	50	M	FAC
2. Sambucus nigra	30	M	FAC
3. Cornus racemosa	20		FAC
4. Cornus alba	10		FACW
5.			
6.			
7.			
	110	= Total Cover	55/22
Herb Stratum (Plot size: equiv to 5' radius)			
1. Phalaris arundinacea	40	M	FACW
2. Sonchus asper	20	M	FACU
3. Epilobium coloratum	5		FACW
4. Equisetum arvense	5		FAC
5. Solidago canadensis	20	M	FACU
6. Solidago gigantea	5		FACW
7. Vitis riparia	5		FACW
8.			
9.			
10.			
	100	= Total Cover	50/20
Woody Vine Stratum (Plot size: equiv to 30' radius)			
1. Vitis riparia	30	M	FACW
2.			
3.			
	30	= Total Cover	15/6

Remarks:

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 71 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	___	x 1 = ___
FACW species	___	x 2 = ___
FAC species	___	x 3 = ___
FACU species	___	x 4 = ___
UPL species	___	x 5 = ___
Column Totals:	___ (A)	___ (B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance Test is >50%
- ___ Prevalence Index is ≤3.0[1]
- ___ Morphological Adaptations[1] (Provide supporting data in Remarks)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 (1m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Is Hydrophytic Vegetation Present? Yes X No ___

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/1	100					silt loam	
7-15	10YR 3/1	95	10YR 5/8	5	C	M	silty clay loam	
15-24	10YR 3/1	95	10YR 5/8	5	C	M	silty clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: *(For LRR M)*

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (F22)*
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. * Test Indicator

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Is Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2) *(~July 15 or later)*
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5) 2/3

45 min - 1 hour

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes X	No ___	Depth (inches): 14" 11"
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 14"

9/7/18 w/ Neil M

Is Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Returned 9/7/18 w/ Neil Molstad

wetland water table at 11" after 45 min - 1 hour

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Lot 17 Pleasant Prairie City/County: Racine, Pleasant Prairie Sampling Date: 8/30/2018

Applicant/Owner: Michelle Parks State: WI Sampling Point: 4

Investigator(s): TAWS - Alice Thompson Section 25 Township 1 N, Range 22 (East) West

Landform: Summit Shoulder Backslope (Footslope) Toeslope Urban Modified Other ______ Local relief: concave, (convex), linear, other: ______

Soil Map Unit Name: Navan silt loam WWI classification: S3K

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ___ No X Reason: Previous 90 day Precipitation (WET) NORMAL DRY

Are Vegetation X, Soil ___, or Hydrology ___ significantly disturbed? brush hogged Are "Normal Circumstances" present? Yes ___ No X

Are Vegetation ___, Soil ___, or Hydrology ___ problematic?

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ___
Hydric Soil Present?	Yes ___	No X
Wetland Hydrology Present?	Yes ___	No X

Is the Sampled Area within a Wetland? Yes ___ No X

Wetland Type: Marsh Fresh Wet Meadow Sedge Meadow Shrub Carr Swamp Forest Riverine Ephemeral Basin Farmed Wetland

Remarks: Upslope of wetland ... flag ... delineator (IL)
Area grubbed by neighbor, disturbed

VEGETATION - Use scientific names of plants. linear plot

Tree Stratum (Plot size: equiv to 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Sapling/Shrub Stratum (Plot size: equiv to 15' radius)			
1. Lonicera tartarica	10	N	FACU
2. Cornus alba	10	M	FACW
3.			
4.			
5.			
6.			
7.			
	20	= Total Cover	10/4
Herb Stratum (Plot size: equiv to 5' radius)			
1. Viburnum lentago	15	N	FAC
2. Rhamnus cathartica	20	M	FAC
3. Lonicera tartarica	5		FACU
4. Cornus racemosa	20	M	FAC
5. Rosa multiflora	5		FACU
6. Vitis riparia	15	M	FACW
7. Phalaris arundinacea	5		FACW
8. Solidago gigantea	10		FACW
9.			
10.			
	95	= Total Cover	48/19
Woody Vine Stratum (Plot size: equiv to 30' radius)			
1.			
2.			
3.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 =
FACW species		x 2 =
FAC species		x 3 =
FACU species		x 4 =
UPL species		x 5 =
Column Totals:	(A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance Test is >50%
- ___ Prevalence Index is ≤3.0[1]
- ___ Morphological Adaptations[1] (Provide supporting data in Remarks)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 (1m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Is Hydrophytic Vegetation Present? Yes X No ___

Remarks: 60 % bare ground due to brush hog
dominated by facultative plants

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					s.l. - loam	
10-16	10YR 3/2	97	10YR 5/3	3	C	M	s.l. - loam	
16-20	10YR 4/3	95	10YR 5/8	5	C	M	s.l. clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: *(For LRR M)*

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (F22)*
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. * Test indicator

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Is Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2) *(~July 15 or later)*
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- Y FAC-Neutral Test (D5) 2/3

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Is Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

no hydrology after 1 hour — hydrology in pit # 3

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Lot 17 10?th Pl. City/County: Racine, Pleasant Prairie Sampling Date: 8/30/2018
Applicant/Owner: Michelle Parks State: WI Sampling Point: 5
Investigator(s): TAWS - Alice Thompson Section 25 Township 1 N, Range 22 (East) West
Landform: Summit Shoulder (Backslope) Footslope Toeslope Urban Modified Other ______ Local relief: concave, (convex) linear, other: ______
Soil Map Unit Name: Nalan Silt loam WWI classification: Ø
Are climatic/hydrologic conditions on the site typical for this time of year? Yes ___ No X Reason: Previous 90 day Precipitation (WET) NORMAL DRY
Are Vegetation Y, Soil ___, or Hydrology ___ significantly disturbed? brush hogged Are "Normal Circumstances" present? Yes ___ No X
Are Vegetation ___, Soil ___, or Hydrology ___ problematic?

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ___	**Is the Sampled Area within a Wetland?** Yes ___ No X	
Hydric Soil Present? Yes ___ No X	Wetland Type: Marsh Fresh Wet Meadow Sedge Meadow Shrub Carr Swamp Forest Riverine Ephemeral Basin Farmed Wetland	
Wetland Hydrology Present? Yes ___ No X		

MIDWEST Remarks: Toe of fill slope - brush hogged
upslope of an old silt fence

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: equiv to 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Prunus serotina	50	N	FACU
2.			
3.			
4.			
5.			
	50	= Total Cover	25/10
Sapling/Shrub Stratum (Plot size: equiv to 15' radius)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		= Total Cover	
Herb Stratum (Plot size: equiv to 5' radius)			
1. Apocynum cannabinum	10	M	FAC
2. Phalaris arundinacea	10	M	FACW
3. Sonchus asper	10	M	FACU
4. Sambucus nigra	20	M	FAC
5. Rumex crispus	5		FAC
6. Carex granularis	5		FACW
7. Lonicera tatarica	5		FACU
8. Barbarea vulgaris	10	M	FAC
9. Taraxacum officinale	10	M	FACU
10. Rhamnus cathartica	15	M	FAC
Cornus racemosa	15		FAC
	115	= Total Cover 58/23	
Woody Vine Stratum (Plot size: equiv to 30' radius)			
1.			
2.			
3.			
		= Total Cover	

Remarks: bare ground 40% - brush ...
dominated by facultative plants

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)
Total Number of Dominant Species Across All Strata: 9 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 66 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	___	x 1 = ___
FACW species	___	x 2 = ___
FAC species	___	x 3 = ___
FACU species	___	x 4 = ___
UPL species	___	x 5 = ___
Column Totals:	___ (A)	___ (B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance Test is >50%
- ___ Prevalence Index is ≤3.0[1]
- ___ Morphological Adaptations[1] (Provide supporting data in Remarks)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 (1m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Is Hydrophytic Vegetation Present? Yes X No ___

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					loam	
10-15	10YR 4/3	100					silty clay loam	
15	hit rock							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: *(For LRR M)*

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (F22)*
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic. * Test Indicator

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Is Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2) *(~July 15 or later)*
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

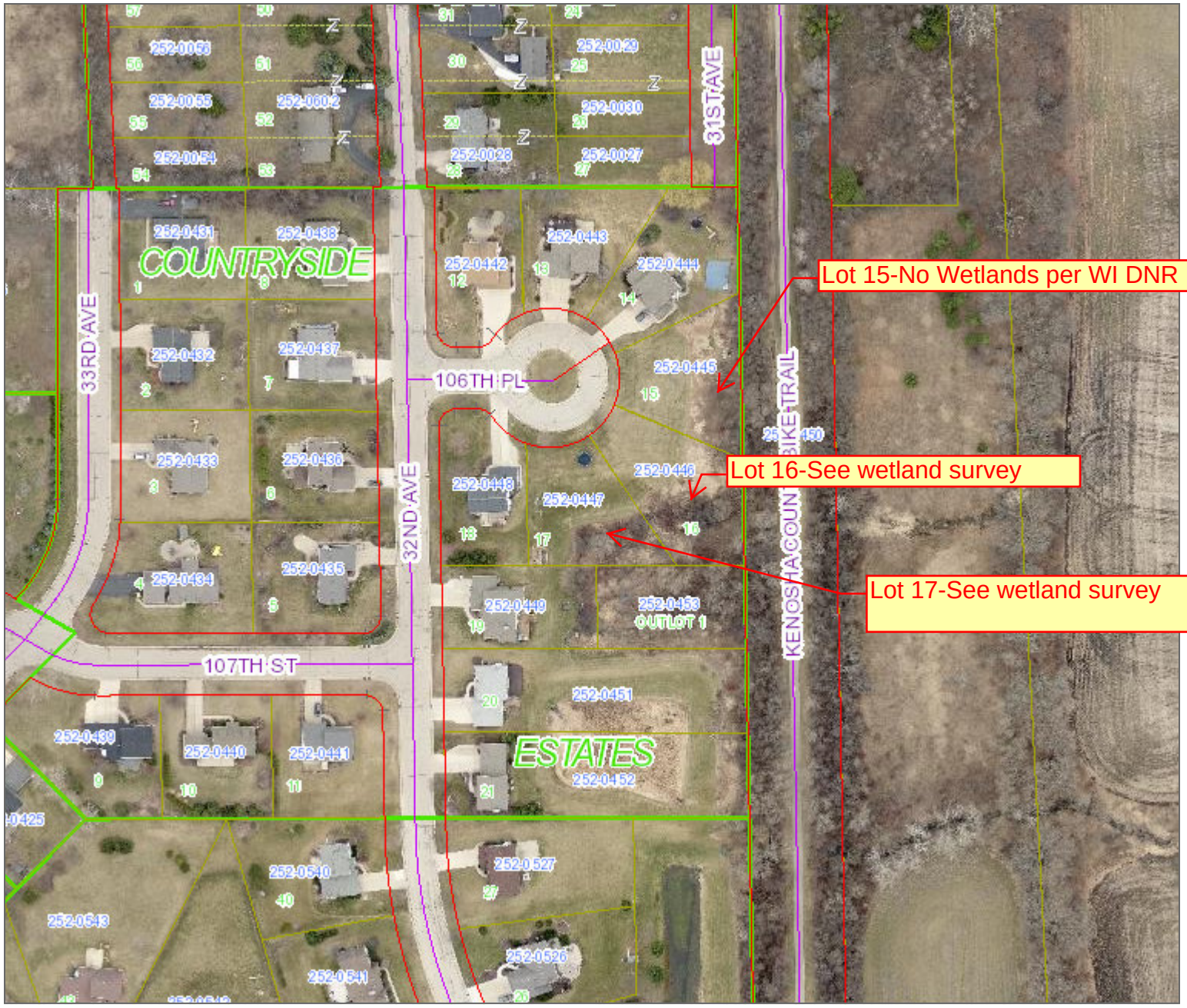
Is Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Upslope of basin

General Location Map



KENOSHA COUNTY INTERACTIVE MAPPING

N

S

1 inch = 159 feet

Date Printed: 10/30/2018

TEA JOB GUARANTEE

Wisconsin Department of Transportation
DT1286 3/2017

The **Village of Pleasant Prairie** ("Applicant") agrees to authorize the inclusion of, and be bound by, this repayment provision in the separate State-Municipal Agreement (SMA) that will be executed between it and the Wisconsin Department of Transportation (WisDOT) as part of WisDOT's approval of Applicant's request for assistance under the Transportation Facilities Economic Assistance and Development (TEA) program.

The **Village of Pleasant Prairie** agrees, in this repayment provision, to reimburse WisDOT for up to the full grant amount if employment within the economic development project (**Froedtert South**) fails to meet the following goals:

From a baseline employment of **0** jobs:
(1) Creation of **60** new jobs within three years after the SMA is executed; and, retention of said **60** new jobs seven years after the SMA is executed
(2) In addition to said new jobs, retention of **60** jobs three years, and seven years, after the SMA is executed

Total number of jobs to be retained at both the three-year and seven-year reporting dates: **60**

For purposes of this provision, a job is defined to be consistent with Ch. Trans. 510, Wis. Adm. Code. It will include all new non-retail jobs and exclude jobs obtained through geographic job transfers within Wisconsin except those that would be lost to the state. Eligible jobs include full time equivalents (FTE's).

At three years and again at seven years after the SMA is executed, the **Village of Pleasant Prairie** will report to WisDOT the number of FTE jobs that were created and/or retained. For TEA grants of $100,000 or more, the reports will be accompanied by an attestation report created and signed by an independent Certified Public Accountant licensed or certified under ch. 442, Wis. Stats., expressing an opinion on the number of eligible jobs; the director or principal officer of the **Village of Pleasant Prairie** will also attest, including by signature, to the accuracy of the job numbers.

If the job guarantee is not satisfied, WisDOT will evaluate the job benefits that have been obtained in order to determine if reimbursement of either the full grant amount or a reduced amount, based on a prorated share related to the number of jobs that have materialized as a result of the economic development project, is appropriate, or other remedy under s. Trans 510.08(3), Wis. Adm. Code.

The full grant amount involved here, of which partial or total reimbursement may be required, is $**300,000**.

X _____
(Signature of WisDOT Secretary)

Dave Ross
Secretary,
Wisconsin Department of Transportation

_____
(Date – m/d/yy)

X _____
(Signature of the Applicant's Authorized Representative)

Nathan Thiel, Village Administrator
(Print Name and Title of Representative)

9915 39th Avenue
(Street, P.O. Box)

Pleasant Prairie, WI 53158
(City, State, ZIP Code)

_____
(Date – m/d/yy)

TEA JOB GUARANTEE

Wisconsin Department of Transportation
DT1286 3/2017

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X _____
(Signature of WisDOT Secretary)

Dave Ross
Secretary,
Wisconsin Department of Transportation

_____
(Date – m/d/yy)

X _____
(Signature of the Applicant's Authorized Representative)

Jean Werbie-Harris, Community Development Director
(Print Name and Title of Representative)

9915 39th Avenue
(Street, P.O. Box)

Pleasant Prairie, WI 53158
(City, State, ZIP Code)

_____
(Date – m/d/yy)

December 12, 2018

Ms. Valerie K. Payne
Wisconsin Department of Transportation
4822 Madison Yards Way, 6th Floor South
Madison, WI 53705

RE: Wisconsin Department of Transportation TEA Grant Application

Dear Ms. Payne:

On behalf of the Village of Pleasant Prairie, please accept this letter and written statement as eligibility documentation for a Transportation Economic Assistance (TEA) Grant for the Froedtert South Medical Office development located at the northwest corner of Old Green Bay Road and State Trunk Highway (STH) 165 in the Village of Pleasant Prairie. The Village is seeking TEA Grant funding to assist in the redesign and reconstruction of a portion of Old Green Bay Road.

Background

The Froedtert South Medical Office Building is located within the Main Street Market development at the northeast corner of STH 31 and STH 165. This area has been contemplated for development for some time. The Village desires a carefully planned mixed use development at this location, as it has excellent visibility from STH 31 and STH 165 and acts as a centralized gateway to the Village of Pleasant Prairie.

In 2016, Froedtert South (formerly known as United Hospital Systems) selected the site for the development of a 50,000 SF medical office building to serve the regional medical needs of the community. The construction project and the eventual clinic operation is an economic benefit to the area, with the creation of many long term, high quality jobs.

The Froedtert South project, because of its location and use, requires significant upgrades to the public roadways in the area, including the Old Green Bay Road and STH 165 intersection. Any type of commercial development at the site requires significant off-site public improvements to be completed, including public roadways.

The Village cannot entirely fund the public transportation improvements for the following reasons:

1.) The Village has several current and planned transportation projects that will also facilitate job creation. The Village needs to maintain the ability to fund as many of these projects as possible.

2.) The percentage of Village funded assistance for this roadwork is proportionate to previous public/private partnerships the village has been involved with. Increasing this percentage will set a precedent that will make it difficult to do as many of these projects in the future.

3.) As further inducement for the Developer to fund a portion of the public roadways, the Village has included a Municipal Revenue Obligation (MRO) as part of the Development Agreement. Future payments on MRO place additional burden on the Tax Increment Finance District limiting its ability to borrow with general obligation bonds.

The Village of Pleasant Prairie is committed to this development and is willing to fund 50% of this important project through a variety of financing. The Village will administer and oversee the public improvements and will have jurisdictional responsibility for the transportation improvement. The Village will sign a jobs guarantee with the Wisconsin Department of Transportation.

Respectfully,

Nathan Thiel
Village Administrator

Cc: SR Mills, Main Street Market LLC.
Jean Werbie-Harris, Community Development Director

VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION # 18-49

RESOLUTION AUTHORIZING THE SUBMISSION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION FACILITIES FOR ECONOMIC ASSISTANCE (TEA) GRANT APPLICATION

WHEREAS, the Village of Pleasant Prairie and Froedtert South have mutually agreed to develop a site and business to construct its Medical Office Building; and

WHEREAS, the agreement between the Village of Pleasant Prairie and the Froedtert South provides for construction/reconstruction of a public roadway redesign and reconstruction project to make the project feasible; and

WHEREAS, given all the financial demand on the Village of Pleasant Prairie related to this project the Village of Pleasant Prairie is in need of assistance to make the transportation improvements. Without the grant assistance, the Village of Pleasant Prairie cannot reasonably afford to construct the required improvements; and

WHEREAS, the State of Wisconsin Department of Transportation's Facilities Transportation Economic Assistance (TEA) program provides financial assistance to municipalities to develop transportation facilities required to enable industrial development to occur.

NOW THEREFORE BE IT RESOLVED THAT, the Village of Pleasant Prairie hereby authorizes the submission of an application to the Department of Transportation TEA program and authority is granted to the Village of Pleasant Prairie Administrator to take the necessary steps to prepare and file the appropriate application for funds under this program in accordance with this Resolution and that they are hereby authorized to sign all necessary documents on behalf of the Village of Pleasant Prairie; and

BE IF FURTHER RESOLVED THAT, the Village of Pleasant Prairie does hereby commit to fund at least 50% of the cost of the public road improvements from the Village of Pleasant Prairie and/or other sources; and

BE IT FURTHER RESOLVED THAT, the Village of Pleasant Prairie will have jurisdictional responsibility for the transportation improvements; and

BE IT FUTHER RESOLVED THAT, the Village of Pleasant Prairie will sign a Jobs Guarantee with the Wisconsin Department of Transportation; and

BE IT FURTHER RESOLVED THAT, the Village of Pleasant Prairie will administer and oversee the development of the transportation improvements; and

BE IT FURTHER RESOLVED THAT, the Village of Pleasant Prairie will comply with all applicable Federal, State, and Local regulations.

VB Resolution #18-49_
Main Street Market TEA Grant

Adopted in the Village of Pleasant Prairie, Wisconsin this _____ day of December, 2018,

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink,
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted: _____

49-TEA Grant Resolution for Main Street Market

VILLAGE BOARD RESOLUTION #18-48

ACCEPTANCE OF ADDENDUM NO.1 TO THE CURRENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS (2018) EDITION AND INCORPORATION OF AMENDMENTS INTO THE 2019 EDITION

WHEREAS, Chapter 405 of the Village Municipal Code adopts and incorporates the Design Standards and Construction Specifications for the Village of Pleasant Prairie, and any amendments that may be made by the Village Board from time to time, for all public and private improvements; and

WHEREAS, reference to the current Design Standards and Construction Specifications is be per current year edition, which is currently the 2018 edition; and

WHEREAS, The Village Board may consider amendments, as issued per addendum, during the year for the current year edition made by resolution that includes a description of the proposed amendments and each current year edition shall be updated to incorporate the previous year addendums; and

WHEREAS, Addendum No. 1 included herein, describes the proposed amendments to be made to the Design Standards and Construction Specifications (2018) edition which shall also be incorporated into the 2019 edition.

NOW THEREFORE, on the 17th day of December, 2018 the Village of Pleasant Prairie Board of Trustees hereby accepts and adopts Addendum No. 1 to the Design Standards and Construction Specifications (2018) edition. The Design Standards and Construction Specifications, incorporating Addendum No. 1 shall hereby be adopted as the 2019 edition.

Adopted this 17th day of December 2018.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted:_____

ADDENDUM NO. 1

Design Standards and Construction Specifications
For the Village of Pleasant Prairie, 2018 Edition

This Addendum becomes part of the Design Standards and Construction Specifications and make changes to the original document as stated below.

I. Section 2.3 – Water Main

1. Add Subsection 7.A.16. as follows:

   16. 4-inch and 10-inch water mains and service laterals are not permitted within right of way and public utility easements unless otherwise determined by the Village.

II. Section 4.1 – Record Drawings Public Improvements and Private Residential Improvements

1. Replace Subsection 5.A.2) thru 5.A.3) as follows:

   2) Water main, hydrant lead and service pipe materials.

   3) As-built elevations, lengths, sizes, and slopes.

2. Replace Subsection 5.B.3):

   3) As-built elevations, lengths, sizes, and slopes.

III. Section 4.2 – GIS Data for Public Improvements and Private Residential Improvements

1. Replace Section 5. as follows:

   5. Feature Attribute(s)

      A. The Village utilizes GIS's ability to connect virtual representations of spatial features to information (attributes) relevant to those features. While the number and content of attributes may vary greatly, depending on the source and use of the data, a minimal set of attributes shall be required to allow the data to be used by the Village. Data attributes shall be submitted in a tabular Excel spreadsheet format. The spreadsheet should be provided in an easy to follow format with the following general requirements:

         1) Tabular identifications shall match the graphical / plan identifications and the Village's identification format.

         2) Structure and pipe runs shall be entered in the sheets in the same order.

         3) Pipe runs shall be entered in a consistent manner. (i.e. upstream to downstream or vice versa)

4) Pipe invert elevations shall be associated with pipe data attributes not manholes.

B. Storm and Sanitary Structures. (Manholes, catch basins, flared end sections, pipes, culverts, laterals, ponds, storm outfalls).

1) *Manholes*
   a. Structure name (storm manhole, sanitary manhole).
   b. Village of Pleasant Prairie GIS Facility ID.
   c. As-built plan structure identification number (i.e. MH 6)
   d. Size (i.e. 48-inch, 60-inch, etc.).
   e. Rim elevation.
   f. Depth (Depth from rim to lowest pipe invert measured in feet).
   g. Frame / cover type (i.e. Neenah R-1580 Type "B" lid).
   h. Year constructed.
   i. Acceptance date.
   j. Warranty end date.
   k. Entity of ownership. (i.e. VOPP)
   l. Village record drawing number (i.e. A559).
   m. Village record drawing sheet number (i.e. A559002).

2) *Catch Basins and Inlets*
   a. Structure name (i.e. catch basin, inlet).
   b. Village of Pleasant Prairie GIS Facility ID.
   c. As-built plan structure identification number (i.e. CB 6A)
   d. Size (i.e. 2'x3', 48-inch, etc.).
   e. Rim elevation.
   f. Depth (to outlet pipe invert, measured in feet).
   g. Sump depth (i.e. 1-foot).
   h. Frame / grate type. (i.e. Neenah R-3067-L, Neenah R-3501-R, Neenah R-2560-E1)
   i. Year constructed.
   j. Acceptance date.
   k. Warranty end date.
   l. Entity of ownership.
   m. Village record drawing number (i.e. A559).
   n. Village record drawing sheet number (i.e. A559002).

3) *Storm Sewers and Sanitary Sewers – Pipe data*
   a. Structure name (storm pipe, sanitary pipe).
   b. Village of Pleasant Prairie GIS Facility ID.
   c. Size (inches).
   d. Slope (percent).
   e. Upstream invert elevation.
   f. Downstream invert elevation.
   g. Material. (i.e. RCP, HDPE)
   h. Class pipe. (i.e. III, IV)
   i. Year constructed.
   j. Acceptance date.
   k. Warranty end date.
   l. Entity of ownership.
   m. Village record drawing number (i.e. A559).
   n. Village record drawing sheet number (i.e. A559002).

4) *Storm Culvert Data*
   a. Structure name (culvert).
   b. Village of Pleasant Prairie GIS Facility ID.
   c. Upstream pipe end (i.e. FES, projecting).
   d. Size (inches).
   e. Upstream invert elevation.
   f. Downstream invert elevation.
   g. Material.
   h. Class pipe. (i.e. III, IV)
   i. Year constructed.
   j. Acceptance date.
   k. Warranty end date.
   l. Village record drawing number (i.e. A559).
   m. Village record drawing sheet number (i.e. A559002).

5) *Storm and Sanitary Lateral Data*
   a. Structure name (sanitary lateral, storm lateral).
   b. Village of Pleasant Prairie GIS Facility ID.
   c. Size (inches).
   d. Material. (i.e. PVC)
   e. Distance from downstream manhole (feet).
   f. Riser height (for sanitary).
   g. Year constructed.
   h. Acceptance date.
   i. Warranty date.
   j. Entity of ownership.
   k. Village record drawing number (i.e. A559).
   l. Village record drawing sheet number (i.e. A559002).

6) *Storm Water Management Ponds*
   a. Structure name (storm water management pond).
   b. Village of Pleasant Prairie GIS Facility ID.
   c. Identification (plan storm water pond number).
   d. Type: retention (wet), detention (dry), infiltration.
   e. Normal water elevation.
   f. Design 100-year water elevation.
   g. Pond bottom elevation.
   h. Year constructed.
   i. Entity of ownership.
   j. Maintenance agreement: (yes , no)
   k. Village record drawing number (i.e. A559).
   l. Village record drawing sheet number (i.e. A559002).

7) *Storm Sewer Outfalls and Endwalls*
   a. Structure name (pond inlet, pond outlet structure, storm outfall, or storm outfall to navigable water).
   b. Village of Pleasant Prairie GIS Facility ID.
   c. As-built plan structure identification number (i.e. AEW 4.1)
   d. Location (pond or waterway name).
   e. Size.
   f. Device type (i.e. apron endwall, pond outlet – multistage riser, etc.).
   g. WPDES designation (minor outfall, major outfall).
   h. Year constructed.

i. Acceptance date.
j. Warranty end date.
k. Entity of ownership. (i.e. VOPP)
l. Village record drawing number (i.e. A559).
m. Village record drawing sheet number (i.e. A559002).

C. Water System Data (pipes, valves, plug/cap, hydrants, and laterals)

1) *Fitting Summary* (Reducers, tees, crosses, plugs/caps, etc.)
a. Structure name (node).
b. Village of Pleasant Prairie GIS Facility ID.
c. Node reference description (i.e. 8"x8" tee, 8"x6" hydrant tee, 8" plug, etc.).
d. Year constructed.
e. Acceptance date.
f. Warranty end date.
g. Entity of ownership. (i.e. VOPP)
h. Village record drawing number (i.e. A559).
i. Record drawing sheet number (i.e. A559002).

2) *Water Pipe Data* (mains and hydrant leads)
a. Structure name (water main, hydrant lead).
b. Village of Pleasant Prairie GIS Facility ID.
c. Diameter (inches).
d. Pipe material (i.e. PVC, HDPE).
e. Pipe roughness coefficient.
f. Year constructed.
g. Acceptance date.
h. Warranty end date.
i. Entity of ownership. (i.e. VOPP)
j. Village record drawing number (i.e. A559).
k. Record drawing sheet number (i.e. A559002).

3) *Valve(s)* (Valves 4" and larger)
a. Structure name (main valve, hydrant valve, service valve).
b. Village of Pleasant Prairie GIS Facility ID.
c. Valve type (i.e. BFV, GV, PRV).
d. Valve size.
e. Manufacturer.
f. Model number.
g. Year constructed.
h. Acceptance date.
i. Warranty end date.
j. Entity of ownership. (i.e. VOPP)
k. Village record drawing number (i.e. A559).
l. Record drawing sheet number (i.e. A559002).

4) *Fire Hydrants*
a. Structure name (hydrant).
b. Village of Pleasant Prairie GIS Facility ID.
c. Manufacturer. (i.e. Mueller)
d. Manufacturer model number. (i.e. Super Centurion A-423)
e. Screw thread type. (i.e. Storz connection)

f. Bury depth (i.e. 6.5')
g. Year constructed.
h. Acceptance date.
i. Warranty end date.
j. Entity of ownership. (i.e. VOPP)
k. Village record drawing number (i.e. A559).
l. Record drawing sheet number (i.e. A559002).

5) *Water Service Laterals*
a. Structure name (water service).
b. Village of Pleasant Prairie GIS Facility ID.
c. Size (inch).
d. Material (i.e. HDPE).
e. Curb valve manufacturer. (i.e. Mueller)
f. Curb valve model number. (i.e. B-25155N)
g. Year constructed.
h. Acceptance date.
i. Warranty end date.
j. Entity of ownership (i.e. VOPP)
k. Village record drawing number (i.e. A559).
l. Village record drawing sheet number (i.e. A559002).

D. Irrigation System Data (pipes, valves).

1) *Public Irrigation Mainline Pipe Data*
a. Structure identification.
b. Diameter (inches).
c. Pipe material (i.e. HDPE).
d. Year constructed.
e. Acceptance date.
f. Warranty end date.
g. Village record drawing number (i.e. A559).
h. Record drawing sheet number (i.e. A559002).

2) *Valve(s)*
a) Structure identification.
b) Valve size.
c) Manufacturer.
d) Model number.
e) Year constructed.
f) Acceptance date.
g) Warranty end date.
h) Village record drawing number (i.e. A559).
i) Record drawing sheet number (i.e. A559002).

E. Street Light Data (Poles, conduits, pull boxes, controls).

1) *Conduit Data*
a. Structure identification.
b. Diameter (inches).
c. Pipe material. (i.e. PVC)
d. Year constructed.
e. Acceptance date.

f. Warranty end date.
g. Village record drawing number (i.e. A559).
h. Record drawing sheet number (i.e. A559002).

2) *Poles*

a) Structure identification.
b) Pole height.
c) Pole manufacturer.
d) Pole model number.
e) Fixture manufacturer.
f) Fixture model number.
g) Year constructed.
h) Acceptance date.
i) Warranty end date.
j) Village record drawing number (i.e. A559).
k) Record drawing sheet number (i.e. A559002).

F. Street Tree Data.

1) *Tree Data*

a) Village of Pleasant Prairie GIS Facility ID .
b) Common name.
c) Botanical Latin name.
d) Year planted.
e) Acceptance date.
f) Warranty end date.
g) Village record drawing number (i.e. A559).
h) Village record drawing sheet number (i.e. A559002).

G. Street Sign Data.

1) *Sign Data*

a) Village of Pleasant Prairie GIS Facility ID.
b) Sign type (i.e. stop, yield, left arrow)
c) WDOT sign plate designation (i.e. R1-1)
d) Sign size (i.e. 30", 24"x30")
e) Year installed.
f) Acceptance date.
g) Warranty end date.
h) Village record drawing number (i.e. A559).
i) Village record drawing sheet number (i.e. A559002).

6. Delete Section 6.

IV. Section VS-0200 – Sanitary Sewer

1. Add Subsection 2.0A.(3) as follows:

(3) Pipe installed by open cut shall be manufactured by JM Eagle Inc., Diamond Plastics Corporation, or Northern Pipe Products Inc.

2. Replace Subsection 4.0A.(5) as follows:

(5) Manhole steps shall be OSHA approved and fabricated using 1/2-inch minimum diameter steel ASTM A615 Grade 60 reinforcing rod with molded plastic covering. Manhole step placement shall be such that the first step is located a maximum distance of 8-inches from the top of the cone section. Steps shall not be placed within adjusting rings.

3. Replace Subsection 4.0A.(6) as follows:

(6) Manhole adjusting rings shall be used to bring manhole rims to grade. Adjusting rings heights shall not have a total ring height less than 3-inches or greater than 12-inches. The inside diameter or the adjusting rings shall match that of the opening in the manhole flat cover or eccentric cone.

4. Delete Subsection 4.0A.(7)b.

5. Replace Subsection 4.0A.(8) as follows:

(8) The top of manhole castings shall be set 1/4 inch below the newly finished asphalt surfaces, finished grade of concrete pavement, or elevations per the plan within grass or lawn areas. Casting shall be placed at the same slope as the adjacent finished surface. Manhole frames shall be adjusted to the maximum extent possible by using adjusting rings of various thicknesses and tapers. After placing rings, minor permanent shimming of the casting to obtain the necessary elevation and slope shall be performed. Temporary wedging is not permitted. Shims shall have a minimum surface area of 8 square inches and be made of steel, or other non-degradable material approved by the Owner. Shims shall be placed at a minimum of three locations between the casting and top adjusting ring to prevent rocking of the casting. After the shims have been correctly placed the Contractor shall then trowel the butyl rubber sealant or non-shrink grout, if approved by the Village, over the mating surfaces and then place the casting onto the manhole. Installing the butyl or grout between the adjusting ring and casting by pushing, tuckpointing, or any other method, from the outside of the rings is not permitted. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.

6. Add Section 4.0E. as follows:

E. Doghouse Manholes

a. Doghouse style manholes are not permitted for use on sanitary sewers.

V. Section VS-0300 – Storm Sewer

1. Replace Section 4.0A. as follows:

A. Standard Manhole

(1) Storm sewer manholes shall be constructed in accordance with Chapter 3.5.0 and File Nos. 12, 13, and 15 of the “Standard Specifications” and these Village Specifications.

(2) All manhole bases (benches) shall be poured in place in accordance with Subsection 3.5.5(b) of the “Standard Specifications”. Precast manhole bases or precast integral base units are allowed, however, no precast base units with

preformed benches are allowed. All manhole benches shall be poured in place.

(3) Manholes shall be precast with eccentric cones. Flat top slabs with offset openings may be used for shallow manholes where there is not sufficient depth to install cones.

(4) Manhole frames and covers shall be Neenah R-1580 with Type "B" self-sealing lids, non-rocking. Manhole frames shall be centered on the top of the cone section.

(5) Manhole steps shall be OSHA approved and fabricated using 1/2-inch minimum diameter steel ASTM A615 Grade 60 reinforcing rod with molded plastic covering. Manhole step placement shall be such that the first step is located a maximum distance of 8-inches from the top of the cone section or the bottom of flat top. Steps shall not be placed within adjusting rings. Manholes less than 4-feet deep do not require steps.

(6) Manhole adjusting rings shall be used to bring manhole rims to grade. Adjusting rings heights shall not have a total ring height less than 3-inches or greater than 12-inches. The inside diameter or the adjusting rings shall match that of the opening in the manhole flat cover or eccentric cone.

(7) Adjusting rings shall be one of the following:

a. Concrete rings with one line of steel centered within the ring. Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface of the top of cone and all adjusting rings. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.

b. Expanded Polypropylene adjusting rings (Pro-Ring) as manufactured by Cretex Specialty Products, Waukesha, Wisconsin, or approved equal. Polypropylene adjusting rings shall be installed per the manufactures recommendations and instructions.

(8) The top of manhole castings shall be set 1/4 inch below the newly finished asphalt surfaces, finished grade of concrete pavement, or elevations per the plan within grass or lawn areas. Casting shall be placed at the same slope as the adjacent finished surface. Manhole frames shall be adjusted to the maximum extent possible by using adjusting rings of various thicknesses and tapers. After placing rings, minor permanent shimming of the casting to obtain the necessary elevation and slope shall be performed. Temporary wedging is not permitted. Shims shall have a minimum surface area of 8 square inches and be made of steel, or other non-degradable material approved by the Owner. Shims shall be placed at a minimum of three locations between the casting and top adjusting ring to prevent rocking of the casting. After the shims have been correctly placed the Contractor shall then trowel the butyl rubber sealant or non-shrink grout, if approved by the Village, over the mating surfaces and then place the casting onto the manhole. Installing the butyl or grout between the adjusting ring and casting by pushing, tuckpointing, or any other method, from the outside of the

rings is not permitted. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.

(9) Manhole lifting holes. All lifting holes in precast manhole sections shall be plugged using rubber plugs supplied by the manhole supplier, non-shrink grout or other approved method. Non-shrink grout shall fill the entire void and shall be troweled at each face to provide smooth surfaces. Cement mortar shall not be used to plug lifting holes.

(10) Manhole Riser Joints. Joints for precast manhole riser sections shall be made with rubber "O"-ring gaskets, a continuous ring of butyl rubber sealant (EZ-Stick or Kent-Seal in rope form) or equal. The butyl sealant shall be 1-inch diameter equivalent or as recommended by the manhole manufacturer.

a. An external sealing wrap shall be placed at all joints between pre-cast manhole sections. The external sealing wrap shall meet, or exceed, the requirements of ASTM C-877, Type III. External joint seals shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or pre-approved equal.

(11) Chimney Seal.

a. An external sealing wrap shall be placed on the entire manhole chimney from the casting to the 6-inches below the top of the manhole cone section and installed in accordance with the Village Standard Detail. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.

2. Replace Subsection 4.0B.(2) as follows:

(2) Frame and Covers

a. Beehive grate manhole covers shall be Neenah R-2560-E1 or equal.

b. Neenah R-3067-L (vertical face curb).

c. Neenah R-3501-R (mountable curb).

d. Neenah R-3290-A with a type A grate may replace existing frames and covers in proposed depressed curb head locations.

3. Replace Subsection 5.0C.(1) as follows:

(1) Catch basin frames and grates shall be Neenah R-3067-L on vertical face curb and R-3501-R on mountable curb. Neenah R-3290-A with a type A grate may replace existing frames and covers in proposed depressed curb head locations.

4. Replace Sections 9.0 thru 11.0 as follows:

9.0 Tracer Wire

A. Tracer wire shall be installed with all underground sewer systems which cannot be identified by surface structures in accordance with Village Specifications VS-0600 “Underground Warning Tape and Tracer Wire”.

10.0 Pipe Joint Restraint (End Sections)

A. End sections and adjacent two pipe sections shall be secured to each other using joint ties.

11.0 Inlet / Outlet Grates

A. Install steel grating on the ends of endwalls which are 15-inches in diameter or greater, unless otherwise approved by the Village. Steel grating shall be in accordance with Village Standard Details and as specified below.

B. Galvanized steel grating:

(1) After fabrication, the entire grating shall be hot-dipped with a galvanized coating.

(2) Inlet/outlet grates (trash racks) shall be placed over both the inlet and outlet end sections.

VI. Section VS-0400 – Water Main

1. Replace Section 3.0 as follows:

3.0 Open Cut Water Main Pipe Materials

A. Water main pipe material shall be polyvinyl chloride (PVC).

(1) Polyvinyl chloride (PVC) pipe shall meet the requirement of AWWA C900/1B, DR18, pressure rating of 235, with cast iron O.D., and integral elastomeric bell and spigot joints.

a. Do not furnish cable bonding or other methods of providing electrical conductivity on valves, hydrants, and fittings located within sections of water main constructed with PVC pipe.

b. Pipe shall be installed the same year it was manufactured unless approved by the Village Engineer.

2. Replace Subsection 7.0A.(5)a. as follows:

a. Hydrant markers shall be installed on all new hydrants.

3. Replace Section 9.0A. as follows:

A. Polyethylene wrap shall be provided on all fittings, joint restraint and ductile iron water

main.

(1) All joint restraint systems, including strapping/rodding, shall be enclosed within the wrap.

(2) Wrap all fittings.

(3) Wrap all valve boxes.

(4) Wrap all hydrant barrels, but be careful not to plug weep holes.

4. Replace Section 11.0A. as follows:

A. Water mains shall be insulated as directed by the Village Engineer and wherever the depth of cover is less than five feet or passes within two feet of an underground structure which may experience freezing temperatures. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications".

5. Replace Section 21.0B. as follows:

A. Safe Samples

(1) Prior to hydrostatic testing at least two (2) safe sample must be obtained from <u>each</u> of the segments to be hydrostatically tested. The time between the first and second sample at any location shall be greater than 16-hours and the samples may not be taken on the same day. Additional samples may also be required from:

a. Representative locations from each of the test sections to establish that all of the mains are free of contamination.

b. Dead end lines.

c. Connections to existing mains.

(2) Water main segments shall not be placed in service until after safe water samples have passed.

VII. Section VS-0500 – Roadway and Sidewalk

1. Replace Subsection 2.0D. as follows:

D. Proof-rolling.

(1) Prior to placing granular sub base or base course material, the Contractor shall test the subgrade strength by proof-rolling. Proof-rolling shall involve running a fully loaded tri-axle dump truck with a minimum weight of 70,000-lbs over the entire roadway base (pavement plus shoulders) width at a normal walking speed. Soft, yielding areas or depressions in the subgrade shall be removed and backfilled with granular backfill in accordance with "excavation below subgrade" below. Aggregate base course shall not be placed until the subgrade has successfully completed the proof-roll testing. Proof-rolling must be witnessed and inspected by the Village. The Contractor must coordinate with the Village for inspection and

provide a scale ticket verifying the weight of the truck exceeds 70,000-lbs at the time of proof-rolling.

2. Replace Subsections 4.0D.(1). and 5.0C.(1) as follows:

   (1) Prior to placing asphaltic or concrete pavement, the Contractor shall test the base course strength by proof-rolling. Proof-rolling shall involve running a fully loaded tri-axle dump truck with a minimum weight of 70,000-lbs over the entire roadway base (pavement plus shoulders) width at a normal walking speed. Soft, yielding areas or depressions in the base course shall be removed, replaced with clean crushed aggregate base course, compacted in 6 inch maximum lifts and retested. Proof-rolling must be witnessed and inspected by the Village. The Contractor must coordinate with the Village for inspection and provide a scale ticket verifying the weight of the truck exceeds 70,000-lbs at the time of proof-rolling.

3. Replace Subsection 7.0C. as follows:

   C. Curb and gutter placed abutting concrete pavement, including HMA / PCC composite road sections, shall be constructed with tie bars. Place #4 x 2'0" long at 3' c-c.

4. Add Subsection 7.0D.(2)b. as follows:

   b. Place contraction joints three feet from each side of curb inlets.

5. Delete Subsection 7.0E.(3)a.i.

VIII. Section VS-0600 – Tracer Wire

1. Replace Section VS-0600 with the attached Section VS-0600 Underground Warning Tape and Trace Wire.

IX. Section VS-0603 – Manhole and Valve Adjustments (Existing Utilities)

1. Revise Subsection 2.0A. to read in part as follows:

   Manholes requiring less that 3-inches or more than 12-inches of adjusting rings between the frame and manhole cone or flat top…

2. Delete Subsection 2.0B.(2).

3. Delete Subsections 2.0C. and 2.0D.

4. Replace Subsection 2.0E. as follows:

   E. The top of manhole castings shall be set 1/4 inch below the newly finished asphalt surfaces, finished grade of concrete pavement, or elevations per the plan within grass or lawn areas. Casting shall be placed at the same slope as the adjacent finished surface. Manhole frames shall be adjusted to the maximum extent possible by using adjusting rings of various thicknesses and tapers. After placing rings, minor permanent shimming of the casting to obtain the necessary elevation and slope shall be performed. Temporary wedging is not permitted. Shims shall have a minimum surface area of 8 square inches and be made of steel, or other non-degradable material approved by the

Owner. Shims shall be placed at a minimum of three locations between the casting and top adjusting ring to prevent rocking of the casting. After the shims have been correctly placed the Contractor shall then trowel the butyl rubber sealant or non-shrink grout, if approved by the Village, over the mating surfaces and then place the casting onto the manhole. Installing the butyl or grout between the adjusting ring and casting by pushing, tuckpointing, or any other method, from the outside of the rings is not permitted. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal

5. Replace Subsection 3.0 as follows:

3.0 Manhole Adjustments -Reconstruction (Existing Manholes)

A. Manholes that cannot be brought up to grade by adding or removing adjusting rings shall be adjusted to grade in accordance with the following procedures:

(1) Remove casting, rings, cone section, and riser section(s) as required.

(2) Place new riser section(s) and/or cone section, 3” to 12” of concrete adjusting rings and reset casting to grade. Salvaged materials in satisfactory condition may be reused if approved by Village.

B. All manhole reconstructions shall be constructed in accordance with section VS-0200 for sanitary sewer manholes and VS-0300 for storm sewer manholes of these Village Specifications.

X. Section VS-0700 – Street Trees

1. Replace Subsection 3.0 as follows:

1.0 Locations

A. Street tree locations as shown on the Village approved landscaping plan are general locations. The Contractor shall mark or stake the actual tree locations based on field conditions for Village review and concurrence, prior to installation.

B. Unless otherwise approved by the Village street trees shall be placed in groups of three to five trees of the same species in a row

C. Street trees are generally spaced 50-feet on center and 7-feet back of curb, unless planned otherwise.

D. Street trees shall not be placed on the common lot line between two properties. Trees must favor one lot to avoid landowner maintenance responsibility disputes.

E. Street trees shall be placed outside of vision triangles, a minimum of 10 feet from any fire hydrant, 7 feet from any driveway, storm sewer lateral, sanitary sewer lateral and water service and shall not block road signage.

XI. Section 6.0 – Village Standard Details

1. Revise the SAN-1, SAN-2, STM-1 thru STM-4, W-1, W-2, FD-1, TW-1, RD-1, RD-4, RD-11, RD-15, and RD-16 as shown on the attached redlined details.

2. Replace STM-5 with the attached.

3. Add details TW-2 thru TW-5.

VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS
VS-0600 UNDERGROUND WARNING TAPE AND TRACER WIRE

1.0 Section Description

A. This section includes requirements for underground warning tape and tracer wire. Underground warning tape shall be installed with all sanitary sewer, force main, water main and electrical conduit installed by open cut construction. Tracer wire shall be installed with all water main, force main, electrical conduit, and underground utilities not identified by surface features such as sewer laterals and stubs.

B. Related Sections Include:

(1) Section VS-0200 Sanitary Sewer

(2) Section VS-0300 Storm Sewer

(3) Section VS-0400 Water Main

(4) Section VS-0800 Street Lighting

(5) Standard Details.

2.0 Underground Warning Tape

A. Materials

(1) Underground marking tape for use in open cut construction shall be non-detectable and a minimum of 3-inches wide.

(2) Marking tape for:

a. Sanitary sewer and laterals shall be green and state “sewer” within the warning text.

b. Water mains and services shall be blue and state “water” within the warning text.

c. Force mains shall be green and state “sewer” within the warning text.

d. Electrical conduit shall be red and state “electric” within the warning text.

B. Installation.

(1) Place the marking tape approximately 2-foot above the top of pipe.

2.0 Tracer Wire Systems

A. Materials

(1) Tracer Wire

a. Tracer wire for use in open cut construction shall be 10 gauge copper clad steel wire conforming to ASTM C910/910M with a High Density Polyethylene (HDPE) or High Molecular Weight Polyethylene (HMWPE) insulation for underground installation.

b. Tracer wire for use in horizontal directional drilling shall be SoloShot Xtreme 7x7 stranded CCS as manufactured by Copperhead Industries, LLC of Monticello, Minnesota or equal.

c. Tracer wire for:

i. Water mains and services shall be blue.

ii. Sanitary sewer and laterals shall be green.

iii. Force mains shall be green.

iv. Storm sewers and laterals shall be brown.

v. Electric conduit shall be red.

(2) Connectors

a. Connectors shall be rated for direct bury and filled with silicone waterproof sealant. Acceptable wire connectors include SnakeBite™ Locking Connectors, DryConn® 3-way Direct Bury Lug, or equal. Wire nut style connectors are <u>not</u> acceptable.

(3) Grounding Anode

a. Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 12 AWG.

(4) Access Box

a. Tracer wire access boxes shall have and ABS plastic body, minimum length of 14-inches and a cast iron lid matching the color of the tracer wire for the utility specified above. Access boxes shall be Copperhead model SnakePit® Lite Duty, Bingham & Taylor model P200NFG, CP Test & Valve model Mini Test Station or equal.

B. Installation

(1) General

a. Tracer wire systems shall be installed in accordance with the manufacturers' recommendations, the Village Standard Details for tracer wire, and as directed below.

(2) Tracer Wire

a. In open cut construction, place the tracer wire at the springline of the main or lateral and tape to the pipe at a minimum of 10 foot intervals.

b. For horizontal directional drilling type construction and electrical conduit, tape the tracer wire to the pipe at 5-foot intervals leaving sufficient slack to accommodate the stretching of the pipe during pull-back. Tracer wire within directional drilling sections shall be continuous with no splices.

c. Tracer wire shall not be looped. To prevent looping within existing tracer wire systems, tracer wire shall not be connected to existing tracer wire unless otherwise directed by the Village. Looping of tracer wire can make tracer wire difficult to detect.

d. Wire splices and connections shall be made with prefabricated waterproof tracer wire connecters.

e. Damaged wire shall be removed and replaced with a new section of wire. Connections shall be made with approved waterproof connectors.

(3) Grounding Anodes

a. Grounding anodes shall be driven into undisturbed soil at all dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.

(4) Tracer Wire Access Box

a. Tracer wire access boxes shall be installed at the following locations and in accordance with the Village Standard Details:

i. Water mains: Electrical connections to tracer wire identifying water mains and laterals shall be provided by extending the tracer wire through a Tracer Wire Access Box located in back of all hydrants and water lateral curb boxes / valve boxes. The Tracer Wire Access Box at the laterals will be relocated to the building at the time the water service is extended for a building connection.

ii. Sanitary sewer: Electrical connections to tracer wire identifying sanitary sewers and laterals shall be provided by extending the tracer wire through a Tracer Wire Access Box located at the end of all laterals. The Tracer Wire Access Box will be relocated to the building at the time the lateral is extended for a building connection.

iii. Storm sewer: Electrical connections to tracer wire identifying storm sewers and laterals shall be provided by extending the tracer wire through a Tracer Wire Access Box located at the end of all laterals. The Tracer Wire Access Box will be relocated to the building at the time the lateral is extended for a building connection.

iv. Sanitary, storm, and water laterals (from Right-of-Way to Building): Tracer wire from public laterals shall be extended / connected to the private lateral service and the electrical connections to tracer wire(s) identifying sanitary, storm, and water service laterals shall be provided by extending the tracer wire for each utility through a Tracer Wire Access Box at the building. When extending a water, sanitary, or storm service with a Tracer Wire Access Box by the curb box or lateral termination, the Tracer Wire Access Box shall be removed and replaced in the locations per these provisions.

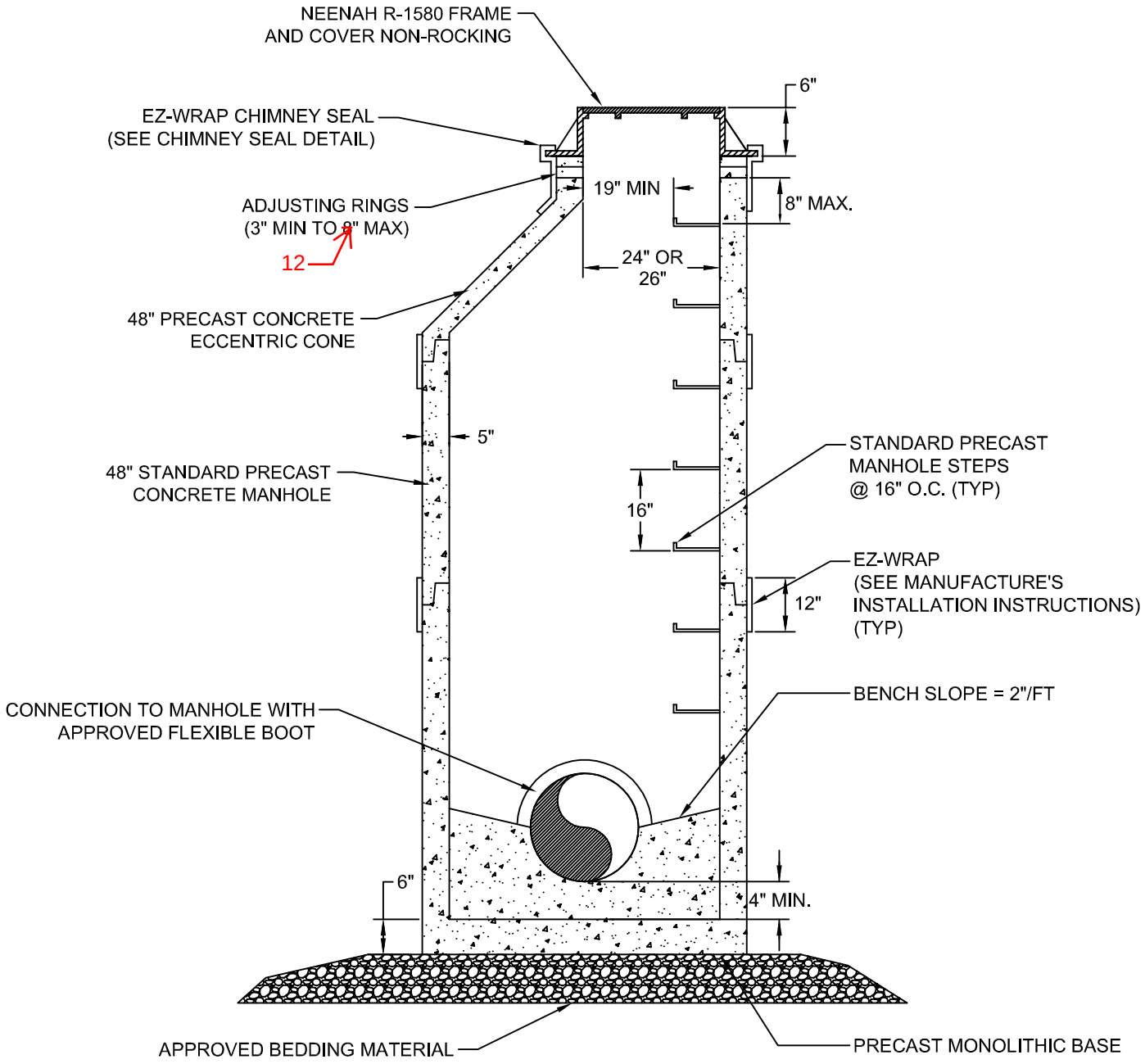
v. Force mains: Electrical connections to tracer wire identifying force mains shall be provided by extending the tracer wire through a Tracer Wire Access Box in lawn areas located at the termini of the force main, adjacent to all valves and at all roadway intersections. If the force main is within pavement the access box shall be installed just beyond the edge of pavement in the lawn at these locations. Extend the tracer wire, perpendicular to the main, to the access box at a minimum depth of 3-feet.

vi. Electrical conduit: Electrical connections to tracer wire identifying electrical conduit shall be provided by extending the tracer wire through a Tracer Wire Access Box located at the control panel, the last street light run, and at one light or traffic signal pole in every quadrant of an intersection.

C. Testing

(1) The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be done in the presence of the Village.

END OF SECTION

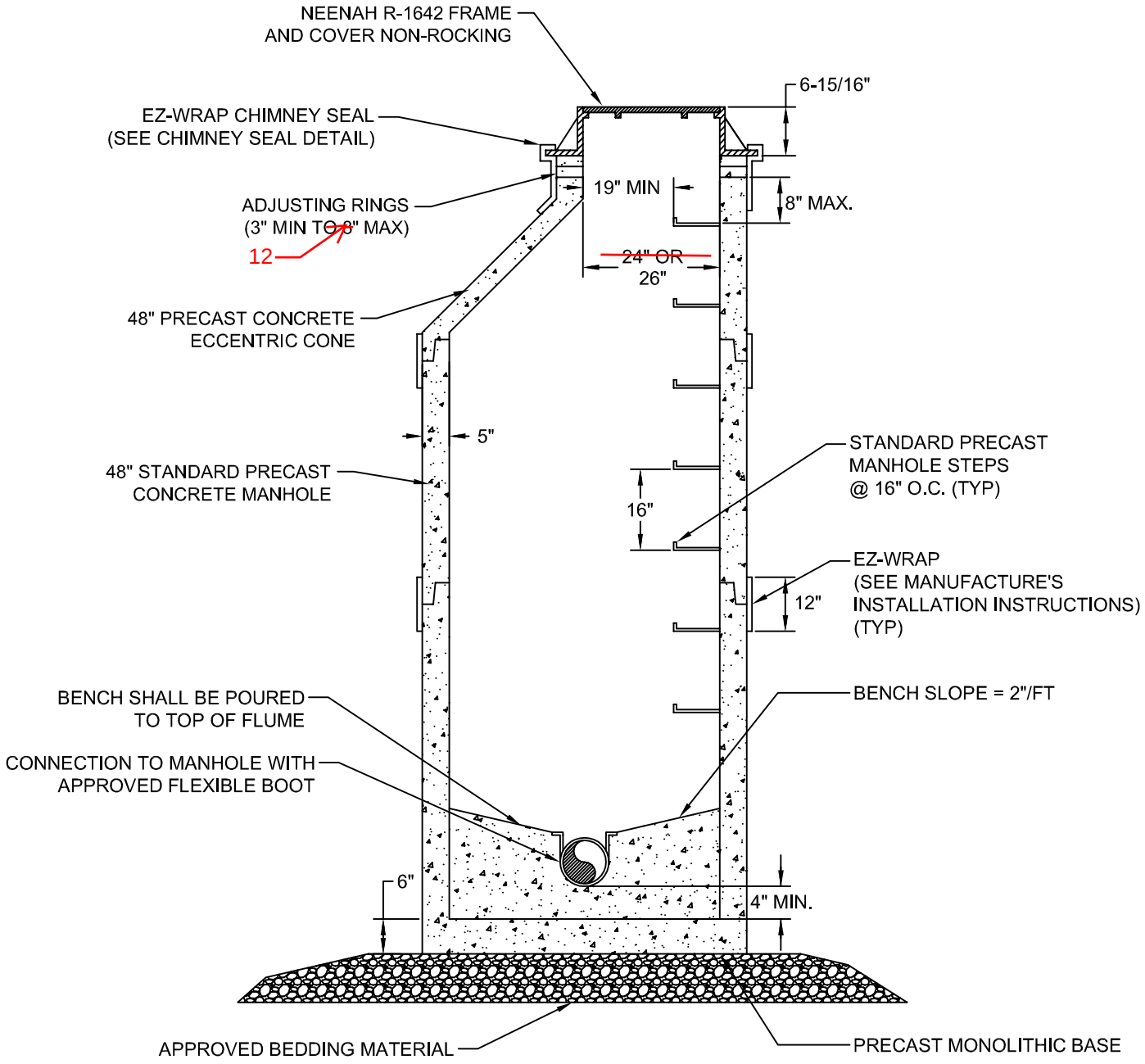


NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE	**STANDARD SANITARY MANHOLE**	DETAIL: SAN - 1
	CREATED: 11-21-12	APPROVED BY: MATT FINEOUR
	REVISED: 10-30-17	

Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster



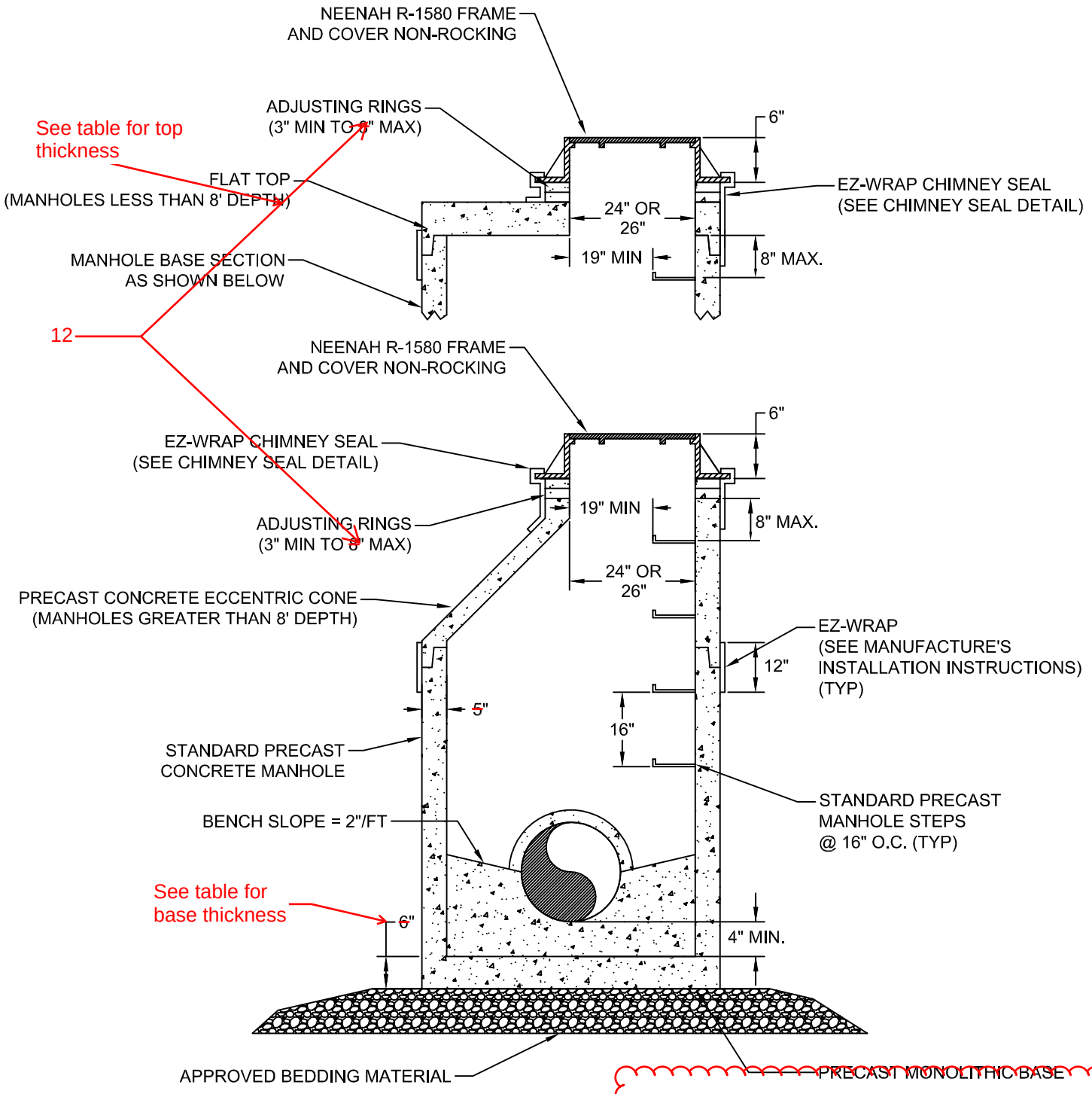
NOTES:

1. STANDARD SAMPLING MANHOLE SHALL HAVE A PALMER-BOWLUS FLUME WITH INTEGRAL APPROACH INSTALLED.
2. VILLAGE OF PLEASANT PRAIRIE DPW SHALL BE CONTACTED FOR FINAL INSPECTION OF SAMPLING MANHOLES.
3. SEE DETAIL SAN-2A AND SAN-2B FOR PALMER-BOWLUS FLUME DETAILS.
4. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY MANHOLES.

SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE	**STANDARD SAMPLING MANHOLE**	DETAIL: SAN - 2
	CREATED: 11-21-12	APPROVED BY: MATT FINEOUR
	REVISED: 10-30-17	

Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster



Insert table

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

*MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

NOTE: REFER TO VILLAGE STANDARD SPECI

SCALE: NTS

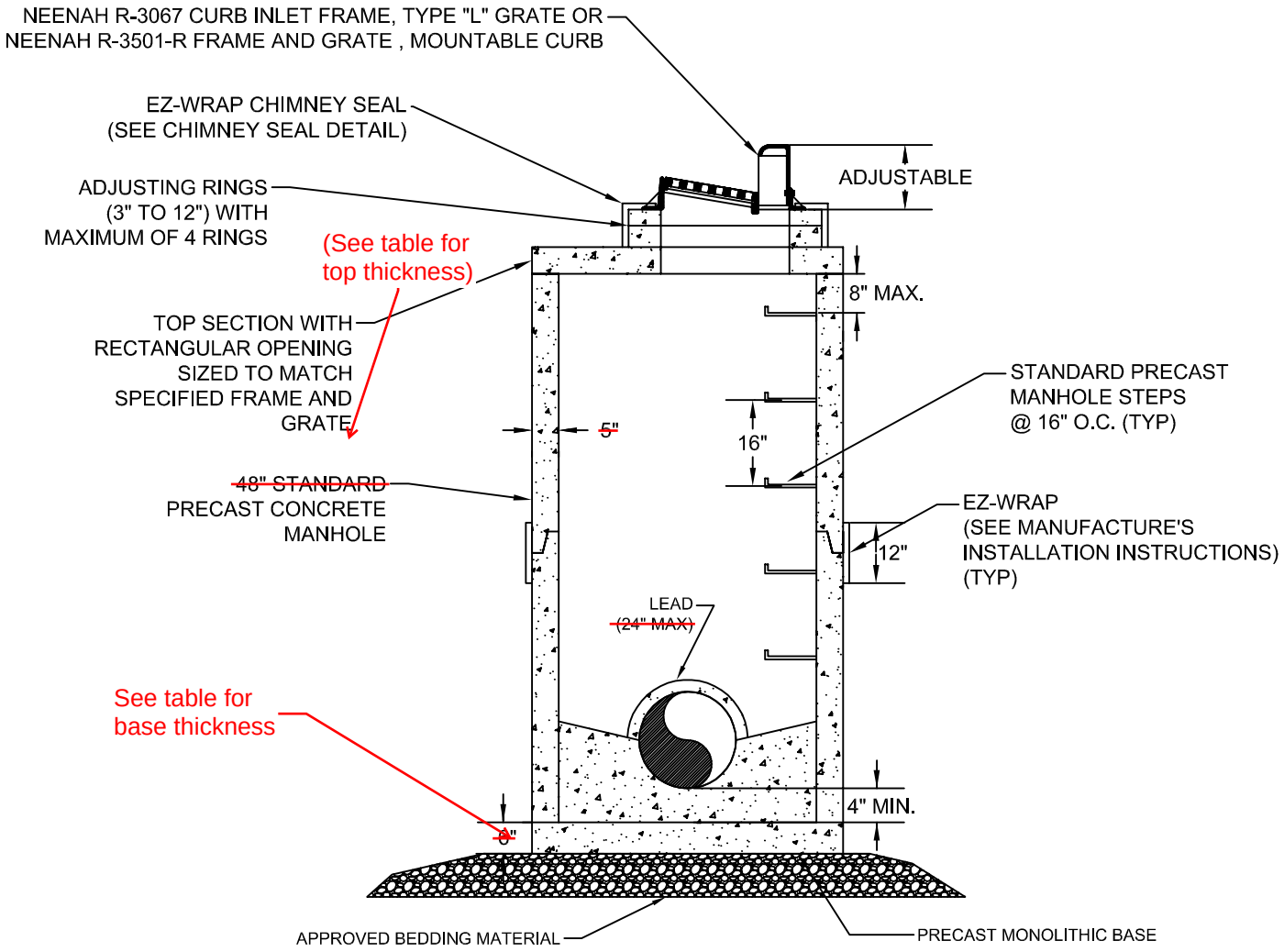
STANDARD STORM MANHOLE

DETAIL: STM - 1

CREATED: 11-21-12

REVISED: 10-30-17

APPROVED BY: MATT FINEOUR



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STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

*MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

NOTE: REFER TO VILLAGE STANDARD SPECIFIC

SCALE: NTS

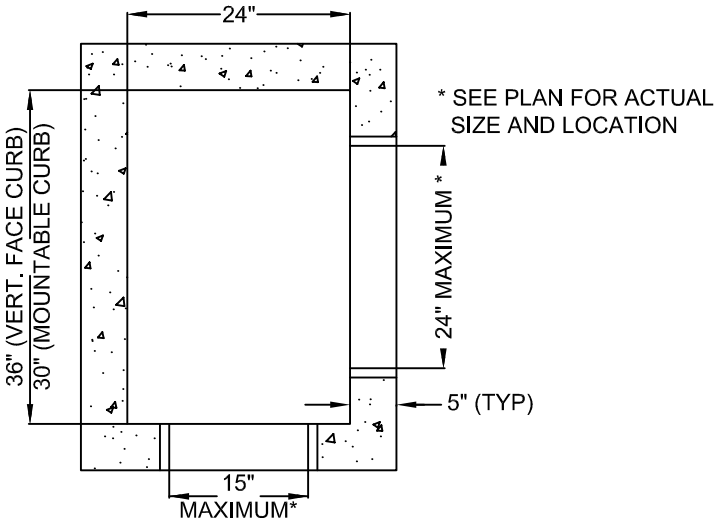
STANDARD STORM MANHOLE WITH CURB INLET

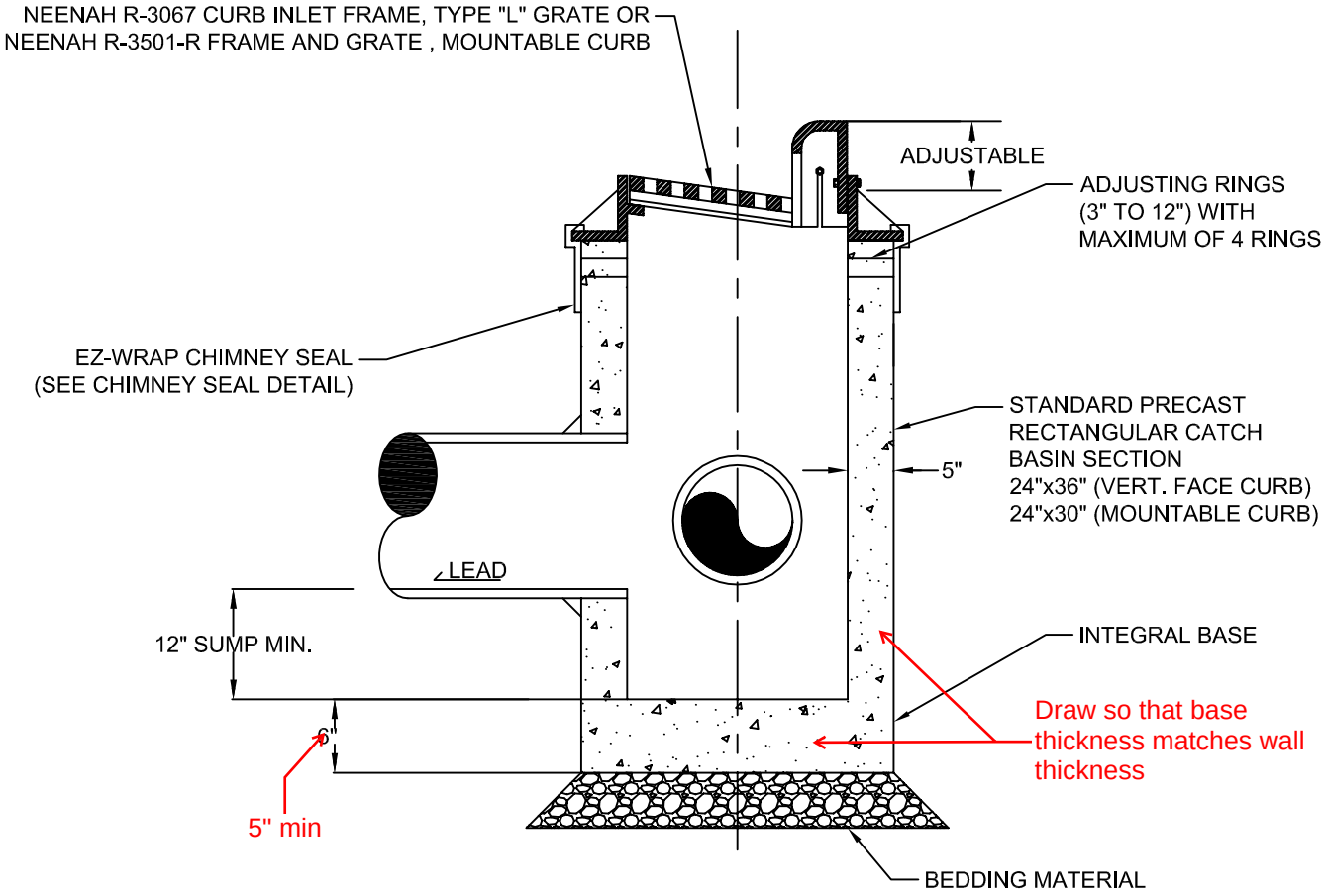
DETAIL: STM - 2

CREATED: 9-23-04

REVISED: 10-30-17

APPROVED BY: MATT FINEOUR



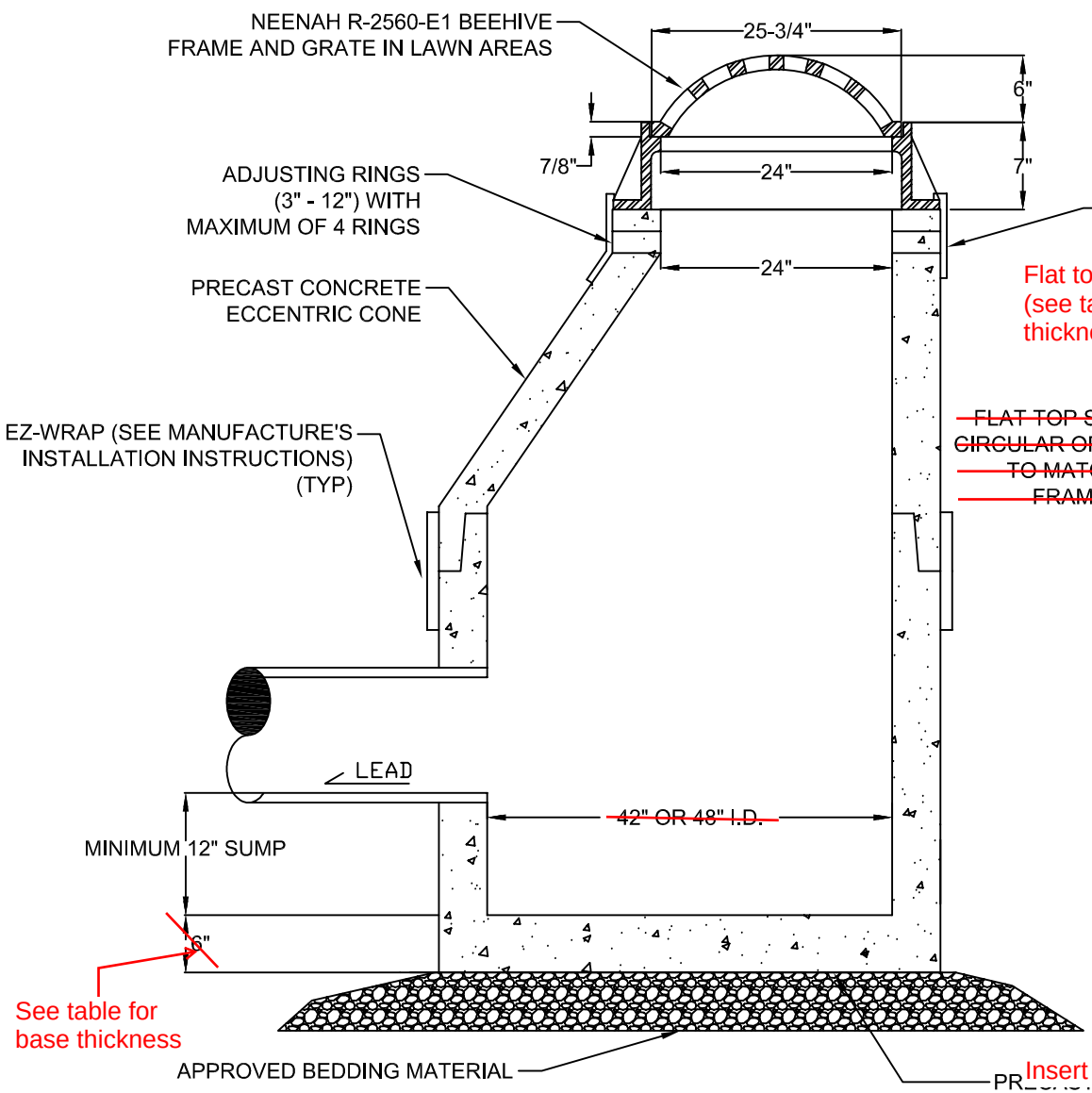


NOTES:

1. ~~NON-SHRINKING MOTAR REQUIRED (TYP) STORM CONNECTIONS, ADJUSTING RINGS, ECT.~~
2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

SCALE: NTS

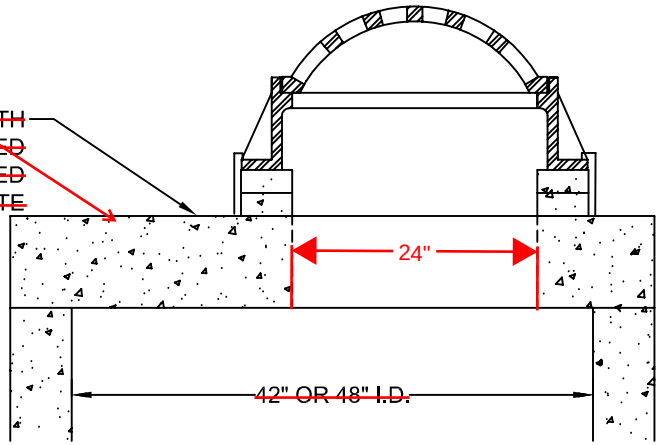
VILLAGE OF PLEASANT PRAIRIE	**PRECAST RECTANGULAR CATCH BASIN**	DETAIL: STM - 3
	CREATED: 12-14-04	
	REVISED: 6-23-17	APPROVED BY: MATT FINEOUR
		Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster



BEEHIVE CATCH BASIN
WITH ALTERNATE FLAT TOP

Flat top section
(see table for top
thickness)

~~FLAT TOP SECTION WITH CIRCULAR OPENING SIZED TO MATCH SPECIFIED FRAME AND GRATE~~



NOTE:

1. ~~NON SHRINKING MORTAR REQUIRED (TYP)-STORM CONNECTIONS, ADJUSTING RINGS, ECT.~~
2. ~~REFER TO VILLAGE STANDARD SPECIFICATIONS~~

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

*MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

SCALE: NTS

STANDARD BEEHIVE CATCH BASIN

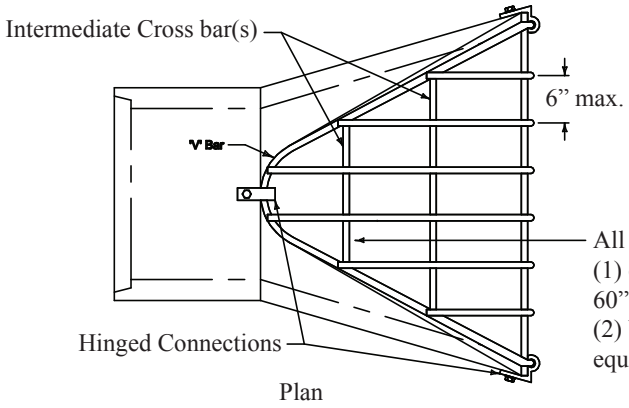
DETAIL: STM - 4

CREATED: 12-15-04

REVISED: 6-23-17

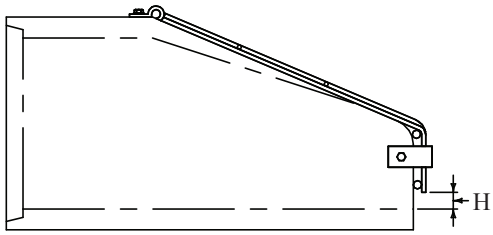
APPROVED BY: MATT FINEOUR

Trash Guard For Flared Ends

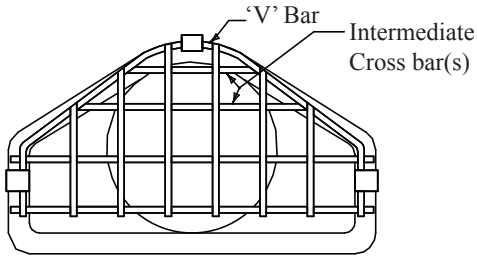


Plan

Round		Arch	
Pipe Size	H	Pipe Size	H
12"	2-1/2"	22"-29"	4"
15"	3"	36"-44"	5"
18"-24"	4"	51"-65"	6"
27"-36"	5"	73"-85"	7"
42"-54"	6"		
60"-72"	7"		
78"-90"	8"		



Profile



Front

Hot dip galvanized per ASTM-A153

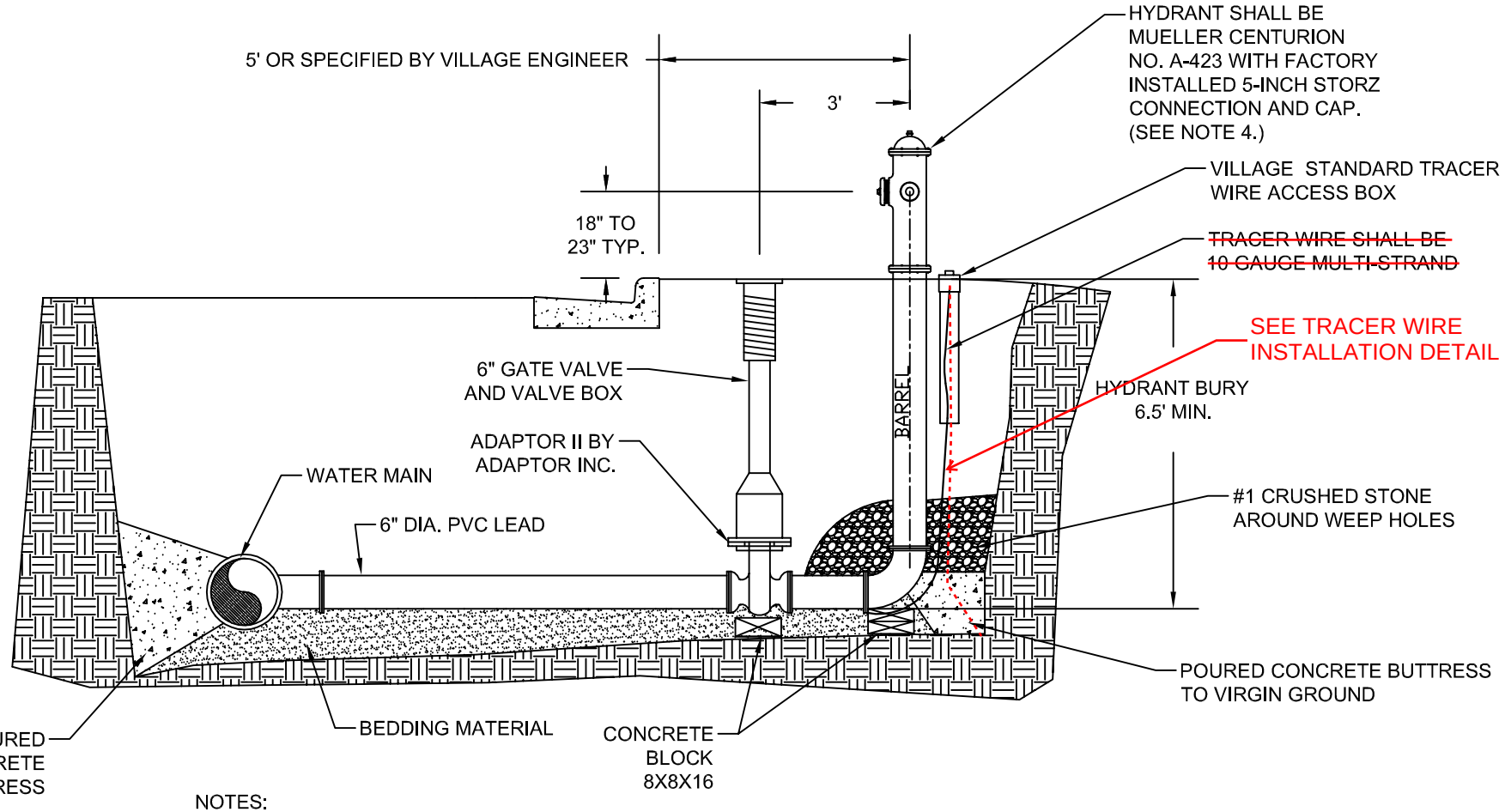
	Pipe Size		Bolt Dia.	Bar Dia.
Round	12"-24"		5/8"	3/4"
	27"-48"		3/4"	1"
	54"-90"		1"	1-1/4"
Arch	22"-29"		5/8"	3/4"
	36"-59"		3/4"	1"
	65"-88"		1"	1-1/4"
Elliptical	14"x23"		5/8"	3/4"
	19"x30"		5/8"	3/4"
	24"x38"		3/4"	3/4"
	29"x45"		3/4"	3/4"
	34"x53"		3/4"	3/4"
	38"x60"		3/4"	3/4"
	43"x68"		1"	1"
	48"x76"		1"	1"
	53"x83"		1"	1"

NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.
2. SECURE THE LAST TWO PIPE SECTIONS, INCLUDING END SECTIONS, USING JOINT TIES.

SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE	STANDARD ENDWALL GRATE	DETAIL: STM - 5
	CREATED: 11-01-13	APPROVED BY: MATT FINEOUR
	REVISED: 12-2-15	

Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster



NOTES:

1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION
4. HYDRANT SPECIFICATIONS - 2 EACH 2-1/2 INCH NST NOZZLE, 1 FACTORY INSTALLED 5-INCH STORZ CONNECTION AND CAP MANUFACTURED BY MUELLER.
5. PAINT SPECIFICATION - PLEASE REFER TO VS-0400 OF THE VILLAGE CONSTRUCTION SPECIFICATIONS.
6. HYDRANT EXTENSIONS ARE NOT PERMITTED.

SCALE: NTS

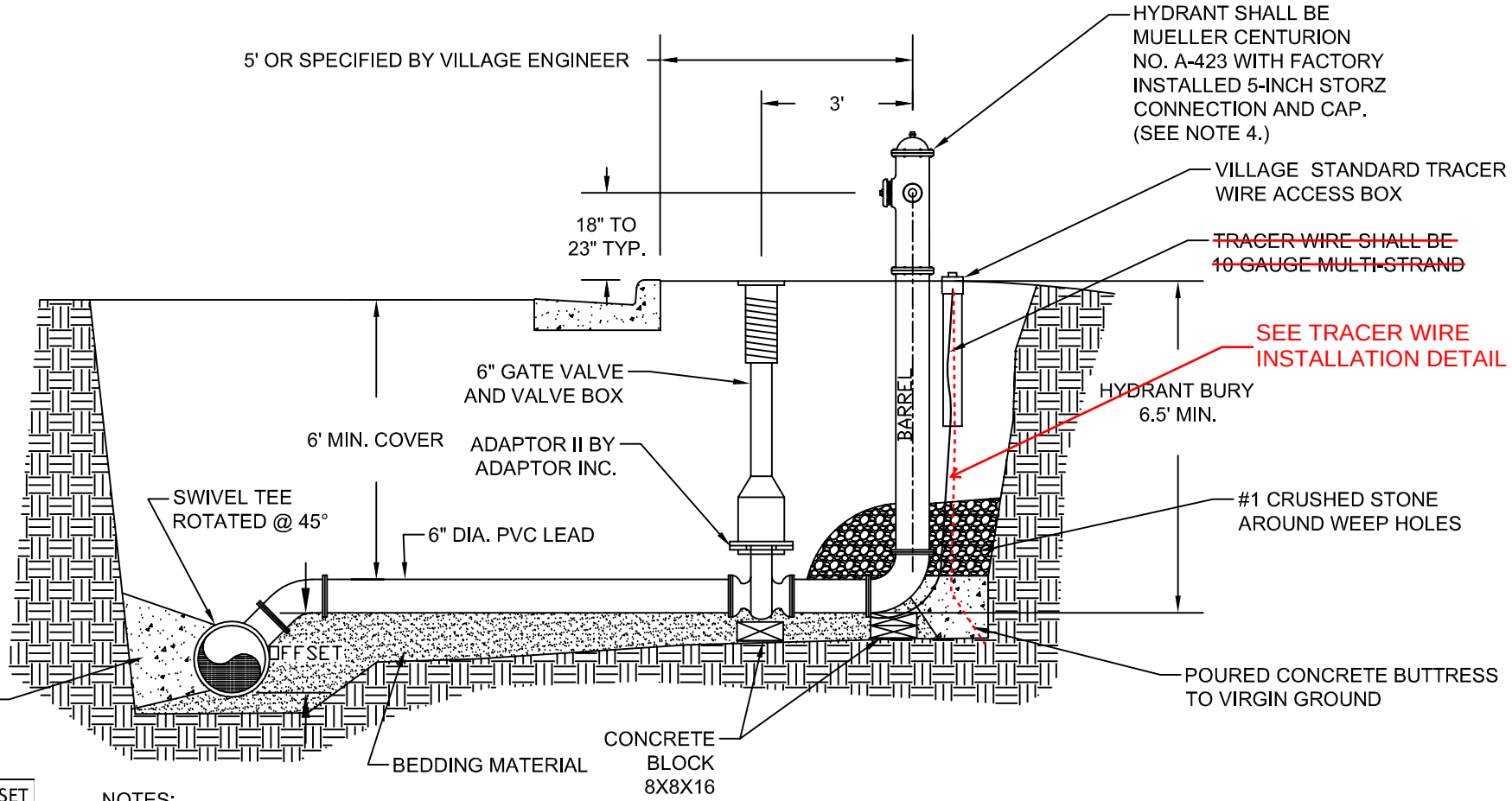
STANDARD HYDRANT ASSEMBLY

DETAIL: W - 1

CREATED: 11-26-12

REVISED: 8-4-16

APPROVED BY: MATT FINEOUR



MAIN DIA (IN.)	OFFSET (FT.)
14	1.5±
16	1.6±
18	1.7±
20	1.9±
24	2.2±

NOTES:

1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION
4. HYDRANT SPECIFICATIONS - 2 EACH 2-1/2 INCH NST NOZZLE, 1 FACTORY INSTALLED 5-INCH STORZ CONNECTION AND CAP MANUFACTURED BY MUELLER.
5. PAINT SPECIFICATION - PLEASE REFER TO VS-0400 OF THE VILLAGE CONSTRUCTION SPECIFICATIONS.
6. HYDRANT EXTENSIONS ARE NOT PERMITTED.

SCALE: NTS

AIR RELEASE HYDRANT ASSEMBLY

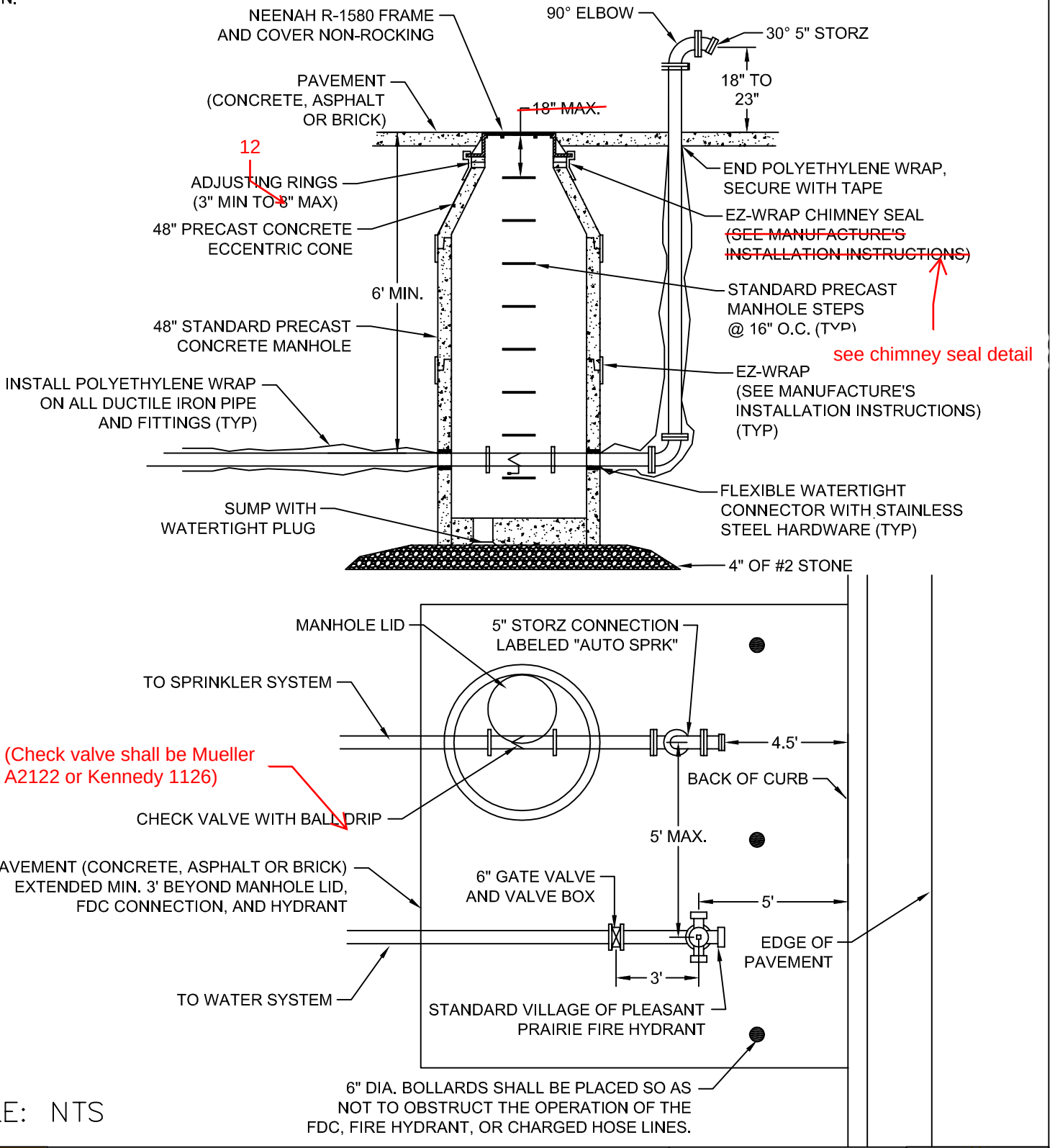
DETAIL: W - 2

CREATED: 11-26-12

REVISED: 8-4-16

APPROVED BY: MATT FINEOUR

NOTE:
-SYSTEM SIZING SHALL BE COMPLETED BY A FIRE SUPPRESSION ENGINEER AND APPROVED OF BY THE VILLAGE OF PLEASANT PRAIRIE FIRE DEPARTMENT.
-SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.
-WHEN POSSIBLE THE CHECK VALVE WITH BALL DRIP SHALL BE PLACED WITHIN THE BUILDING BASEMENT REMOVING THE NEED FOR THE MANHOLE STRUCTURE. THE BALL DRIP SHALL BE A MIN. 6' BELOW THE SURFACE ELEVATION OF THE PUMPER PAD IN EITHER LOCATION.



SCALE: NTS

PUMPER PAD FDC DETAIL

DETAIL: FD - 1

CREATED: 4-16-13

REVISED: 8-4-16

APPROVED BY: D. McELMURY

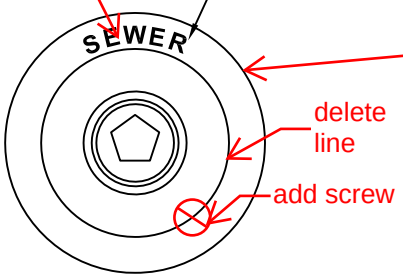
NOTES:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.

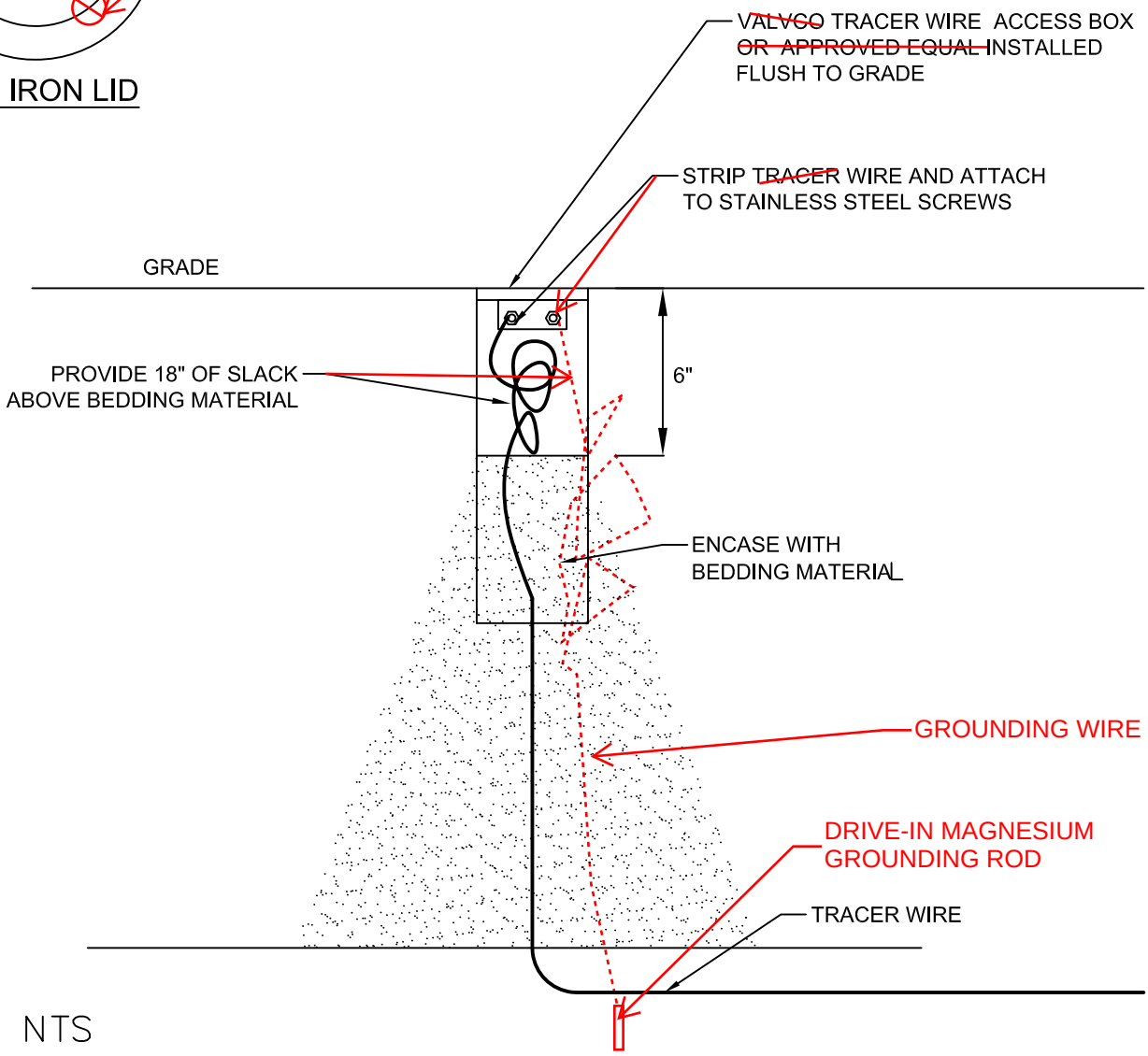
~~SANITARY SEWER LIDS SHALL READ "SEWER".~~
~~WATER MAIN LIDS SHALL READ "WATER".~~
~~STORM SEWER LIDS SHALL READ "STORM SEWER".~~
~~FORCE MAIN LIDS SHALL READ "SEWER" AND PAINTED BROWN.~~
~~ELECTRICAL CONDUIT LIDS SHALL READ "ELECTRIC".~~

Delete text

SANITARY SEWER AND FORCE MAIN LIDS SHALL BE COLORED GREEN.
WATER MAIN LIDS SHALL BE COLORED BLUE.
STORM SEWER LIDS SHALL BE COLORED BROWN.
ELECTRICAL LIDS SHALL BE COLORED RED.



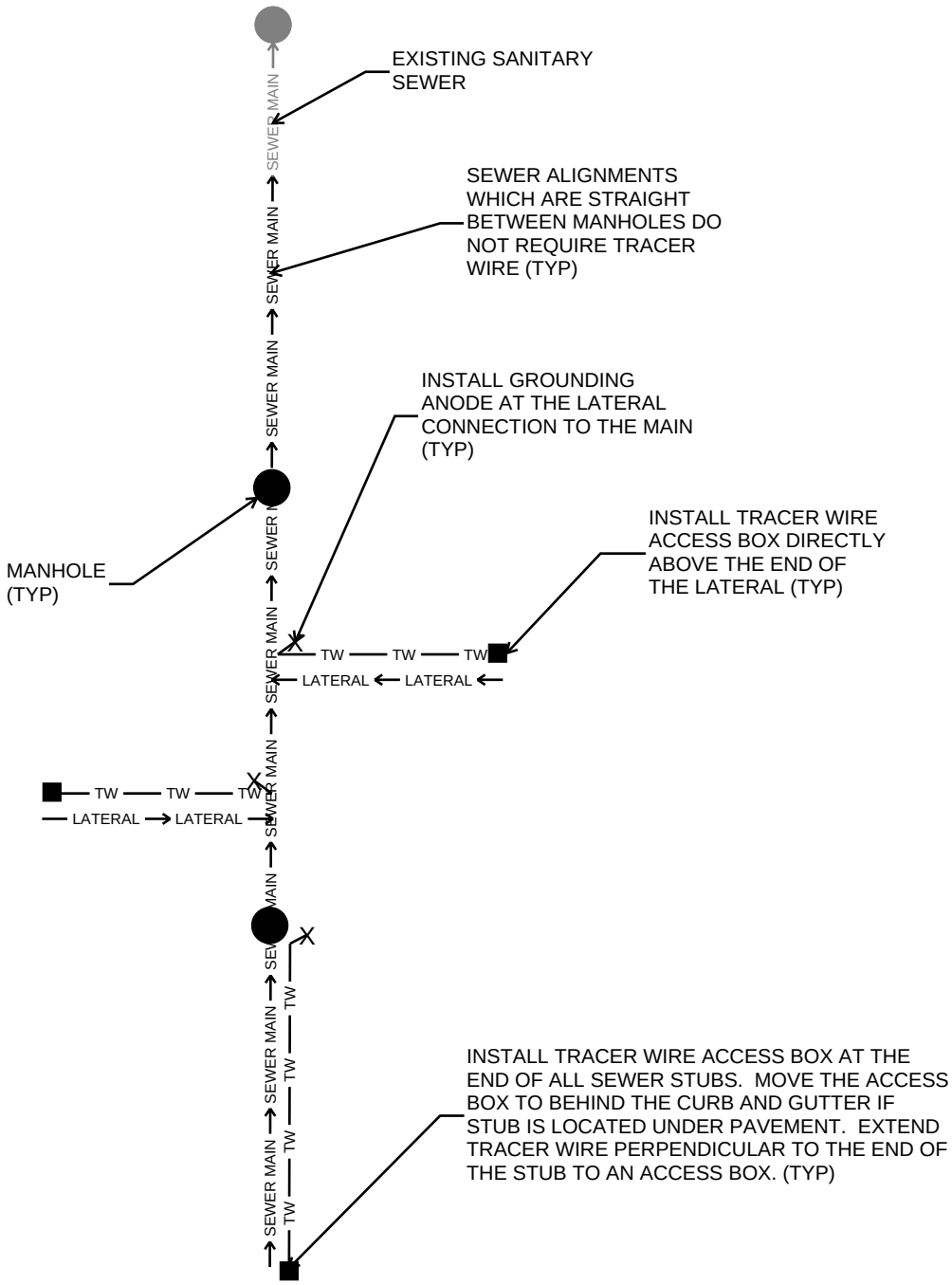
CAST IRON LID



SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE	**TRACER WIRE ACCESS BOX**	DETAIL: TW - 1
	CREATED: 11-06-13	APPROVED BY: MATT FINEOUR
	REVISED: 12-3-15	

Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster



NOTES:

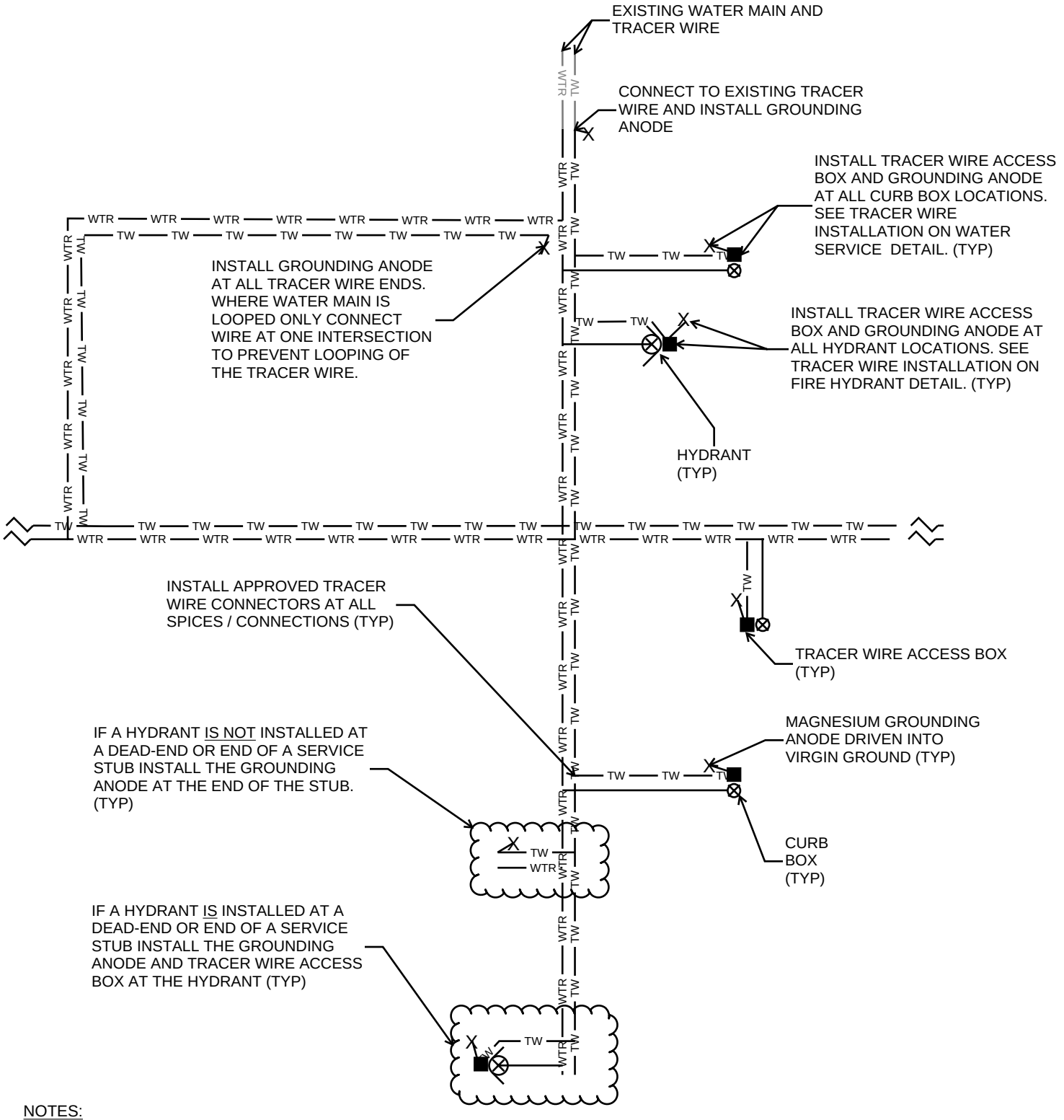
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.

2. TRACER WIRE SHALL BE TAPED TO MAIN AND LATERALS. WIRE IS SHOWN OFF MAIN AND LATERALS FOR CLARITY.

3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE MAIN CONNECTION. RUN GROUND WIRE DOWN RISER IF APPLICABLE.

4. TRACER WIRE ACCESS BOX SHALL BE INSTALLED DIRECTLY ABOVE THE END OF LATERALS / STUBS UNLESS THE END IS UNDER PAVEMENT. IF THE END IS UNDER PAVEMENT EXTEND THE TRACER WIRE PERPENDICULAR TO THE UTILITY AT A MINIMUM DEPTH OF 30" TO AN ACCESS BOX LOCATED JUST BEYOND THE CURB AND GUTTER.

VILLAGE OF PLEASANT PRAIRIE	**TRACER WIRE INSTALLATION ON SANITARY & STORM SEWERS**	**DETAIL: TW - 2**
	CREATED: 5-21-18	APPROVED BY: MATT FINEOUR
	REVISED:	

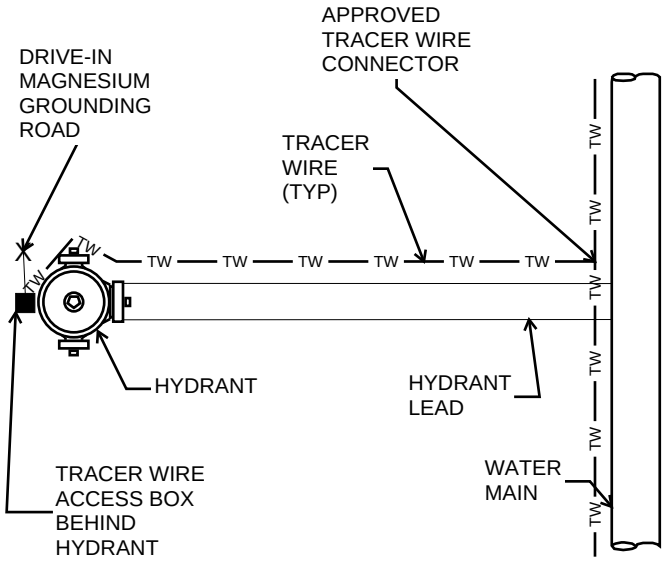


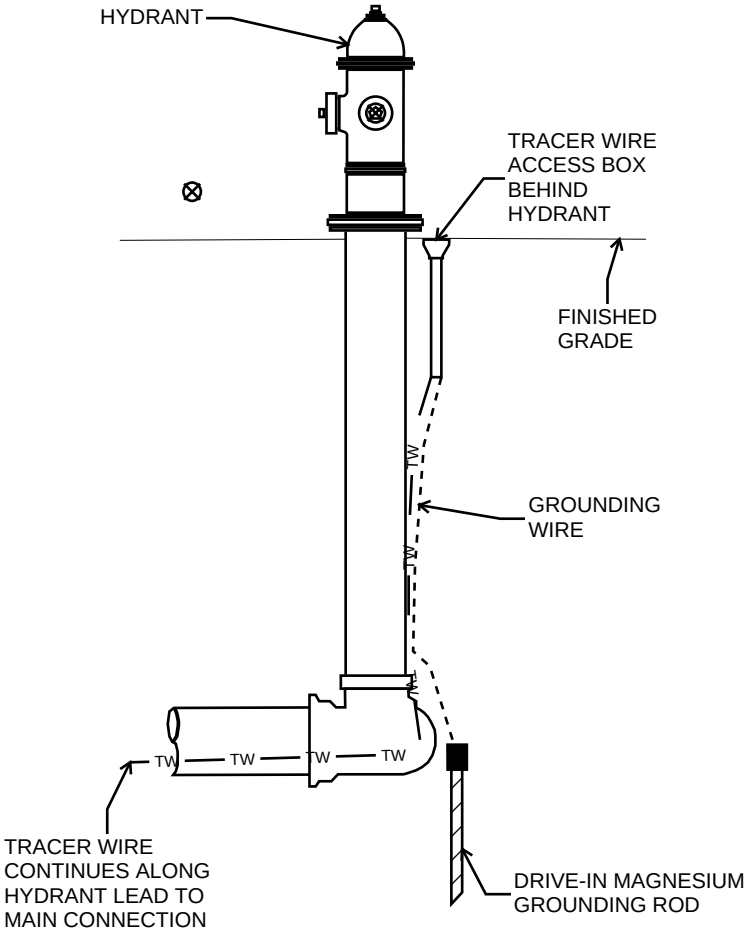
NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. CONNECT TO EXISTING TRACER WIRE AT ONLY ONE LOCATION UNLESS OTHERWISE DIRECTED BY THE VILLAGE.
3. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
4. TAKE CARE TO PREVENT LOOPS IN TRACER WIRE. LOOPING OF WIRE CAN MAKE THE WIRE DIFFICULT TO TRACE.

VILLAGE OF PLEASANT PRAIRIE	**TRACER WIRE INSTALLATION ON WATER MAIN**	**DETAIL: TW - 3**
	CREATED: 5-21-18	APPROVED BY: MATT FINEOUR
	REVISED:	

Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster





PLAN VIEW

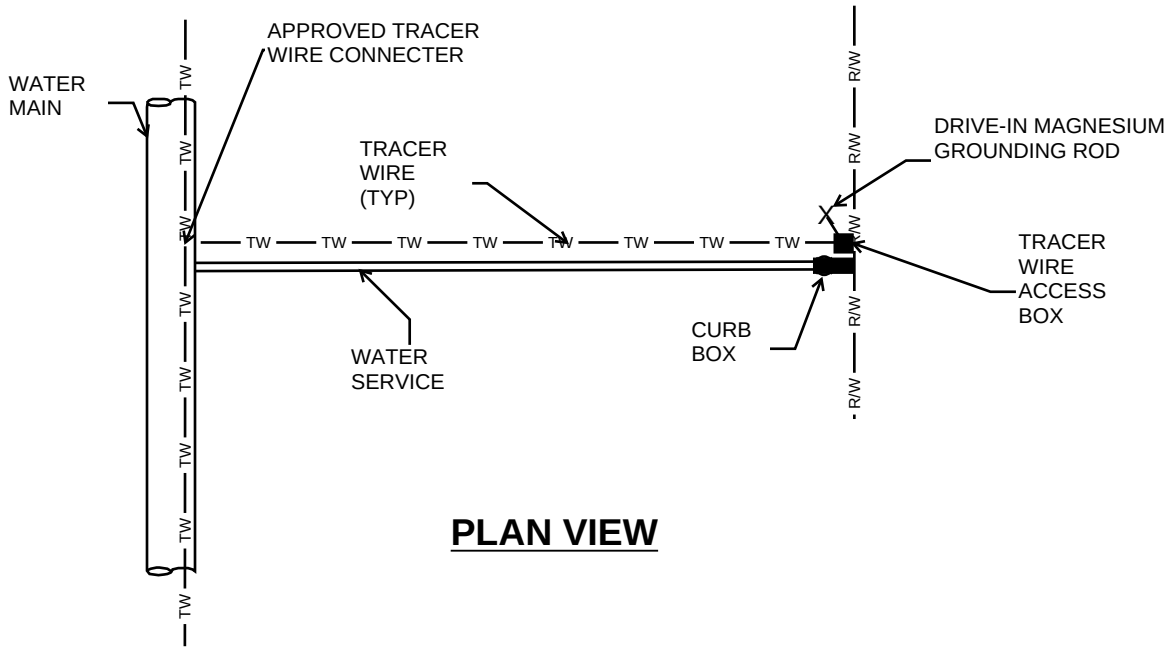
SECTION VIEW

NOTES:

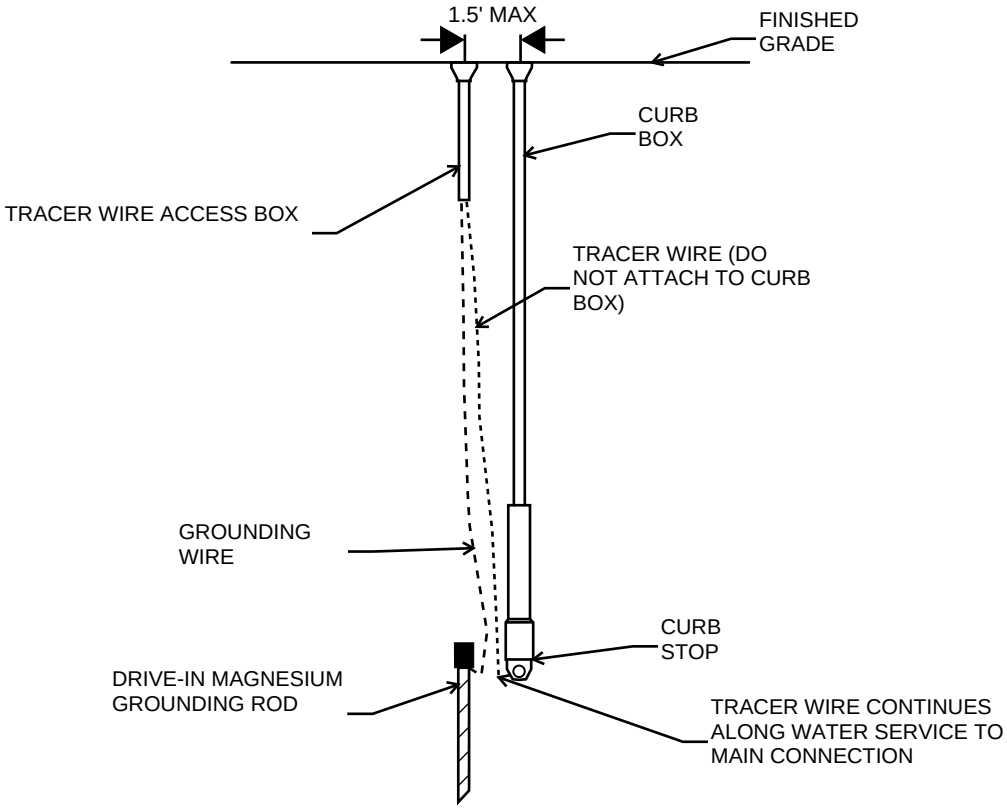
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN, LEAD AND HYDRANT. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE HYDRANT SHOE.
4. TRACER WIRE ACCESS BOX SHALL BE INSTALLED DIRECTLY BEHIND ALL FIRE HYDRANTS.

VILLAGE OF PLEASANT PRAIRIE	**TRACER WIRE INSTALLATION ON FIRE HYDRANT**	**DETAIL: TW - 4**
	CREATED: 5-21-18	APPROVED BY: MATT FINEOUR
	REVISED:	

Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster



PLAN VIEW

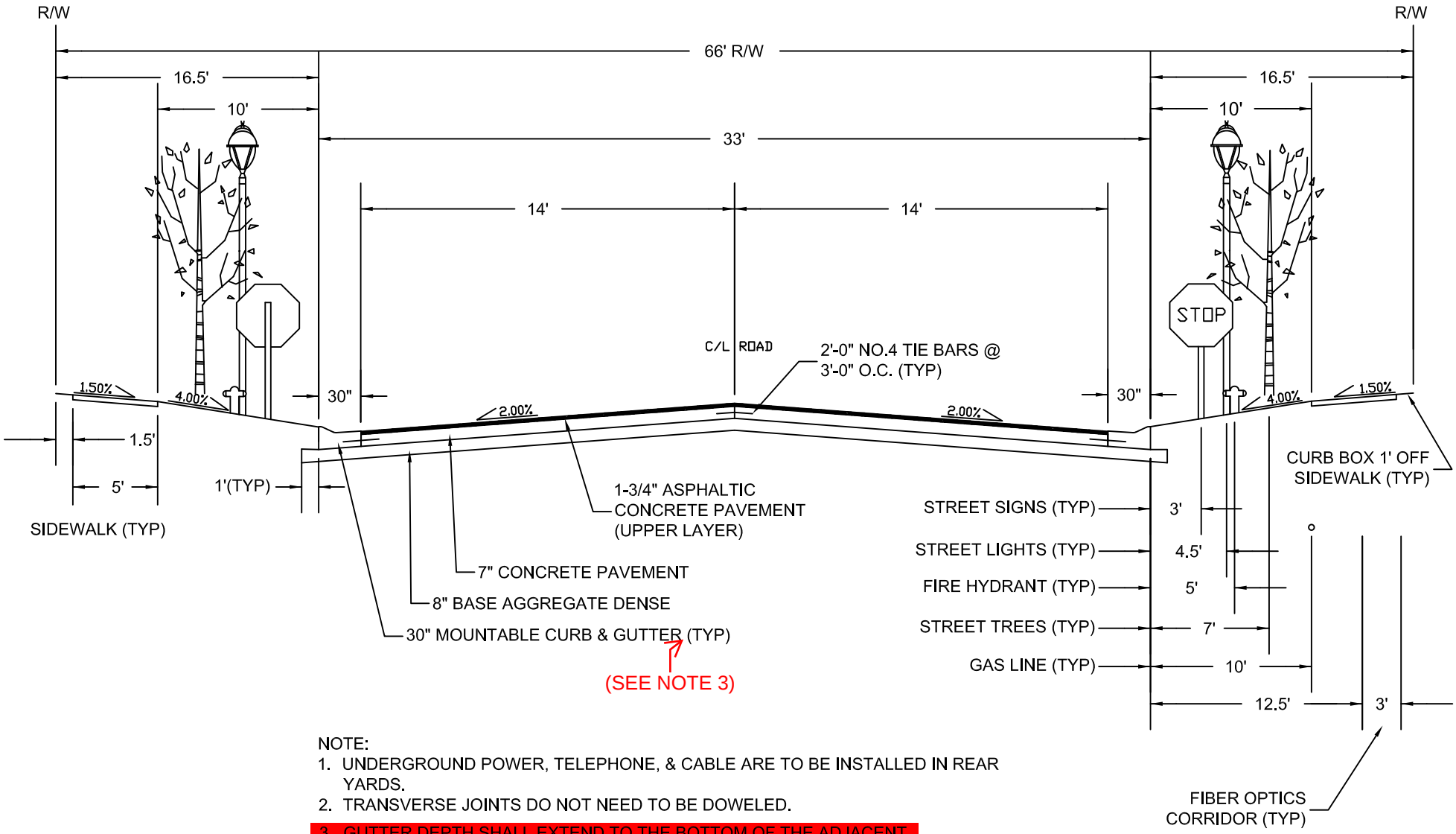


SECTION VIEW

NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE CURB STOP.

VILLAGE OF PLEASANT PRAIRIE	**TRACER WIRE INSTALLATION ON WATER SERVICE**	**DETAIL: TW - 5**
	CREATED: 5-21-18	APPROVED BY: MATT FINEOUR
	REVISED:	



NOTE:
1. UNDERGROUND POWER, TELEPHONE, & CABLE ARE TO BE INSTALLED IN REAR YARDS.
2. TRANSVERSE JOINTS DO NOT NEED TO BE DOWELED.
3. GUTTER DEPTH SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

SCALE: NTS

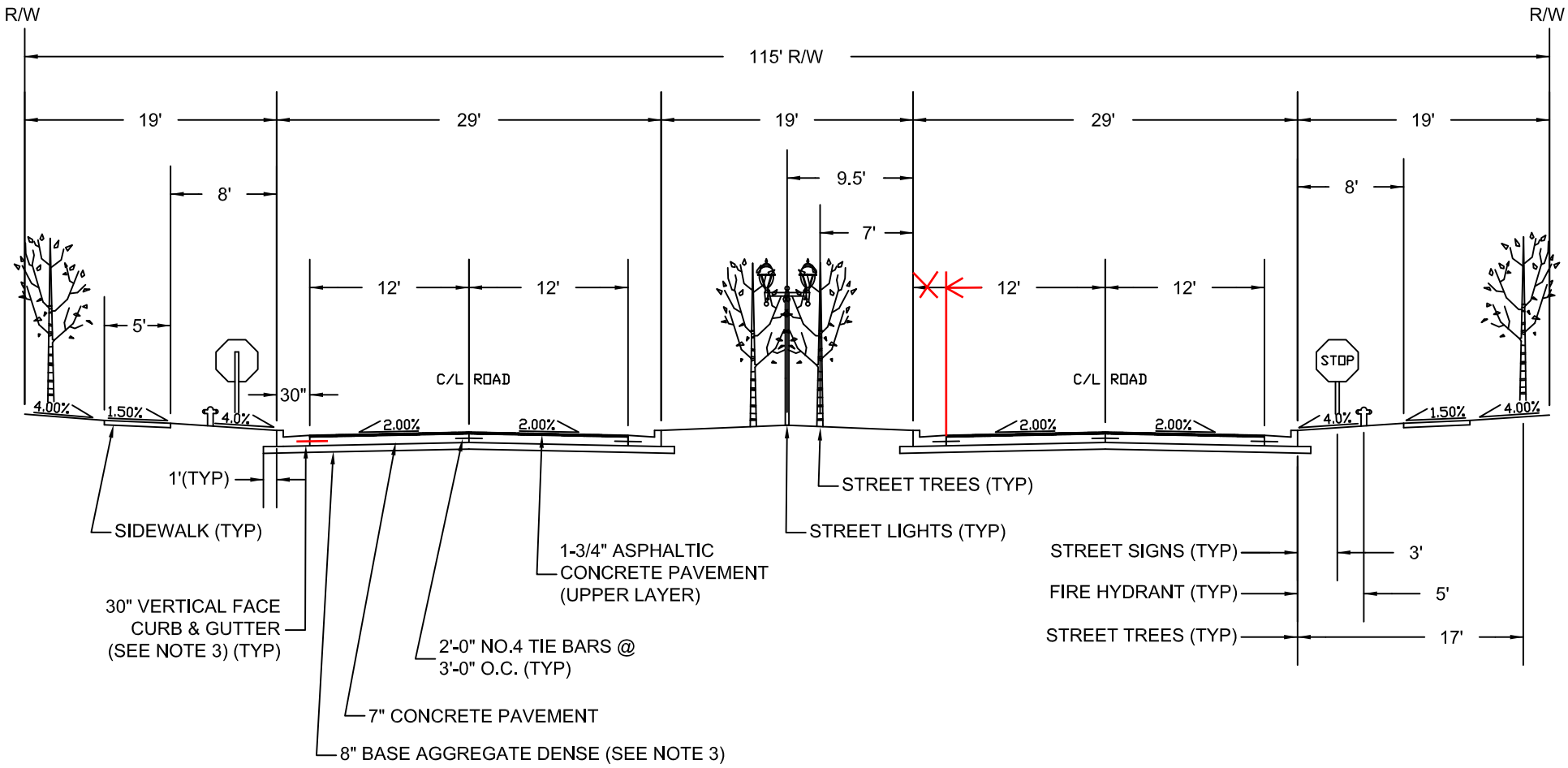
STANDARD RESIDENTIAL MINOR STREET SECTION

DETAIL: RD - 1

CREATED: 11-21-12

REVISED: 12-2-15

APPROVED BY: MATT FINEOUR



NOTE:
1. UNDERGROUND POWER, TELEPHONE, & CABLE ARE TO BE INSTALLED IN REAR YARDS.
2. CONCRETE PAVEMENT THICKNESS AND THE NEED TO DOWEL TRANSVERSE JOINTS TO BE EVALUATED ON A PER PROJECT BASIS.
3. GUTTER DEPTH SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

SCALE: NTS

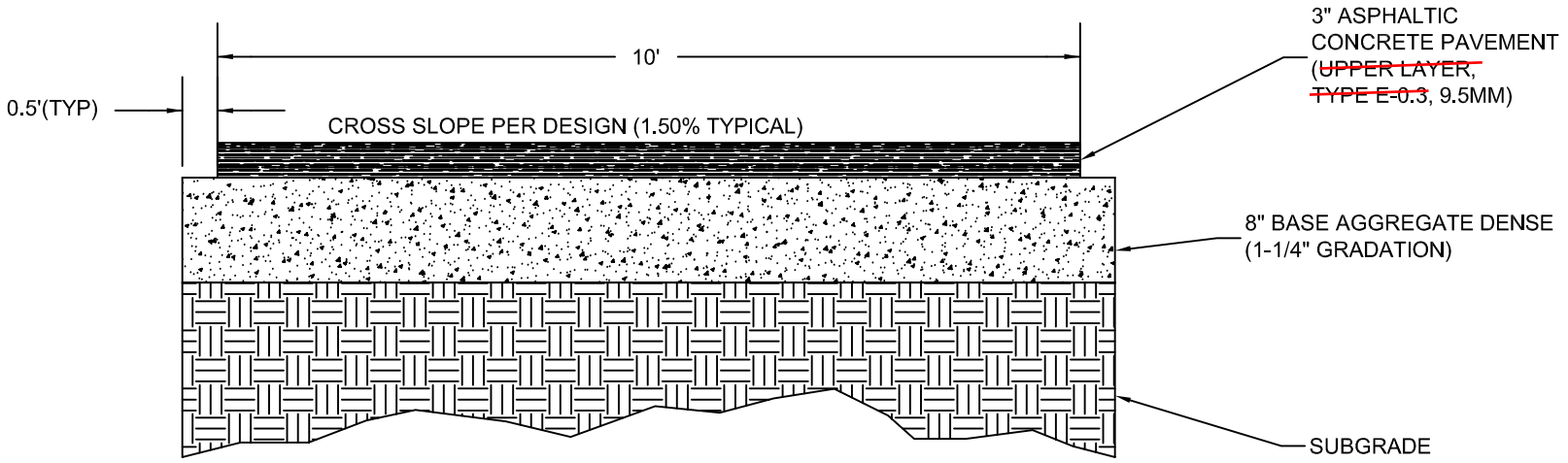
STANDARD RESIDENTIAL BOULEVARD SECTION

DETAIL: RD - 4

CREATED: 2-7-14

REVISED: 10-19-15

APPROVED BY: MATT FINEOUR



SCALE: NTS

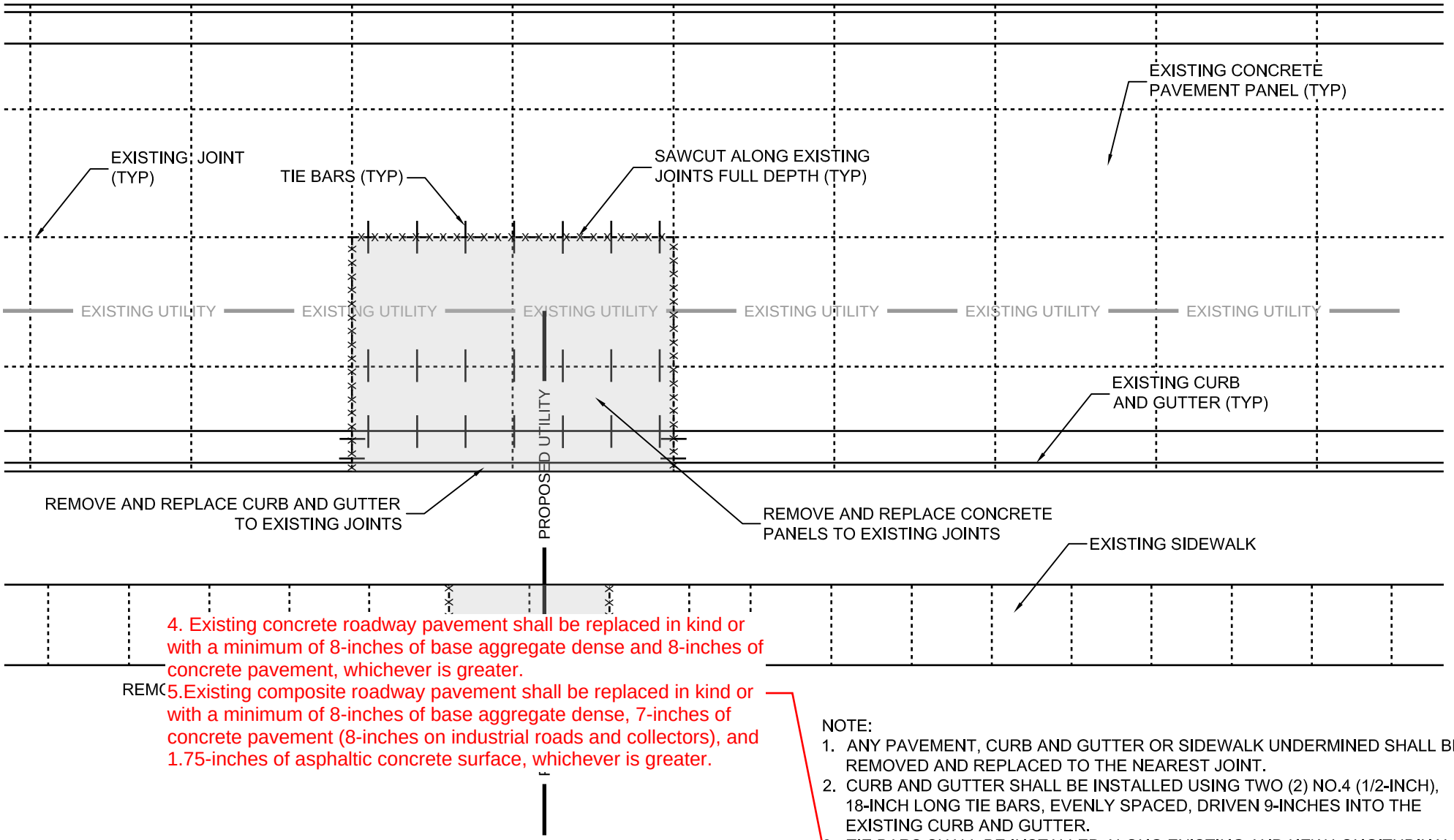
STANDARD ASPHALT SHARED USE PATH DETAIL

DETAIL: RD - 11

CREATED: 2-11-14

REVISED: 12-1-15

APPROVED BY: MATT FINEOUR



4. Existing concrete roadway pavement shall be replaced in kind or with a minimum of 8-inches of base aggregate dense and 8-inches of concrete pavement, whichever is greater.

REMO

5.Existing composite roadway pavement shall be replaced in kind or with a minimum of 8-inches of base aggregate dense, 7-inches of concrete pavement (8-inches on industrial roads and collectors), and 1.75-inches of asphaltic concrete surface, whichever is greater.

NOTE:

1. ANY PAVEMENT, CURB AND GUTTER OR SIDEWALK UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
2. CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. TIE BARS SHALL BE INSTALLED ALONG EXISTING AND NEW LONGITUDINAL JOINTS. USE NO.4 (1/2-INCH), 24-INCH LONG TIE BARS AT 36-INCH ON CENTER SPACING, DRIVEN 12-INCHES INTO THE EXISTING CURB AND GUTTER.
4. REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

6.

SCALE: NTS

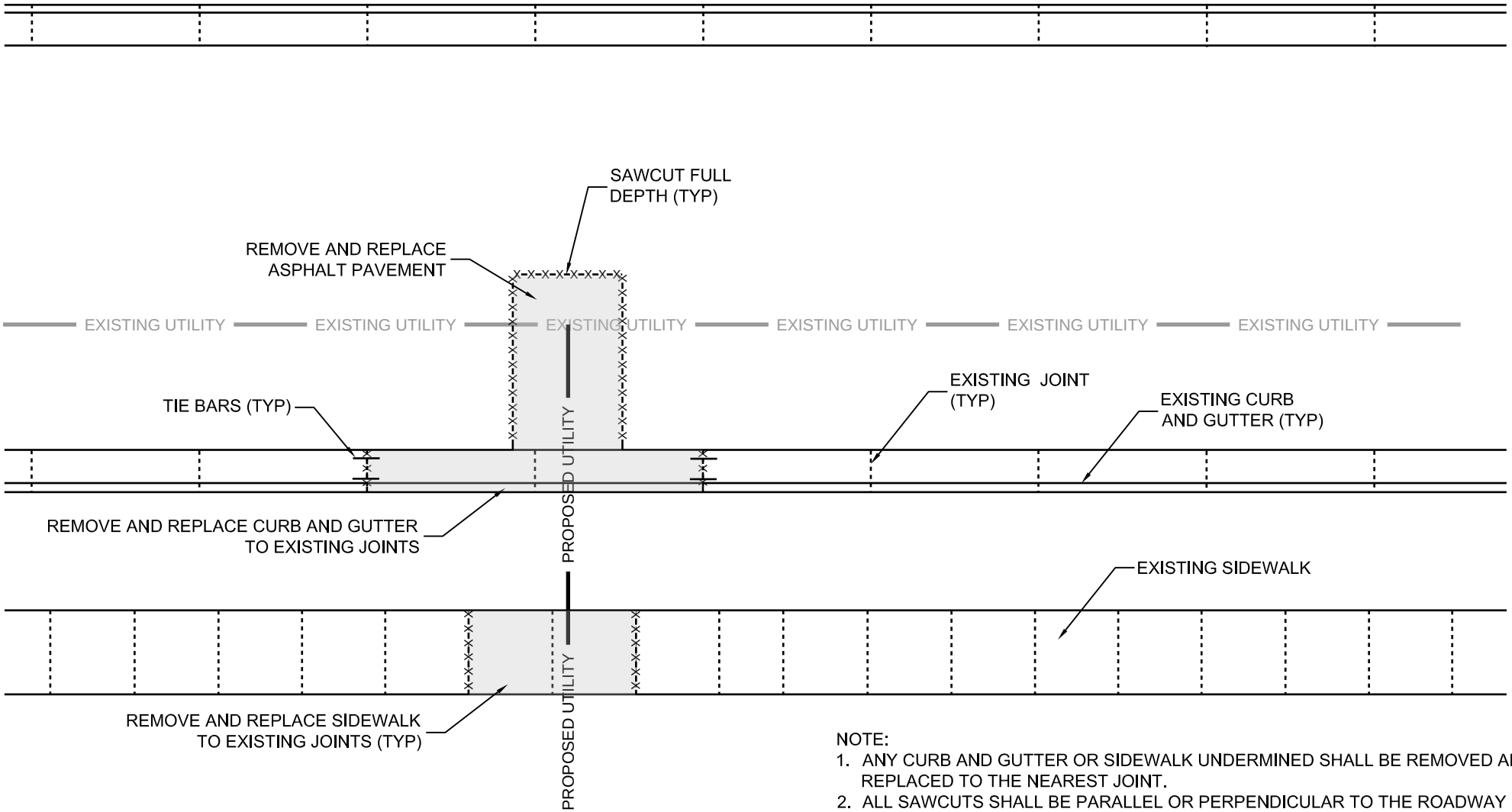
UTILITY PATCH DETAIL
(COMPOSITE AND CONCRETE ROADWAYS)

DETAIL: RD - 15

CREATED: 2–10–16

REVISED: 2–10–16

APPROVED BY: MATT FINEOUR



NOTE:

1. ANY CURB AND GUTTER OR SIDEWALK UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
2. ALL SAWCUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE ROADWAY CENTERLINE OR DIRECTION OF TRAVEL. DAMAGED JOINTS AND UNDERMINED PAVEMENTS SHALL BE RE-SAWCUT AND THE DAMAGED/UNDERMINED MATERIAL REMOVED AND REPLACED.
3. CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
4. REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

4. Existing asphalt roadway pavement shall be replaced in kind or with a minimum of 10-inches of base aggregate dense and 5-inches of asphaltic concrete pavement (3-inch lower layer; 2-inch upper layer), whichever is greater.

SCALE: NTS

5

UTILITY PATCH DETAIL (ASPHALT ROADWAYS)

DETAIL: RD - 16

CREATED: 2–10–16

REVISED: 2–10–16

APPROVED BY: MATT FINEOUR

MEMORANDUM

To: Village Board President and Trustees

From: Jane C. Snell

Date: December 13, 2018

Re: Memorandum of Understanding

Office of the Village Clerk

The attached Memorandum of Understanding sets forth expectations between the Village of Pleasant Prairie and The Addison of Pleasant Prairie pertaining the Village's use of the Addison as a polling location. It covers access to the building, liability, set up and tear down of elections, Election Day hours, that any building that houses a polling place shall be considered a public place on Election Day and, finally, any material construed as electioneering and/or voter intimidation will be removed or shield from areas leading to and from the polling location, within the building and on public property within 100 feet of the building.

I recommend the approval of the Memorandum of Understanding and look forward to years of a successful community partnership with The Addison of Pleasant Prairie.

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT made and entered into by and between the Village of Pleasant Prairie, with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 hereinafter referred to as "VILLAGE" and The Addison of Pleasant Prairie, located at 9651 Prairie Ridge Boulevard, Pleasant Prairie, Wisconsin 53158 hereinafter referred to as "ELECTION PARTNER".

WHEREAS, the parties enter into this Agreement to utilize the facility located at 9651 Prairie Ridge Boulevard, Pleasant Prairie, Wisconsin as a polling location for Elections, and

WHEREAS, the parties understand that on Election Day any building that houses a polling place shall be considered public property.

WITNESSETH:

NOW, THEREFORE, in consideration of mutual promises, understandings, agreements and undertakings hereinafter set forth, VILLAGE and ELECTION PARTNER, agree as follows:

1. ELECTION PARTNER shall allow the VILLAGE to use their facility, mainly the lobby area, community room and parking lot, as a polling location for electors of the Village of Pleasant Prairie.

2. VILLAGE shall provide to ELECTION PARTNER an annual Certificate of Liability Insurance issued to the Village of Pleasant Prairie.

3. The parties understand that any material construed as electioneering and/or voter intimidation will be removed or shield from areas leading to and from the polling location, within the building and on public property within 100 feet of the building and shall be free and clear of said material.

4. VILLAGE shall compensate ELECTION PARTNER for janitorial services in the sum of $100.00 for each election.

5. VILLAGE shall communicate with ELECTION PARTNER'S staff of the upcoming election year dates and the schedule for Election Day set up and tear down of voting equipment which consists of the day before the election and the day after the election.

6. Polling hours on Election Day are from 7:00 a.m. to 8:00 p.m.

7. ELECTION PARTNER shall allow poll workers access to the facility on Election Day at 6:00 a.m. and after the polls close to complete paperwork, transmit results and secure ballots.

8. Either party may, upon 120 days' prior written notice delivery to the other party, terminate this Agreement.

IN WITNESS THEREOF, this Agreement has been executed on the dates below given.

VILLAGE OF PLEASANT PRAIRIE

_____
John Steinbrink, Village President

_____
Jane C. Snell, Village Clerk

Dated: _____

THE ADDISON OF PLEASANT PRAIRIE

Pat Dolnik
Patricia Dolnik, Executive Director

Dated: 12/13/2018

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this ____ day of December, 2018, John Steinbrink, Village President, and Jane C. Snell, Village Clerk, of the Village of Pleasant Prairie, to me known to be such President and Clerk of the Village of Pleasant Prairie and acknowledged to me.

_____
Printed Name: _____
Notary Public, Kenosha, County, State of WI
My Commission expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this 13 day of December, 2018, Patricia Dolnik, Executive Director, to me known to be such Executive Director of The Addison of Pleasant Prairie and acknowledged to me.

Vesna Savic
Printed Name: Vesna Savic
Notary Public, Kenosha, County, State of WI
My Commission expires: 11-9-2022

VESNA SAVIC NOTARY PUBLIC STATE OF WISCONSIN

RIDER 1
TO MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE ADDISON OF PLEASANT PRAIRIE ("ELECTION PARTNER") AND VILLAGE OF PLEASANT PRAIRIE ("VILLAGE") DATED DECEMBER 11, 2018

1. Insurance/ Indemnification. Village will procure, maintain and keep in full force and effect during the term of this Agreement, Commercial General Liability insurance with minimum liability limits in the amount of One Million dollars ($1,000,000.00) for a single occurrence and Three Million dollars ($3,000,000.00) in the aggregate; and Commercial Automobile Liability with a minimum $1,000,000 limit per occurrence, $2,000,000 aggregate: Election Partner, The Addison of Pleasant Prairie, SHI-II SLD Pleasant Prairie, LLC, SLH North Shore Management, LLC, SHI-II SLD JV Company, LLC, SHI-II SLD Investors, LLC, Senior Lifestyle Management Holdings, LLC, Senior Lifestyle Holding Company, LLC, Senior Lifestyle Development Company, LLC and their respective members, officers, directors, employees, representatives, partners, managers, officers, affiliates and agents (the "Election Partner Parties") are to be named as Additional insured under the Village's policies set forth above. Village waives all rights against additional insured (s) for recovery of damages covered under all above policies and shall obtain an endorsement affecting this waiver. Each of these policies must be endorsed as primary and non-contributory to any insurance of the additional insured(s). Village shall supply Election Partner with certificates of insurance evidencing the above minimum insurance requirements and each certificate shall state that the insurance evidenced by such certificate will not be cancelled or reduced without (30) days prior written notice to each of them.

To the extent permitted by law, Village agrees to defend, indemnify and hold harmless the Election Partner Parties from and against any and all demands, causes of action, losses, damages, fines, penalties, liabilities, costs and expenses, claims and lawsuits (whether same is for personal injury, property damage or death of any person) asserted against them which allege to have a factual or legal basis arising from negligence, recklessness, intentional actions or omissions, or the violation of laws, relating to use of or work at the premises as a polling place. Election Partner shall not be liable to any person using the location as a polling place on Election Day for injuries to such persons or property which occurs on the premises while it is being used as a polling place on Election Day; provided, however, nothing herein shall release the Election Partner for any gross negligence or intentional acts of any Election Partner Parties. Nothing shall be construed to relieve any person using the premises as a polling place from any obligation which he or she may have in the absence of these provisions to exercise care in his or her use of such premises or from the legal consequences of failure to employ such care. Nothing contained herein shall limit in any manner any statutory limits, legal defenses or other defenses of the Village available against any person or entity other than for the indemnification of any Election Partner Parties as provided above.

2. Conflict. In the event of conflict or inconsistency between the terms and conditions of the printed portion of this Agreement and the terms and conditions of this Rider 1, the terms and conditions of this Rider 1 shall control.

IN WITNESS WHEREOF, the parties hereto (by their duly authorized officers) have executed this Agreement as of the date first written above.

ELECTION PARTNER:

By: _____
Name: Patricia Dolnik
Its: Executive Director

VILLAGE:

By: _____
Name: _____
Its: _____

MEMORANDUM

To: Village Board President and Trustees

From: Jane C. Snell

Date: December 13, 2018

Re: Polling Place Change

Office of the Village Clerk

After the November 6, 2018 Mid-term General Election it was apparent that a new polling location was necessary for Wards 12, 13, and 14.

Since that time, I have been working with The Addison of Pleasant Prairie located at 9651 Prairie Ridge Boulevard, Pleasant Prairie to secure their facility for Wards 13 and 14. After viewing the Addison, I am confident that the facility space, which meets ADA requirements, and parking, both off street and on street, will be adequate and accommodate the approximate 1700 registered electors on Election Day.

With respect to Ward 12, the approximate 1000 registered electors will move to the Caterpillar College Preschool, 8411 Old Green Bay Road, Pleasant Prairie and join the existing Wards 6 and 7. Currently, Wards 6 and 7 have approximately 1600 registered electors and, with the addition of Ward 12, would yield approximately 2600 electors. I am confident that the polling location and parking will be adequate and accommodate these electors on Election Day. I have confirmed the addition with Caterpillar College Preschool.

I am recommending the approval of Ordinance #18-50 to amend Chapter 98 of the Municipal Code relating to Polling Places effective January 1, 2019 as follows:

Wards	Polling Places	Addresses
1, 2, and 3	Village Hall - Auditorium	9915 – 39th Avenue
4 and 5	Village Hall - Courtroom	9915 – 39th Avenue
6, 7 and 12	Caterpillar College Preschool	8411 Old Green Bay Road
8, 9, 10 and 11	RecPlex	9900 Terwall Terrace
13 and 14	The Addison of Pleasant Prairie	9651 Prairie Ridge Blvd.

ORDINANCE NO. 18-50

ORDINANCE TO AMEND CHAPTER 98 OF THE MUNICIPAL CODE OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN RELATING TO POLLING PLACES

BE IT ORDAIN AND ESTABLISHED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Section 98-16 of the Municipal Code is hereby amended as follows:

98-16 POLLING PLACES: The polling places for the wards shall be at the following locations:

Wards	Polling Places	Addresses
1, 2, and 3	Village Hall - Auditorium	9915 – 39th Avenue
4 and 5	Village Hall - Courtroom	9915 – 39th Avenue
6, ~~and~~ 7 and 12	Caterpillar College Preschool	8411 Old Green Bay Road
8, 9, 10 and 11	RecPlex	9900 Terwall Terrace
~~12,~~ 13 and 14	~~St. Anne's Catholic Church~~	~~9091 Prairie Ridge Blvd.~~
	The Addison of Pleasant Prairie	9651 Prairie Ridge Blvd.

This ordinance shall be in force and effect January 1, 2019.

Adopted this 17th day of December, 2018.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink

Attest:

_____
Jane C. Snell, Clerk

Posted:_____

MEMORANDUM

To: Village Board of Trustees

From: Jane C. Snell

Date: December 12, 2018

Re: 2019 Mobile Home Renewal Licenses

Office of the Village Clerk

License renewal applications for the following four mobile home parks in the Village have been submitted - City View Mobile Home Park, 4303 - 75th Street; Westwood Estates Mobile Home Park, 7801 - 88th Avenue; Timber Ridge Mobile Home Park, 1817 - 104th Street and Scotty's Mobile Home Park, 5310 75th Street.

According to Community Development staff, there are several zoning violations that affect City View Mobile Home Park and Westwood Estates Mobile Home Park, copies of Community Development License Renewal Inspections are attached. The deadline is December 17, 2018, for resolving these violations. The Building Inspection staff completed inspections and no violations exist. There are no delinquent taxes, fees, utilities or invoices, the background checks have been approved by the Police Department and no Municipal Court forfeitures exist. License fees have been paid.

I recommend renewal of the mobile home park licenses for Timber Ridge Mobile Home Park, and Scotty's Mobile Home Park for the period of January 1, 2019 through December 31, 2019 subject to the provisions of Chapter 221 of the Municipal Code.

I further recommend renewal of the mobile home park licenses for City View Mobile Home Park and Westwood Estate Mobile Home Park contingent upon resolution of the zoning violations as stated in the attached Community Development License Renewal Inspections and subject to the provisions of Chapter 221 of the Municipal Code.

License Number:
LMHP1810-0002

Expiration Date

Village of Pleasant Prairie, WI
MANUFACTURED HOME
MOBILE HOME
LICENSE RENEWAL INSPECTION

9915 39th Avenue
Pleasant Prairie, WI 53158
Building Inspection: (262) 694-9304
Fax: (262) 925-6786
Community Development: (262) 925-6717
Fax: (262) 925-6787

November 30, 2018

CITY VIEW MHC LLC
C/O CONTINENTAL COMM
2015 SPRING RD STE 600
OAK BROOK, IL 60523

Dear City View MHC LLC:

According to Village of Pleasant Prairie records, you are the legal owner(s) of the property located at 4303 75th Street, which is further identified as Tax Parcel Number 91-4-122-111-0026 in the Village. The primary zoning of the property is R-12, Manufactured Home/Mobile Home Park Subdivision Residential District. The purpose of this letter is to inform you that the Village conducted a follow up Manufactured Home/Mobile Home Park License inspection on November 28, 2018 and found the following violations to be corrected on the referenced property:

The storm sewer entrance shall be repaired and a grate installed to cover the entrance. This is located at the southwest corner of lot 109.
Lot #39 Repair damaged shed

YOU MUST RESOLVE OR CORRECT THESE VIOLATIONS ON THE PROPERTY NO LATER THAN THE 17th OF DECEMBER. If the outstanding violations are not resolved or corrected, the Village Inspectors will recommend suspension of your Manufactured Home/Mobile Home Park license. In addition a municipal citation in the amount of $691 per citation per day may be issued for the outstanding violation(s) that are not corrected.

If you have any questions regarding the zoning violation(s), contact Aaron Kramer, Deputy Planning and Zoning Administrator at the Village Hall at (262) 925-6717.

Sincerely,

Jean M. Werbie-Harris
Community Development Director

cc: Manufactured Home/Mobile Home Park Operator
Enclosure: Photographs

License Number:
LMHP1810-0002

Expiration Date

Village of Pleasant Prairie, WI
MANUFACTURED HOME
MOBILE HOME
LICENSE RENEWAL INSPECTION

9915 39th Avenue
Pleasant Prairie, WI 53158
Building Inspection: (262) 694-9304
Fax: (262) 925-6786
Community Development: (262) 925-6717
Fax: (262) 925-6787

November 16, 2018

CITY VIEW MHC LLC
C/O CONTINENTAL COMM
2015 SPRING RD STE 600
OAK BROOK, IL 60523

Dear City View MHC LLC:

According to Village of Pleasant Prairie records, you are the legal owner(s) of the property located at 4303 75th Street Office, which is further identified as Tax Parcel Number 91-4-122-111-0026 in the Village. The primary zoning of the property is R-12, Manufactured Home/Mobile Home Park Subdivision Residential District. The purpose of this letter is to inform you that the Village conducted a follow up Manufactured Home/Mobile Home Park License inspection on November 28, 2018 and found the following violations to be corrected on the referenced property:

The storm sewer entrance shall be repaired and a grate installed to cover the entrance. This is located at the southwest corner of lot 109.
Lot #39 Repair damaged shed

YOU MUST RESOLVE OR CORRECT THESE VIOLATIONS ON THE PROPERTY NO LATER THAN THE 17th OF DECEMBER. If the outstanding violations are not resolved or corrected by the end of the calendar year, the Village Inspectors will recommend suspension of your Manufactured Home/Mobile Home Park license. In addition a municipal citation in the amount of $691 per citation per day may be issued for the outstanding violation(s) that are not corrected.

If you have any questions regarding the zoning violation(s), contact Aaron Kramer, Deputy Planning and Zoning Administrator at the Village Hall at (262) 925-6717.

Sincerely,

Jean M. Werbie-Harris
Community Development Director

cc: Manufactured Home/Mobile Home Park Operator
Enclosure: Photographs


39
04 602976

License Number:
LMHP1810-0004

Expiration Date

Village of Pleasant Prairie, WI
MANUFACTURED HOME
MOBILE HOME
LICENSE RENEWAL INSPECTION

9915 39th Avenue
Pleasant Prairie, WI 53158
Building Inspection: (262) 694-9304
Fax: (262) 925-6786
Community Development: (262) 925-6717
Fax: (262) 925-6787

November 30, 2018

MHC WESTWOOD ESTATES LLC
C/O FAEGRE BAKER DANIEL PO BOX 06115
CHICAGO, IL 60606

Dear MHC Westwood Estates LLC:

According to Village of Pleasant Prairie records, you are the legal owner(s) of the property located at 7801 88th Avenue, which is further identified as Tax Parcel Number 91-4-122-092-0300 in the Village. The primary zoning of the property is R-12, Manufactured Home/Mobile Home Park Subdivision Residential District. The purpose of this letter is to inform you that the Village conducted a follow-up Manufactured Home/Mobile Home Park License inspection on November 28, 2018 and found the following violations to be corrected on the referenced property:

Fix the holes in the foundation of the post office on site that is next to the door
Mitigate the grade difference between the doorway and the concrete inside and outside the post office building to mitigate the potential tripping hazard

Lot #18 Ensure the unit number is visible on the front of the units
Lot #138 Repair skirting (particularly in the rear of the unit)

Lot #205 Has an extension to repaint the siding by April 31st
Lot #134 Has an extension to repair skirting (particularly in the rear of the unit) by March 31st

YOU MUST RESOLVE OR CORRECT THESE VIOLATIONS ON THE PROPERTY NO LATER THAN THE 17th OF DECEMBER. If the outstanding violations are not resolved or corrected, the Village Inspectors will recommend suspension of your Manufactured Home/Mobile Home Park license. In addition a municipal citation in the amount of $691 per citation per day may be issued for the outstanding violation(s) that are not corrected.

If you have any questions regarding the building and/or zoning violation(s), contact Sandro Perez, Building Inspection Superintendent or Aaron Kramer, Deputy Planner & Zoning Administrator at the Village Hall at (262) 925-6717. Contact the Inspection Department to schedule a re-inspection upon the completion of the work at (262) 694-9304.

Sincerely,

Sandro Perez
Building Inspection Superintendent

Jean M. Werbie-Harris
Community Development Director

cc: Manufactured Home/Mobile Home Park Operator
Enclosure: Photographs