



Index

page 1
Main Street Market Development

page 2
Dunkin' Donuts
Great Lakes Skipper, LLC.

page 3
Arbor Ridge
Tax Levy/Budget Hearing

page 4
HWY H & Bain Station
Veterans Day Ceremony
2018 Election Dates
Polling Places

page 5
Recycling Tips
E-Newsletter

page 6
Maker Faire
Trick-or-Treat
Run with the Turkeys

page 7
Shop with a Cop/Firefighter
Inaugural Fall Ball
Back to School Donations

Thanksgiving Holiday

Village offices will be closed on Thursday, November 23 and Friday, November 24 in honor of the Thanksgiving Holiday. Village offices will reopen for regular business hours on Monday morning, November 27. There will be no recycling or garbage collection on Thursday, November 23.

Garbage and recycling collection will resume on Friday, November 24 with scheduled pickups delayed by one day.

White goods and electronics will not be collected during Thanksgiving week but may be brought to the Residential Recycling Center on the days it is open. The Residential Recycling Center will be closed on Thursday, November 23 and will reopen for regular business hours on Friday, November 24.

Have a safe and happy Thanksgiving Holiday. ☐

NIXLE

The best way to be prepared is to sign up before an emergency occurs. With the winter months approaching it is time to sign-up. In order to receive emergency text messages on your smart phone, text "53158" to 888777 or visit NIXLE.com.



*A great place to
live, work & play!*



Plan Amendment Allows for Main Street Market Development Including a United Hospital Clinic / Froedtert South, Inc.

During a public hearing on Monday, September 25, the Pleasant Prairie Plan Commission considered and sent a recommendation to approve an amendment to a portion of the Highpoint Neighborhood Plan, last adopted in 2007. The Village Board received and approved the amendment at their October 2 meeting.

Bear Development, the petitioner, requested the amendment to a portion of the Highpoint Neighborhood Plan for an approximate 22-acre commercial area at the northeast corner of Highway 31 (Green Bay Road) and Highway 165 (104th Street) for a planned commercial development known as **Main Street Market**.

Bear Development is working with United Hospital System Inc., soon to be known as Froedtert South, Inc., who is proposing to develop a four-story

medical office building to provide the first medical clinic between 80th Street and the State line. Each story will be 12,500 square feet, totaling approximately 50,000 square feet of buildable space. The update to the plan will allow the location of the medical building to shift to a more central location and allow for parking on all sides of the building.

The architectural style will be similar to the St. Catherine's Medical Center Campus on Highway 50 in the Prairie Ridge Development. The plan states that the services at the clinic would include but are not limited to family practice, internal medicine, cardiology, neurology, orthopedics, gastroenterology and others.

There will be clinical laboratory services, radiology and imaging services, and other diagnostic services. The clinic site will also offer walk-in services.

The goal is to be completed and operational the winter of 2018-2019.

The other six proposed buildings in Main Street Market include a 60,000 square foot grocery store, a gas station/convenience store, and four retail and commercial services buildings, one being a 23,200 square foot multi-tenant building. As part of the development process an update to the initial Traffic Impact Analysis will be made to determine what roadway and intersection improvements will be required.

The triangular area in the picture above is where the new development will be located. □

Facebook @villageofpleasantprairiewi

Twitter @PIPrairieWI



*A great place to
live, work & play!*

Dunkin' Donuts

Site and Operational Plans



During a public hearing on Monday, September 25, the Pleasant Prairie Plan Commission provisionally approved a conditional use permit that includes site and operational plans, and an amendment to the existing Digital Security Imaging Systems agreement. The petitioner, Dixit Patel, on behalf of VIDHYA Corp, VIII, Inc., the property owners, is requesting approval for site improvements and building alterations for a proposed Dunkin' Donuts (with a drive-thru) and a future sandwich shop to be located within the BP Amoco convenience store located at 10477 120th Avenue.

Dunkin' Donuts is proposing to occupy the northern portion of the existing building with a drive-thru along the east and north sides of the building. The convenience store will undergo interior modifications to include the Dunkin' Donuts and a future sandwich shop. The restroom facilities will be altered and updated. The exterior of the building is also being modified to add stone tower features, painting of exterior brick, canopies, lighting and other features. The existing security camera Digital Security Imaging System (DSIS) will be modified to comply with the Municipal Code, Security Ordinance to monitor the drive-thru and pick-up windows for the Dunkin' Donuts. The facility is proposed to be open from 6:00 a.m. to 11:00 p.m. The plans have been reviewed and meet generally accepted engineering practices and Village policies

A related item was a zoning text amendment to amend the BP-Amoco planned unit development related to the specific zoning regulations for the installation of a Dunkin' Donuts (with a drive thru). Later, the Village Board tabled the item at the October 2 meeting, while awaiting additional details from the property owners. □

Great Lakes Skipper, LLC

Site and Operational Plans



On September 25, the Pleasant Prairie Plan Commission sent a recommendation to the Village Board to approve a certified survey map for 9201 Wilmot Road and site and operational plans for Great Lakes Skipper, LLC. On October 2, the Village Board approved the certified survey map and the site and operational plans.

The certified survey map would subdivide the property, located at 9201 Wilmot Road, into two parcels and dedicate the required easements for existing and future development of the properties. O.C. Holdings, LLC is proposing to purchase the properties and will execute the Memorandum of Understanding to complete the required site improvements identified in the Conditional Use Permit Grant No. 04-02 and 06-01. These exterior modifications are now required since 50% or more of the building is proposed to be occupied. Improvements will include a new storm water retention system, landscape berms, replacement of the east parking lot with turf grass, removal of existing lighting/signage in the east lot, and improvement to the east/west fire lane driveway. These improvements are proposed to be completed on or before September 1, 2018. The north/south driveway will remain privately owned and maintained, but will also be reconstructed in the future.

The commission reviewed and recommended approval for Great Lakes Skipper, LLC, a marine distribution facility for boating parts. Great Lakes Skipper is proposing to occupy 125,000 square feet of the multi-tenant building, which is partially occupied by S.C. Johnson and Fair Oaks Farms. The facility is proposed to employ 42 full-time employees. Truck loading, unloading, and backing activities are limited to between 7:00 a.m. and 9:00 p.m. because of the proximity to single family neighborhoods. □

Arbor Ridge Final Plat

On October 2, the Village Board approved the Final Plat for the development of 45 single family lots to be known as Arbor Ridge located at the northwest corner of County Highway C and 94th Avenue. This was originally platted as a condominium development in 2006, but due to the recession it did not develop as planned. In December of 2016 the Village Board approved an amendment to the Prairie Ridge Neighborhood Plan and a Conceptual Plan, with a preliminary plat approval on April 17 of this year. The approval of ordinances #17-49 and #17-50 rezoned the 45 lots into the R-4 Urban Single Family Residential District and the three outlots into a Park and Recreational District, and the entire property was rezoned into a Planned Unit Development Overlay (PUD) District. The PUD ordinance sets forth the type of buildings and their location throughout the Arbor Ridge Subdivision. The developer is going to construct all roads as public roadways with water, sanitary, and storm water mains maintained by the Village.

The Arbor Ridge single-family development consists of approximately 27 acres. The single family lots range in size from 10,004 square feet to 24,392 square feet per lot with

the average lot size of 15,243 square feet. According to Bear Development, there will be a mix of single and two-story homes with a minimum size of 1,800 square feet. It is projected that 122 people could live in this subdivision when complete, 19 projected to be public school aged children based on projections from the 2010 Census. As part of the PUD and due to the significant grade changes on some of the lots, there will be specific ordinances in place such as no above ground fences, outbuildings, gazebos, sheds, pools, sports courts, playground equipment, trampolines, swing sets, and plastic storage bins/sheds outside on the lots. Decks and patios that meet the setback requirement will be allowed, as well as underground electric fences for dogs. Tree screening will be installed for privacy. The developer anticipates starting construction in fall 2017 with the project being completed the summer of 2018. □



3.4% Tax Levy Increase Proposed for 2018

Budget Hearing Set for November 20

On October 16, Village staff presented the proposed 2018 general government budget to the Village Board. The budget proposes an increase in the municipal tax levy from \$11,484,813 in 2017 to \$11,884,256 in 2018, an increase of \$399,444. Due to a slight increased value of the Village (the total assessed value of the Village is now about \$3.16 billion), the mill rate will only increase 2.94% from \$4.46 to \$4.59.

The municipal tax levy is the amount to be collected through the property tax in order to cover expenses for municipal services provided to residents in the community. Under the proposed 2018 budget, the Village portion of the property tax bill for a median valued home in the Village is expected to increase by approximately \$26.95. The median value of a home in the Village stayed the same at \$205,400 for this budget cycle.

Pleasant Prairie receives approximately 20% of a resident's total property tax payment. This will equate to the Village receiving \$942.77 from the median valued household to cover the expense of providing services during 2018. The services covered by this \$942.77 generally include: assessing, building inspection, community development / planning, elections, engineering, finance, fire and paramedics, human resources,

police, road improvements and snow plowing. The 2018 budget includes an addition of two police officers and one fire medic.

Capital purchases includes \$1.5 million for road improvements, \$888,385 for a rescue pumper fire engine, replacement of a 2008 ambulance, and completing of the Village's dark fiber communication ring. A public hearing related to the 2018 budget is planned for Monday, November 20 at 6:00 p.m. The hearing will be held in the auditorium on the south side of Pleasant Prairie Village Hall, 9915 39th Avenue.

Additional information related to the 2018 proposed budget is available by visiting <http://www.pleasantprairieonline.com/boardsandcommissions/villageboard/Meetings/meetings2017.asp> and selecting "October 16 2017 Village Board e-packet". □



Hwy H and Bain Station Road Roundabout Reconstruction Project

The intersection of County H and Bain Station Road is closed to traffic. For the safety of the traveling public and work crews, travelers please adhere to the "road closed" signs and utilize the posted detour route and do not detour through local subdivisions or on private driveways and roadways to get around the closure. Please note that all project work is weather dependent and subject to change. The project is expected to be completed by late fall.

Kenosha County update as of 10/4/2017

- Final public and private utility relocations
- Storm sewer installation
- Curb and gutter work
- Sidewalk and concrete truck apron installation

To sign up for periodic email updates, please contact:
Public Involvement Lead, Cynthia De Vor at cynthia@devorpr.com.

Veterans Day Ceremony November 5, 2017 at 1:30 p.m.



The Village will hold a Veterans Day Ceremony to pay special tribute to America's service men and women at the Veterans Memorial on the southeast side of Prairie Springs Park. You, your family and friends are invited to join us as we recognize the sacrifices and contributions made by our service men and women. New bricks and benches in the memorial will be dedicated, and a moment of silence will be observed. **Free and open to the public.**

To learn more about the dedication of a brick or bench, please visit PleasantPrairieOnline.com under the Parks/Veteran Memorial tab, at the Prange Municipal Center (8600 Green Bay Road) and Village Hall (9915 39th Avenue). To reach us by telephone, please call

262.925.6765. ☐

2018 Election Dates

February 20, 2018: Spring Primary

April 3, 2018: Spring Election

August 14, 2018: Partisan Primary

November 6, 2018: General Election ☐

Polling Locations

Polling locations in the Village are open from 7:00 a.m. until 8:00 p.m. on election days. Polling locations are listed below.

Village Hall Auditorium

9915 39th Avenue (south parking lot)
Wards 1, 2 and 3

Village Hall Courtroom

9915 39th Avenue (north parking lots)
Wards 4 and 5

Caterpillar College Preschool

8411 Old Green Bay Road
Wards 6 and 7

RecPlex

9900 Terwall Terrace
Wards 8, 9, 10 and 11

St. Anne Catholic Church

9091 Prairie Ridge Boulevard
Wards 12, 13 and 14

If you do not know which polling location you should visit in order to vote, please visit PleasantPrairieOnline.com and select the **Voting** tab. On this page, you'll find a link to Kenosha County's "**Where Do I Vote?**" page where you can enter your home address to find your polling location.

If you have further questions, you may also contact the Village Clerk's Office at **262.694.1400.** ☐

Recycling Tips

Reduce the amount of trash placed in landfills

The Village would like to thank the many households who consistently sort recycled materials out of their garbage stream. Your help truly makes a difference in the amount that our community pays towards landfill costs and on the impact that our trash has on the environment. The Village would like to encourage more households to do the same.

In order to make recycling as easy as possible the Village would like to remind residents of how to recycle certain items, whether it be curbside or at the Residential Recycling Center.

Curbside Recycling

Rinse/wash and recycle the following items in your blue covered recycling cart:

- clear plastic containers, bottles and lids **marked with numbers 1-7**
- glass bottles, jars, and containers
- aluminum or steel (tin) cans

Please recycle the following paper items in your blue covered recycling cart:

- cardboard, newspapers, and magazines
- catalogs, flyers, and junk mail
- boxboard (unlined merchandise boxes)
- telephone books and paperback books
- typing, copy and printer paper
- stationery, envelopes, and bills
- brown paper bags

Please call the Village at 262.925.6700 for a second recycling cart. There is no additional fee for a second recycling cart.

A helpful Quick Reference guide for garbage recycling and hazardous waste can be found on the Village website at <http://www.pleasantprairieonline.com/services/garbage/quickreference.asp>



Residential Recycling Center

- Branches (Bundles bound in wire will not be accepted)
- Garden waste, Grass clippings & Leaves
- Stumps 50 pounds or less
- Sod, Tree trimmings & other yard waste
- Car batteries & Antifreeze
- Waste oil (not mixed with other elements)

Garden waste, grass clippings, leaves, tree trimmings and other yard waste will be accepted in cans, bags or from vehicles trunks/beds.

Free Accepted Materials/Items:

- One cubic yard of dirt
- One cubic yard of concrete
- One cubic yard of gravel
- One cubic yard of Asphalt
- One cubic yard of metal
- Recycling and/or garbage

Items Accepted for a Fee:

- Computer systems (\$10 each item)
- White goods (\$20 each item)
- Televisions and computer monitors (\$ varies by size)
- Tires (\$5 each)
- Bulk items (\$10 each item)
- Misc. electronics, DVD, DVR, VCR, Fax (\$5 each)

We thank you for your consideration and help to reduce costs and protect our planet. ☐

E-Newsletter: If you're interested in receiving the email version of the Village Newsletter, visit PleasantPrairieOnline.com and enter your email address in the box near the bottom of the page. You can choose to opt off of the paper mailing list by emailing newsletter@plprairie.com. Include your name and postal mailing address along with the words "email only." ☐

Pleasant Prairie Mini Maker Faire®

Saturday, November 25
10:00 a.m. until 3:00 p.m.
RecPlex Fieldhouse

Admission
is
Free!

At **Maker Faire**, you have an opportunity to visit numerous exhibits where you can learn how to create a variety of projects and witness interesting and inspiring demonstrations.

This year's booths will include robots, wood turning, blacksmithing, do-it-yourself jar crafts, hands-on pottery, wool spinning, map making, folk art and painting, Internet of Things & Embedded Systems, underwater robots, fuel efficient vehicles, homemade video games, knitting, telescopes, and so much more. **New this year is a Cardboard Boat Regatta beginning at Noon!** Build a boat and race or just come and cheer on your favorite team!

Learn more and register to attend at: pleasantprairie.makerfaire.com



If you are participating in Trick-or-Treat, please leave a light on to indicate that you are passing out treats.

Run with the Turkeys 5K/10K

Saturday, November 25 starting at 9:00 a.m. Overall male/female finishers. Individual awards for top 3 male/female finishers in each age group. For complete race details and registration information visit, <http://recplexonline.com/triathlons-special-events/walk-run-events/run-with-the-turkeys-5k>. ☐

12th Annual Shop with a Cop/Firefighter

The Pleasant Prairie Professional Police Association is proud to announce that the 12th Annual Pleasant Prairie Shop with a Cop/Firefighter charity event will be held during the month of December. Shop with a Cop/Firefighter is a way for members of Pleasant Prairie's Police and Fire & Rescue Departments to give back to the community by helping local families who may not otherwise be able to celebrate the holidays in a traditional manner. Children from underprivileged families pair off with a Police Officer or Firefighter and select gifts for their family members. The Shop with a Cop program not only helps families celebrate during the holidays, but it helps families meet first responders outside of crisis situations.

The Association is now accepting donations in support of this year's Shop with a Cop and Firefighter. 100% of every donation directly supports the event.

Those wishing to donate may do so in person or by mail at the following address: Pleasant Prairie Professional Police Association; Shop with a Cop; 8600 Green Bay Road; Pleasant Prairie, WI 53158.



RecPlex Back to School Donations

The RecPlex collected donations of school supplies during the Back to School membership special. During the donation drive **378 items** were collected and delivered to Pleasant Prairie Elementary and Prairie Lane Elementary. □

Inaugural Fall Ball Saturday, November 11



Pleasant Prairie Fire and Rescue Association, Inc. is sponsoring an Inaugural Fall Ball on Saturday, November 11 at the Double Tree by Hilton, 11800 108th Street, Pleasant Prairie. Doors open at 5:30 p.m. and the program will start at 6:00 p.m. with dinner and dancing to follow. Cocktail attire is encouraged. Cash bar available. Enter for a chance to win in the 50/50 raffle and silent auction.

The cost is \$50 per person and you may register and purchase tickets on Eventbrite by going to the following link: <http://bit.ly/2xn42ac>. You may also send a check with names and quantity of tickets payable to PPFRA to Station #2, 8044 88th Avenue, Pleasant Prairie, WI 53158. Deadline for reservations is November 4. If you have any questions, please contact the Association at plprfra@outlook.com or call Monica Yugas at **262.496.3914**.

Please visit the PPFRA Facebook page at: <https://www.facebook.com/PleasantPrairieFireandRescueAssociation/>

The Pleasant Prairie Fire and Rescue Association, Inc. is a registered 501(c)(3) charity which supports the work of the fire department and promotes public safety education. □

