AGENDA
Special Meeting
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
December 14, 2015
Immediately following the 6 p.m.
Plan Commission Meeting

1. Call to Order

2. Roll Call

3. New Business

   A. Receive Plan Commission recommendation and consider:

      1) Ordinance #15-46 approving several Comprehensive Plan Amendments related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.
      2) A Conceptual Plan related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum.
      3) Ordinance #15-47 approving a Zoning Map Amendment related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.
      4) A Certified Survey Map related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.

4. Adjournment

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

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

Consider approval of several **Comprehensive Plan Amendments (Ord. #15-46)** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development: 1) To amend a portion of the Pleasant Farms Neighborhood Plan to include the proposed layout of the Bethany Church Campus development; 2) To amend the Village 2035 Land Use Plan Map 9.9 to change the Low-Medium Density Residential land use designation and a portion of the Park, Recreational And Other Open Space Lands (that are not wetland or 100 year floodplain) to the Governmental and Institutional Lands land use designation, and to amend the urban reserve designation to correspond with the Governmental and Institutional Lands land use designation; and 3) To correct the map to reflect the field delineated wetlands on the property to correct the land use from Interpolated Wetlands to Field Verified Wetlands designation. In addition, Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Recommendation: The Plan Commission held a public hearing on December 14, 2015 prior to this meeting and adopted Plan Commission Resolution #15-19 and recommended that the Village Board approve the amendment to the **Comprehensive Plan (Land Use Plan Map and Neighborhood Plan amendment) Ord. #15-46** as presented.

Consider approval of a **Conceptual Plan** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum.

Recommendation: The Plan Commission held a public hearing on December 14, 2015 prior to this meeting and recommended that the Village Board to approve the Conceptual Plan subject to the comments and conditions of the Village Staff Report of December 14, 2015.

Consider approval of a **Zoning Map Amendment (Ord. #15-47)** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development to rezone the non-wetlands areas into the I-1 (AGO), Institutional District with a General Agricultural Overlay District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District. The location of the 100-year floodplain on the property will remain unchanged.

Recommendation: The Plan Commission held a public hearing on December 14, 2015 prior to this meeting and recommended that the Village Board to approve the **Zoning Map Amendment (Ord. #15-47)** as presented.

Consider approval of a **Certified Survey Map** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.

Recommendation: Plan Commission recommends that the Village Board approve the Certified Survey Map subject to the comments and conditions of the Village Staff Report of December 14, 2015.

VILLAGE STAFF REPORT OF DECEMBER 14, 2015

Consider approval of several **Comprehensive Plan Amendments (Ord. #15-46)** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development: 1) To amend a portion of the Pleasant Farms Neighborhood Plan to include the proposed layout of the Bethany Church Campus development; 2) To amend the Village 2035 Land Use Plan Map 9.9 to change the Low-Medium Density Residential land use designation and a portion of the Park, Recreational And Other Open Space Lands (that are not wetland or 100 year floodplain) to the Governmental and Institutional Lands land use designation, and to amend the urban reserve designation to correspond with the Governmental and Institutional Lands land use designation; and 3) To correct the map to reflect the field delineated wetlands on the property to correct the land use from Interpolated Wetlands to Field Verified Wetlands designation. In addition, Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Consider approval of a **Conceptual Plan** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum.

Consider approval of a **Zoning Map Amendment (Ord. #15-47)** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development to rezone the non-wetlands areas into the I-1 (AGO), Institutional District with a General Agricultural Overlay District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District. The location of the 100-year floodplain on the property will remain unchanged.

Consider approval of a **Certified Survey Map** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

At this time the petitioner is requesting several approvals on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development. Bethany Lutheran Church will gather people of all ages for worship, fellowship, and spiritual education. They also look to be an active community partner, offering opportunities to residents for recreation, social interaction and religious instruction. Their nationally accredited K-8 school strives to offer Christian education, character development and enrichment through athletics and the arts. They will also offer early childhood programs, before and after school care and day care for children who are not yet school age. The following items are being considered at tonight's meeting:

- **Comprehensive Plan Amendments (Ord #15-46): 1)** To amend a portion of the Pleasant Farms Neighborhood Plan; to amend the Village 2035 Land Use Plan Map 9.9 and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9. *(See **Exhibit 1** for a copy of the Application).*

- **Conceptual Plan** for the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum. *(See **Exhibit 2** for a copy of the Application).*
- **Zoning Map Amendment** to rezone the non-wetlands areas into the I-1 (AGO), Institutional District with a General Agricultural Overlay District, to correct the map and rezone the feild delineated wetlands into the C-1, Lowland Resource Conservancy District. The location of the 100-year floodplain on the property will remain unchanged. *(See **Exhibit 3** for a copy of the Application).*
- **Certified Survey Map** for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development. *(See **Exhibit 4** for a copy of the Application).*

The subject property is located at 11019 Wilmot Road located in U.S. Public Land Survey Section 18, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-181-0400.

COMPREHENSIVE PLAN AMENDMENT *(See **Exhibit 1** for a copy of the Application):* The petitioner is requesting the following amendments to the Village Comprehensive Plan: **1)** To amend a portion of the Pleasant Farms Neighborhood Plan to include the proposed layout of the Bethany Church Campus development; **2)** To amend the Village 2035 Land Use Plan Map 9.9 to change the Low-Medium Density Residential land use designation and a portion of the Park, Recreational And Other Open Space Lands (that are not wetland or 100 year floodplain) to the Governmental and Institutional Lands land use designation, and to amend the urban reserve designation to correspond with the Governmental and Institutional Lands land use designation; and **3)** To correct the map to reflect the field delineated wetlands on the property to correct the land use from Interpolated Wetlands to Field Verified Wetlands designation. In addition, Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9. The proposed amendments are shown in the ***attached*** Ord. #15-46 (See ***Exhibit 1a***).

The 2035 Comprehensive Land Use Plan Map 9.9 sets forth the generalized land use designations of the Village and shall be consistent with other components of the Comprehensive Plan including Neighborhood Plans and the Village Zoning Map. Furthermore, Neighborhood Plans serve as a refinement to the 2035 Comprehensive Land Use Map and identify the location of future lot and roadway configurations, proposed floodplain boundary adjustments, future stormwater facilities and access to roadways pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map.

The entire Pleasant Farms Neighborhood is generally bounded by Bain Station Road and Wilmot Road (CTH C) to the north, IH-94 on the west, the CP Railroad to the east (just east of 88th Avenue) and approximately 93rd Street on the south in a part of U.S. Public Land Survey Sections 16, 17 and 18, Township 1 North, Range 22 East. The proposed amendments to the Pleasant Farms Neighborhood Plan and the Comprehensive Land Use Plan pertain to the property located at 11019 Wilmot Road (Tax Parcel Number 92-4-122-181-0400).

The Pleasant Farms Neighborhood Plan is proposed to be amended to include the proposed layout of the Bethany Church Campus development on said property. The proposed changes to the Neighborhood Plan adds approximately 33 acres to the Government/Institutional Area which had been identified to accommodate approximately 39 single family homes. This reduction of 39 single family homes will reduce the number of proposed dwellings within the Neighborhood from 983 to 899 dwellings which in turn reduces the projected population within the Neighborhood from 2,542 to 2,437 person

The Village 2035 Land Use Plan Map 9.9 is proposed to be amended to reflect the neighborhood plan amendments by changing the Low-Medium Density Residential land use designation and a portion of the Park, Recreational And Other Open Space Lands (that are not wetland or 100 year floodplain) to the Governmental and Institutional Lands land use designation, and to amend the urban reserve designation to correspond with the Governmental and Institutional Lands land use designation; and to correct the map to reflect the field delineated wetlands on the property to correct the land use from Interpolated Wetlands to Field Verified Wetlands designation. In addition, Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9; and

CONCEPTUAL PLAN The petitioner is requesting approval of a Conceptual Plan for the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum. *(See **Exhibit 2** for a copy of the Application).*

The property is 56.3 acres with approximately 32.7 acres of non-wetland and non-floodplain area. There is an existing home and several outbuildings on the property. Prior to the development of this site these buildings will need to be razed (prior to razing proper permits are required to be obtained from the Village). In addition, detailed Site and Operational Plans will be required to be approved by the Plan Commission (and an amendment to the Conditional Use Permit as described below) prior to the issuance of any permits for the development of this site.

The Conceptual Plan proposes the development of a 20,000 square foot worship facility and a 31,000 square foot K-8 school facility and associated athletic fields. In addition, there is a potential for 4 parsonages and a mausoleum area. A complete list of anticipated church and school activities/uses on the site are provided in the application. Pursuant to the application the site will not be used for a homeless shelter, mental health clinic or and community-based residential facility. There is a possibility that five (5) single family lots could be created with a connection into the adjacent proposed residential development to the east if setbacks can be met.

The wetlands on the property were field delineated in August 2015 by Midwest Ecological Inc. The ***attached*** wetland report has been submitted to the WI DNR for their written concurrence. (See ***Exhibit 5***) The 100-year floodplain on the property is based on the current FEMA mapping dated June 19, 2012. No wetlands or floodplains are proposed to be filled or altered for this development.

Buildings will typically be in operation and open to the public between the hours of 6 AM and 9 PM. Deliveries are typically made between 8 AM and 5 PM weekdays. Sporadic deliveries may occur on weekends for special events (funerals, weddings, etc.). The church will be used most intensely on Saturday evenings from 5 to 7 PM and Sunday mornings from 7:30 AM to 12 PM. Weekday evening meetings and programs usually end before 9 PM. School hours are 8 AM to 3 PM but early school drop-off is permitted beginning at 6 AM and after-school activities typically run to 6 PM and occasionally later.

It is anticipated that there will be approximately 10 full-time and 5 part-time employees. During weekday school hours it is anticipated that there will be 11-12 employees, fewer before and after and on weekends. The elementary school population is estimated at 125 students. The church anticipates 50-75 worshipers on Saturday evenings and 325-350 on typical Sunday mornings.

In review of the multiple uses, the Church uses will require the highest/peak parking count requirement. Pursuant to Section 420-50 of the Village Zoning Ordinances a Church or Synagogue requires 1 space per 4 seats in the principal place of worship. There are 273 parking spaces being provided which could support a peak of 1,092 seating/capacity for

events/services/activities. At the time that the required Site and Operational Plans are submitted the parking levels will be further evaluated to ensure the minimum parking requirements are being met.

It is anticipated that the following number of automobile trips to and from the site would include: Weekdays – 170 trips; Saturday - 60 trips and Sunday – 350 trips. It is anticipated that the following number of truck trips to and from the site would include: Weekdays – 10 trips and Weekends – 4 trips.

Access to the site would be provided at two access points to CTH C. The eastern most access will be a full access that aligns with the access to River Oaks Subdivision to the north and a second, western access (right-in/right-out) would be provided. These access points have been reviewed and approved by Kenosha County Public Works Department.

All required storm water facilities will be located on site and the buildings will be required to be serviced by municipal sanitary sewer and water. The sanitary sewer service is shown connecting to the existing sewer along CTH C which flows to the Zirbel lift station. The design capacity and additional flows to this lift station would need to be further evaluated. Previous evaluations for this area planned for new gravity sewers, lift station, and force main to convey sewage to the Heritage Valley Sewer D gravity line. The Developer shall consider the sewer connection at CTH C as not allowable at this time.

ZONING MAP AMENDMENT (Ord. #15-47) *(See **Exhibit 3** for a copy of the Application and **Exhibit 3a** for the zoning map amendment).***:** The property is proposed to be rezoned as follows: the non-wetlands areas into the I-1 (AGO), Institutional District with a General Agricultural Overlay District, to correct the map and rezone the filed delineated wetlands into the C-1, Lowland Resource Conservancy District. The location of the 100-year floodplain on the property will remain in the FPO, Floodplain Overlay District. As indicated above, the wetlands on the property were field delineated in August 2015 by Midwest Ecological Inc. The ***attached*** wetland report has been submitted to the WI DNR for their written concurrence. (See ***Exhibit 6***). The 100-year floodplain on the property is based on the current FEMA mapping dated June 19, 2012. No wetlands or floodplains are proposed to be filled or altered for this development.

CERTIFIED SURVEY MAP *(See **Exhibit 4** for a copy of the Application):* This CSM provides for the dedication of the additional right-of-way for the future expansion of CTH C. This dedication will allow for the required bike lane and widening of CTH C (See ***Exhibit 4a*** *for minutes from the November 16, 2015 CTH C shared Use Path project Kick-off meeting*). The CSM also indicates the location of the delineated wetlands and 100 year floodplain and associated preservation and protection access and maintenance easement on the property. Additional easements and dedications may be required at the time required Site and Operational Plans are submitted.

RECOMMENDATIONS:

Recommendation for the Comprehensive Plan Amendment (Ord. #15-46): The Plan Commission held a public hearing on December 14, 2015 prior to this meeting and adopted Plan Commission Resolution #15-19 and recommended that the Village Board approve the amendment to the Comprehensive Plan (Land Use Plan Map and Neighborhood Plan amendment) Ord. #15-46 as presented.

Recommendation for the Conceptual Plan: The Plan Commission held a public hearing on December 14, 2015 prior to this meeting and recommended that the Village Board to approve the Conceptual Plan subject to the above comments and the following conditions:

1. The Conceptual Plan approval will be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, the petitioner will be required to submit applications and required documents for consideration of Site and Operational Plans.
2. The Conceptual Plan was reviewed for compliance with generally accepted engineering practices and Village Ordinances and policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed. The following changes shall be incorporated into the required Site and Operational Plans.
    a. Subject to the ***attached*** memorandum dated November 20, 215 from the Village Engineer.
    b. Entire site shall be provided with curb and gutter not just the entrance details at the radius.
    c. Acceleration and deceleration lanes and by-pass lane at the western driveway will be required on CTH C.
    d. In addition to the 65' right-of-way dedication, Kenosha County requires a dedication of an easement for proposed bike lane/path (See ***Exhibit 4a*** *for minutes from the November 16, 2015 CTH C shared Use Path project Kick-off meeting*). Additional easements may need to be dedicated to Kenosha County.
    e. Acceleration, deceleration and by-pass lanes as determined by Kenosha County shall be constructed.
    f. The Median for the western access shall be located outside of the right-of-way.
    g. Maximum width of the driveway entrances shall be 35 feet unless a greater distance is approved by Kenosha County.
    h. The radius of the entrance driveways shall be 45 feet.
    i. The fire lane shall be a minimum of 30 feet in width.
    j. Is one-way access being proposed around the building?
    k. Identify the location of the Fire & Rescue Department pumper pad/parking.

l. The potential drive to the southeast shall be a minimum of 30 feet wide and a curb and gutter profile.

m. In addition to the end landscaped islands in the parking lot, a landscaped island shall be provided for every 25 spaces.

n. Parsonages shall be parallel (similar site line setbacks to the eastern entrance driveway unless there is a private driveway bump out (cul-de-sac eyebrow).

o. Parsonages shall be setback a minimum of 30 feet from the back of the private driveway curbing and a shall provide a minimum of 20 feet from side foundation to side foundation and 25 feet from the rear lot lines.

p. If the parsonages are to be conveyed to different owners, the lots shall be established by a Certified Survey Map or a Condominium Plat.

q. Parsonages shall follow the design and regulatory requirements of the R-4, Urban Single Family Residential District.

r. Separate utility laterals shall be provided for each parsonage.

s. The separation spacing between the potential future single family and the athletic field shall be a minimum of 100 feet with fencing and screening separating the two land uses

t. "Mausoleums" is spelled incorrectly as "Mausleums" on plans.

u. Mausoleums shall have a minimum of a 50 foot setback to adjacent residential property boundary to the east and shall have substantial natural screening to the east.

v. Details for the height, materials, separation spacing, and locations shall be provided for the Mausoleums.

w. Single family parsonage is too close to the Mausoleum. At a minimum a home should be setback 25 feet from the mausoleum.

x. The height of the educational facility shall be provided. Setback between the fire lane and building shall not be less than the buildings height.

y. Building architectural details on the building plan shall be provided for the Village to approve and evaluate the architecture, building materials and designs.

z. Building architectural details on the church plan shall be provided for the Village to approve and evaluate the architecture, building materials and designs.

aa. All building exits shall be numbered sequentially, both inside and out, beginning at the front of the building and moving clockwise around the building.

bb. A tree survey shall be provided along the eastern tree line to evaluate the conditions, height and type of trees on the site to be preserved. Are these just shrub trees or bushes?

cc. A detailed landscape plan with the as planted and mature sizes, locations, types and details shall be provided. Foundation plantings are required around the base of the buildings. The base map for the landscape plans shall include the approved grading plan.

dd. All landscaped areas will be required to be irrigated with a sprinkler system. The irrigation system shall be used during dry conditions and monitored and maintained yearly.

ee. How high are the proposed berms? They should screen parking but not block a view of the building from the street.

ff. All signs shall conform with Article X of Chapter 420 of the Village Municipal Code. A detailed Signage plans shall be submitted. The design, location and setback of the site monument signage and on-site information signs shall be provided.

gg. Site lighting shall be pedestrian scale, color and height so as to not cause a nuisance to the adjacent residential properties.

hh. Site lighting for the athletic fields shall be shielded so as to not cause a distraction to adjacent residential properties or CTH C traveling public.

ii. The site shall be designed and built per applicable building codes. LED "dark sky" compliant exterior lighting is recommended with a 400k color temperature.

jj. Storm water ponds shall be provided with fountains.

kk. At the time the Site and Operational Plans are submitted, Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easements shall be provided to the Village for all storm water ponds and access. (These easements, legal descriptions and illustrations shall be prepared by the Owner, executed and recorded at the Kenosha County Register of Deeds office.)

ll. At the time the Site and Operational Plans are submitted, Dedicated Vision Triangle Easements (15' by 50') at the two entrances to CTH C shall be provided upon identification of driveways. (These easements, legal descriptions and illustrations shall be prepared by the Owner, executed and recorded at the Kenosha County Register of Deeds office.)

mm. All dedicated easements shall be shown on the plans including but not limited to Dedicated Wetland Preservation and Protection, Access and Maintenance Easements, Dedicated Floodplain Preservation and Protection, Access and Maintenance Easements, Dedicated Tree Preservation and Protection, Access and Maintenance Easement, and Dedicated Vision Triangle Easements.

nn. The 300 foot Shoreland Jurisdictional Boundary and the 75 foot Shoreland setback shall be shown. If any work, including grading is proposed within the 75 foot Shoreland setback then a Stipulated Shoreland Permit (20 day minimum notice period) is required.

oo. When developed, the church campus development shall conform to the current I-1, Institutional District requirements and to the current Village Zoning and other Municipal Ordinances and requirements.

pp. Compliance with the ***attached*** Fire and Rescue memorandum dated _____, 2015. Additional comments will be forthcoming when detailed Site and Operational Plans are submitted for review.

qq. A 6 foot high, secured chain link construction fence shall surround the construction area.

3. Other comments:

   a. All required permits shall be obtained from the Village prior to commencing work. An electrical permit for the job trailer and DSIS system will be required from the Building Inspection Department and a fence permit for temporary construction fencing will be required from the Community Development Department.

   b. Kenosha County Highway Access permits are required for entrances onto CTH C.

   c. Prior to the existing structures on the property being demolished, Razing Permits shall first be applied for and granted by the Village.

   d. If any development/disturbance is to occur within the 100 year floodplain and/or the delineated wetland areas, then appropriate ACOE and/or WIDNR permits will be required. Copies of permits shall be submitted to the Village.

   e. The Tax Parcel Number on the Conceptual Plan application and on the Pre-Development Agreement are incorrect (94-4-122-181-0400). The correct Tax Parcel Number is 92-4-122-181-0400.

   f. The Conceptual Plan depicts an area along the east property line for "Potential Future Residential" development in the form of five (5) single-family lots located on a cul-de-sac extended from the east. This residential lot layout is based upon the existing Pleasant Farms Neighborhood Plan. If this "Potential Future Residential" development is not/does not occur, then the Pleasant Farms Neighborhood Plan shall be amended appropriately to eliminate the cul-de-sac road and the single-family lots.

   g. Prior to work commencing on the site, all required permits shall be issued by the Village, all required erosion control measures shall be in place on the site and a pre-construction conference shall be held at the Village Offices.

   h. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in any rights-of-way. All construction related signage shall be approved and permitted by the Village. Show on the erosion control plan.

   i. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.

   j. Impact fees shall be paid prior to issuance of the building permit. (Currently based upon $1.94 per $1,000 of valuation as determined by the Village Assessing Department).

   k. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.

   l. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.

   m. The hours of construction activity, operating heavy machinery or equipment associated with the antenna and equipment installation shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 9:00 a.m. to 6:00 p.m.

n. Building/Erosion Control and Zoning Permits shall be obtained from the Village for the project (as information, Plan Commission Conditional Use Permit and Site and Operational Plan approval constitutes the Zoning Permit). **Prior to commencing work and prior to occupancy, a Commercial Building Permit shall be applied for, the proper permit fees paid and approved by the Village for the proposed equipment shelter. Permits and a Certificate of Compliance shall be issued by the Village prior to the use/operation of this facility to ensure compliance with permit requirements.**

o. No permits shall be issued by the Village until Site and Operational Plan approval has been granted, and until all conditions precedent set forth in the approval have been satisfied, and until the final plans have been fully signed as required.

p. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

q. All Village fees incurred by the Village Community Development Department and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

r. During construction, the contractors will be required to park on-site.

s. Each handicapped parking space shall be appropriately signed and painted on the pavement (same color for all development) pursuant to ADA requirements prior to occupancy of any development site.

t. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.

u. After footings and foundations are installed for each building and prior to framing or construction of walls, an as-built survey stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building setbacks have been met.

v. Prior to verbal occupancy, each handicapped parking space shall be appropriately signed (locations to be reviewed with planning staff) and painted on the pavement (same color for all development) pursuant to ADA requirements prior to occupancy of any development site.

w. Prior to verbal occupancy of any building, all required landscaping and screening for the buildings and signage shall be installed. A written letter of verification and certification shall be provided to the Village by the landscape designer that all building and signage landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the

Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

x. Prior to verbal occupancy all required site signage shall be installed. A written letter of verification and certification shall be provided to the Village by the signage installer that all building and site signage has been installed in accordance with the approved signage plan prior to the issuance of a verbal occupancy for the first tenant. (Reminder that the full building address shall be legibly shown on the Primary Monument Sign).

y. Prior to verbal occupancy, an as-built record drawing of graphical data of the new utilities shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

z. Prior to verbal occupancy as-built graphical data of all private sewer, water, and storm sewer facilities shall be provided to update the Village's Geographical Information System. Information shall conform to the Village's format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

aa. Prior to verbal occupancy, a record drawing of the utility plans will be required to reflect actual construction records and utility alignments. Record drawing(s) of all the private water main, storm sewers, and sanitary sewers shall be prepared by the Engineer of Record for the project.

bb. Prior to verbal occupancy, three (3) copies of a building and site as-built plan, stamped by a Wisconsin Registered Land Surveyor, shall be submitted to the Village to verify that and all impervious surfaces meet the minimum setbacks and that all signage and pavement markings were installed per the approve site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans. In addition, written certification from the signage companies that the signage was installed pursuant to the Village approved Signage Plans shall be submitted.

Recommendation for the Zoning Map Amendment (Ord #15-47) The Plan Commission held a public hearing on December 14, 2015 prior to this meeting and recommended that the Village Board to approve the **Zoning Map Amendment (Ord. #15-47)** as presented.

Recommendation for the Certified Survey Map: Plan Commission recommends that the Village Board approve the Certified Survey Map subject to the comments and conditions of the Village Staff Report of December 14, 2015.

1. See ***attached*** changes to the CSM including the Dedication and Easement language to be added.
2. Correct the Zoning on the CSM. Zoning should read I-1 (AGO), C-1 and FPO (provided that the Village Board approves the Zoning Map Amendment as proposed.

3. Label CTH C as "Dedicated Public Street".

4. Add the source for the legal description for the wetlands staking.

5. Add that Dedicated Vision Triangle Easements (15' by 50') at the two entrances to CTH C shall be provided upon identification of driveways.

6. Add Dedicated Wetland Preservation and Protection, Access and Maintenance Easements to the CSM on all wetland areas.

7. Add Dedicated Floodplain Preservation and Protection, Access and Maintenance Easements to the CSM on all 100-year floodplain areas.

8. Add Dedicated Tree Preservation and Protection, Access and Maintenance Easement to the CSM on all tree preservation areas being protected.

9. Add Note that Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easements shall be provided to the Village for all storm water ponds and access. (This easement, legal description and illustration shall be prepared by the Owner, executed and recorded at the Register of Deeds office.)

10. Add Note that Dedicated Vision Triangle Easements (15' by 50') at the two entrances to CTH C shall be provided upon identification of driveways. (This easement, legal description and illustration shall be prepared by the Owner, executed and recorded at the Register of Deeds office.)

11. Prior to recording the CSM, any outstanding taxes or special assessments shall be paid including the Outstanding Sewer D Sanitary Fee of $40,520.

12. The CSM shall be revised and resubmitted for final staff review. Upon review of the revised CSM, the CSM shall be executed and recorded at the Kenosha County Register of Deeds within 30 days for Village Board approval.

Office of the Village Engineer
Matthew J. Fineour, P.E.

MEMORADUM

TO: Peggy Herrick, Assistant Planner / Assistant Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: Bethany Church – Concept Plan
DEV1511-003

DATE: November 20, 2015

Dear Peggy,

The Engineering Department has completed a review of the concept plans for the above referenced project, prepared by Pinnacle Engineering Group, dated October 16, 2015. Based on our review, we have the following comments listed below.

1. Kenosha County is currently planning and designing a 10-foot wide off-street shared use path from 114th Avenue to 102nd Avenue. The path is anticipated to be on the south side of the road. The path should be shown on the concept plan.

2. The sanitary sewer service is shown connecting to the existing sewer along CTH C which flows to the Zirbel lift station. The design capacity and additional flows to this lift station would need to be further evaluated. Previous evaluations for this area planned for new gravity sewers, lift station, and force main to convey sewage to the Heritage Valley / Sewer D gravity line. The Developer shall consider the sewer connection at CTH C as not allowable at this time. Attached, is a sewer service area map showing the proposed development area.

3. Prior to development detailed site engineering plans will need to be prepared and reviewed. Site adjustments based grading requirements may need to be considered.

4. Storm water management shall meet Village requirements as set forth in Chapter 298 of the Village Ordinances and/or per Village requirements at the time of development.

5. A sufficient access for maintenance etc. shall be maintained to the south-east pond if the "potential future development" option is pursued.

6. Proposed driveway connections to CTH C will need to be reviewed and approved by Kenosha County.

7. All fire lane width / location(s), parking stalls, drive lane widths, fire hydrant locations, etc. shall meet Village requirements.

8. A sampling manhole will be required for this site.

***

CTH "C" - WILMOT ROAD

EXISTING SERVICE AREA
(9.4 ACRES)

PROPOSED NEW SEWER

EXISTING LIFT STATION
TO BE ABANDONED

ULTIMATE SERVICE AREA
BOUNDARY (92.7 ACRES)

DES PLAINES RIVER

PLEASANT PRAIRIE TRIBUTARY

VILLAGE OF PLEASANT PRAIRIE

0 150 300 Feet

1 in = 300 ft

HERITAGE VALLEY SANITARY SEWER SERVICE AREA MAP

Modify Zoning Amendment to I-1 Institutional District to be posted 12/15/15

Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

OCTOBER 12, 2015

GRAPHICAL SCALE (FEET)
0 1" = 400' 800'

SEE SHEET 2 OF 4 FOR NOTES AND VICINITY SKETCH

LEGEND:
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rebar

Subject Property
Tax Key Number:92-4-122-181-0400
Zoned: A2 - General Agricultural District
C1 - Lowland Resource Conservancy District
FPO - Floodplain overlay District

Add FPD

Dedicated Vision Triangles

Label roadway as "Dedicated Public Street" - 65' R-O-W dedication for CTH C.

Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement

Label wetlands square

Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement

- Label 100-year floodplain

SOUTH MEANDER CORNER OF THE NW CORNER, NE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

NE CORNER, NE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP) N 208,299.75 E 2,556,839.07

C.T.H. "C" WILMOT ROAD (R.O.W. VARIES)

111TH AVENUE (R.O.W. VARIES)

OAK HI UNIT A

RIVER OAKS UNIT A BLOCK 1

LOT 5

LOT 10

LOT 1 CSM NO. 419

50' EXISTING BUILDINGS

DEDICATED FOR PUBLIC RIGHT OF WAY WILMOT ROAD 59,495 SQ. FT. 1.3658 AC.

LOT 1 2,452,010 SQ. FT. 56.2904 AC.

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 55059C0187D DATED JUNE 19, 2012

UNPLATTED LANDS

WETLANDS

PARCEL A CSM NO. 1479

DES PLAINES RIVER

WITNESS CORNER

CENTER SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

SE CORNER, NE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

SOUTH LINE OF THE NORTHEAST 1/4 SEC. 18 S89°51'39"W 2658.99'

EAST LINE OF THE NORTHEAST 1/4 SEC. 18 S02°57'44"E 2654.06'

EAST LINE OF THE SOUTHEAST 1/4 SEC. 18 S02°31'41"E

WEST LINE OF THE NORTHEAST 1/4 SEC. 18 N02°42'42"W 2328.36'

WEST LINE OF THE SOUTHEAST 1/4 SEC. 18 S02°51'18"E 2640.82'

SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 18 N89°54'10"W 2651.92'

SW CORNER, SE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

SE CORNER, SE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N62°30'48"E	285.11'
L2	N70°27'38"E	874.42'
L3	S70°27'38"W	855.56'
L4	S62°30'48"W	204.71'
L5	S02°42'42"E	16.52'
L6	S62°30'48"W	100.00'

Prepared for:
VPX FARM LLC
2640 Golf Road Suite 127
Glenview, IL 60025

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 18, Township 1 North, Range 22 East has a reference bearing of S02°57'44"E.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PEG JOB#517.00WI
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

SURVEYOR'S CERTIFICATE

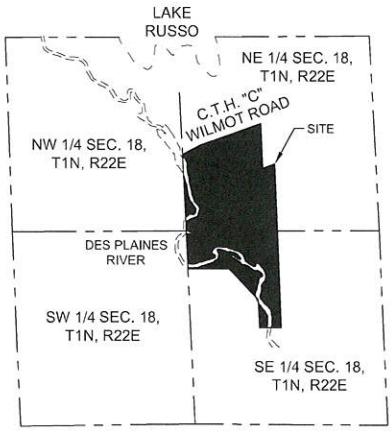
STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and dedicated that part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Northeast 1/4;
Thence South 02°57'44" East along the east line of said Northeast 1/4, 626.89 feet;
Thence South 68°33'38" West, 772.81 feet to a point on the centerline of Wilmot Road - County Trunk Highway "C";
Thence South70°27'38" West along said centerline, 856.38 feet to the Point of Beginning;

VICINITY SKETCH
SCALE 1"=2000'



Thence South 02°26'10" East and then along the west line of Lot 1 Certified Survey Map No. 419, 610.56 feet;
Thence North 70°09'50" East along the south line of said Lot 1, 176.92 feet;
Thence South 02°26'10" East, 2235.38 feet to the south line of the Northwest 1/4 of the Southeast 1/4 of Section 18;
Thence North 89°54'10" West along said south line, 303.00 feet;
Thence North 02°51'02" West, 385.00 feet;
Thence North 44°11'49" West, 578.99 feet;
Thence North 89°54'10" West, 563.50 feet to the west line of the Southeast 1/4 of said Section 18;
Thence North 02°51'18" West along said west line, 520.87 feet to the center of said Section 18;
Thence North 02°42'42" West along the west line of said Northeast 1/4, 1039.13 feet to a point on the centerline of said Wilmot Road - County Trunk Highway "C";
Thence North 62°30'48" East along said centerline, 285.11 feet;
Thence North 70°27'38" East along said centerline, 874.42 feet to the Point of Beginning.

Said lands containing 2,511,505 square feet (57.6562 acres) Gross and 2,452,010 square feet (56.2904 acres) Net of land, more or less.

Dedicating 59,495 square feet (1.3658 acres) of the Northerly portion of subject property, as graphically shown, for public right of way purposes.

That I have made such survey, land division and map by the direction of VPX FARM, LLC., owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Pleasant Prairie Land Division Ordinance in surveying, mapping, dedicating and dividing the same.

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

Date: OCTOBER 12, 2015

John P. Konopacki
Professional Land Surveyor S-2461

NOTES:
- All measurements have been made to the nearest one-hundreth of a foot.
- All angular measurements have been made to the nearest one second.
- Vertical Datum: North American Vertical Datum of 1988 (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: National Geodetic Survey (NGS) Monument 9AI47 EL.=736.43 (NAVD88).
- Flood Zone Classification: The property lies with in Zone AE of the Flood Insurance Rate Map, Community Panel No. 55059C0187D, which bears an effective date of JUNE 19, 2012 in which Base Flood Elevations have been determined. The subject property is partially in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood and partially in Floodway areas.
- Property serviced by municipal sanitary sewer.
- Location of the DES PLAINES RIVER per the Kenosha County Interactive Mapping System.
- Wetlands delineated by Midwest Ecological, Inc. August 2015.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section I, of the state constitution.

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

VPX FARM, LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, mapped and dedicated as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said VPX FARM, LLC. has caused these presents to be signed by _____, at _____, _____County, State of _____, on this _____ day of _____, 2015.

In the presence of: VPX FARM, LLC.

_____

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2015. _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey map and does hereby consent to the above certification of owners.

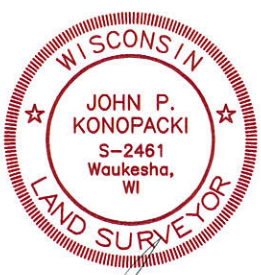
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2015.

_____ _____
Date President

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2015, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



OCTOBER 12, 2015

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2015.

_____ _____
Date ~~John Steinbrink, Village President~~ Thomas W. Terwall, Plan Commission Chairman

_____ _____
Date ~~Jane M. Romanowski, Village Clerk~~

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this _____ day of _____, 2015.

_____ _____
Date John Steinbrink, Village President

_____ _____
Date Jane M. Romanowski, Village Clerk

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

OCTOBER 12, 2015

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PEG JOB#517.00WI

BETHANY CHURCH CAMPUS - LANGUAGE to be added to the CSM

DEDICATION AND EASEMENT LANGUAGE

1. DEDICATED PUBLIC STREET AREAS

The fee interest in the area shown as a Dedicated Public Street on this CSM is hereby dedicated, given, granted and conveyed by the Owner to the Village of Pleasant Prairie(referred to as the "Village"), its successors and assigns (Kenosha County) for the construction, installation, repair, alteration, replacement, and maintenance of public street improvements, uses and purposes, including, without limitation, street pavement, curbs and gutters, sidewalks, street signs, street lights, bike lanes, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street terrace grading, placing topsoil and seeding, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting, maintenance, and access activities. Such fee interest is subject to the following: (1) a nonexclusive easement coextensive with the Dedicated Public Street area shown on this CSM and granted to the adjacent Lot Owner for street terrace grading, placing topsoil and seeding, street trees and other landscaping planting; snow clearance, maintenance, repair and replacement of sidewalks, if applicable, in the area between the roadway and the property, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the roadway and the property as approved by the Village or Kenosha County and as will not interfere with the public improvements, uses and purposes of the Village or Kenosha County (all subject to the rights of the Village or Kenosha County to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions with such costs being assessed or charged to the abutting property). In the event of any conflict between the rights of the Village or Kenosha County under its fee interests in the Dedicated Public Street and the Lot Owner pursuant to the easement retained herein, the rights of the Village or Kenosha County shall be deemed to be superior.

The adjacent Lot 1 Owner shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement and snow removal of the public sidewalks, if applicable, and private driveways; grading, placing of topsoil, seeding or sodding and mowing of the street terrace area; street tree pruning, watering, mulching, staking and other tree maintenance and replacements; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities, maintenance of the private storm water drainage and on-site private retention basins to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and development maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances, requirements of the Site and Operational Plan approvals and Village Municipal Code.

2. DEDICATED STORMWATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT AREAS

Non-exclusive easements coextensive with the areas to be shown within site shall be dedicated to the Village from the Owner by a separate recordable document for stormwater drainage,

retention basin, and access and maintenance purposes. After the stormwater retention basins are constructed, they shall be maintained as storm water retention basins and that no filling or other activities or conditions detrimental to its functions as storm water retention basins shall occur or exist within such areas or on any surrounding land shown on the Village approved plans, without written approval of the Village. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title, in their capacity as Owner of the Lot 1 shown on the CSM or any portion thereof, and shall benefit and be enforceable by the Village with respect to the Restricted Stormwater Retention Areas. The Lot 1 Owner shall perform the required stormwater and retention basin protection and maintenance functions within the Lot, without compensation and to the satisfaction of the Village.

3. DEDICATED WETLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT

Nonexclusive easements coextensive with each area shown as a Wetland Preservation and Protection, Access and Maintenance Easement area within Lot 1 on this CSM is hereby dedicated, given, granted and conveyed by the Owner to the Village for wetland protection and preservation and maintenance purposes and uses and for related ingress and egress. Unless the Village exercises the rights granted to it pursuant to these easements, the Village shall have no obligation to do anything related to its rights under this easement.

4. DEDICATED FLOODPLAIN PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT

Nonexclusive easements coextensive with each area shown as a Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement area within Lot 1 on this CSM is hereby dedicated, given, granted and conveyed by the Owner to the Village for floodplain protection and preservation, maintenance purposes and uses and for related ingress and egress. Unless the Village exercises the rights granted to it pursuant to these easements, the Village shall have no obligation to do anything related to its rights under this easement.

5. DEDICATED TREE PRESERVATION AND PROTECTION, ACCESS AND MAINTNEANCE EASEMENT

Nonexclusive easements coextensive with each area shown as a Dedicated Tree Preservation and Protection, Access and Maintenance Easement area within Lot 1 on this CSM is hereby dedicated, given, granted and conveyed by the Owner to the Village for tree protection and preservation, maintenance purposes and uses and for related ingress and egress. Unless the Village exercises the rights granted to it pursuant to these easements, the Village shall have no obligation to do anything related to its rights under this easement.

RESTRICTIVE COVENANTS

1. The Owner hereby covenants that Dedicated Vision Triangle Easements shall be provided to the Village (Kenosha County) for the future Lot 1 driveways and hereby places restrictions on the referenced land areas because of the location of these easements to be given, granted and

conveyed by the Owner by a separate recordable document to maintain a clear sight line of vision for the travelers in the private driveways at the County Trunk Highway C (Wilmot Road) intersections. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, trees, plantings, or bus shelters that are permitted within the Dedicated Vision Triangle Easements between the heights of two (2) feet and 10 feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village or Kenosha County.

2. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of protecting and preserving the Wetland Preservation and Protection, Access and Maintenance Easement areas shown on Lot 1 of this CSM. Such preservation and maintenance shall include without limitation and as needed, removing of dead, dying or decayed trees, plant material or evasive species; re-planting wetland plant life as approved by the Village and the Wisconsin Department of Natural Resources; and removing of trash and debris in order to prevent a nuisance condition. No mowing or cutting of the wetland vegetation shall be allowed without the permission of the Village. No buildings, signage or fences shall be erected within the Wetland Preservation and Protection, Access and Maintenance Easement which may cause damage to the wetland area. The covenant shall run with the land and shall be binding upon the Owner of Lot 1 of this CSM, their successors, assigns and successors-in-title of the lands, in their capacity as Owners of such land, and shall benefit and be enforceable by the Village. The Owner of Lot 1 of this CSM shall perform such maintenance as may be needed, without compensation and to the satisfaction of the Village. This covenant will not restrict or prohibit the Owner of Lot 1 on this CSM from seeking and obtaining the required permits and approvals from the appropriate federal or State agencies having jurisdiction to fill or adjust the wetland areas on Lot 1 insofar as the appropriate permits and approvals are obtained from the federal, State and Village agencies prior to commencing any wetland disturbing or fill activities.

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

3. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of protecting and preserving the Floodplain Preservation and Protection, Access and Maintenance Easement areas shown on Lot 1 of this CSM. Such preservation and maintenance shall include without limitation and as needed, removing of dead, dying or decayed trees, plant material or evasive species as approved by the Village and the Wisconsin Department of Natural Resources and removing the trash and debris in order to prevent a nuisance condition. No buildings, signage or fences shall

be erected within the Floodplain Preservation and Protection, Access and Maintenance Easement which may impede or redirect water flow. The covenant shall run with the land and shall be binding upon the Owner of Lot 1 of this CSM, their successors, assigns and successors-in-title of the lands, in their capacity as Owner of such land, and shall benefit and be enforceable by the Village. The Owner of Lot 1 of this CSM shall perform such maintenance as may be needed, without compensation and to the satisfaction of the Village. This covenant will not restrict or prohibit the Owner of Lot 1 on this CSM from seeking and obtaining the required permits and approvals from the appropriate federal or State agencies having jurisdiction to fill or adjust the floodplain areas on Lot 1 insofar as the appropriate permits and approvals are obtained from the federal, State and Village agencies prior to commencing any floodplain disturbance or fill activities.

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

4. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of protecting and preserving the Tree Preservation and Protection, Access and Maintenance Easement areas shown on Lot 1 of this CSM. Such preservation and maintenance shall include without limitation and as needed, removing of dead, dying or decayed trees, plant material or evasive species; re-planting trees and other plant life as approved by the Village and the Wisconsin Department of Natural Resources; and removing of trash and debris in order to prevent a nuisance condition. No mowing or cutting of the wetland vegetation shall be allowed without the permission of the Village. No signage or fences shall be erected within the Tree Preservation and Protection, Access and Maintenance Easement which may cause damage to the wooded area. The covenant shall run with the land and shall be binding upon the Owner of Lot 1 of this CSM, their successors, assigns and successors-in-title of the lands, in their capacity as Owner of such land, and shall benefit and be enforceable by the Village. The Owner of Lot 1 of this CSM shall perform such maintenance as may be needed, without compensation and to the satisfaction of the Village. This covenant will not restrict or prohibit the Owner of Lot 1 on this CSM from seeking and obtaining the required permits and approvals from the appropriate federal or State agencies having jurisdiction to fill or adjust the wetland areas on Lot 1 insofar as the appropriate permits and approvals are obtained from the federal, State and Village agencies prior to commencing any wetland disturbing or fill activities.

   To the extent that the Village performs any such tree related maintenance activities on behalf of the landowner, the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner as special assessments or special

charges under Section 66.0627 (or successors and assigns or other similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

5. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of planting, maintaining and replacing the Street Trees located within the County Trunk Highway C (Wilmot Road) right-of-way shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-way, which might damage the street trees or might interfere with the Village's or Kenosha County's rights to maintain the public street improvements, unless approved by the Village or Kenosha County. This covenant shall run with the land, shall be binding upon the respective Lot Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village or Kenosha County. Such street tree planting and maintenance shall be performed regularly by the Lot Owner, without compensation, and to the satisfaction of the Village.

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

6. The Owner hereby covenants that the Lot 1 Owner shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, and snow removal of the public sidewalks and private driveways; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities; storm water drainage and on-site retention basins to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and site maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control, Zoning and Municipal Code Ordinances and the requirements of the Site and Operational Plan approvals, without compensation, and to the satisfaction of the Village.

   To the extent that the Village performs any such maintenance activities on behalf of the landowner, the Owner of Lot 1 of this CSM shall be liable for any costs which may be incurred by

the Village, which the Village may recover from such Owner as special assessments or special charges under Section 66.0627 (or successors and assigns or other similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

Exhibit 1

RECEIVED

OCT 26 2015

PLEASANT PRAIRIE

Filed _____ 20__ Published _____ 20__

Public Hearing _____ 20__

Fee Paid _____ 20__ Approved _____ 20__

Notices Mailed _____ 20__ Denied _____ 20__

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
COMPREHENSIVE PLAN AMENDMENT APPLICATION

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Comprehensive Plan as hereinafter requested and affecting the property located at 11019 Wilmot Rd. Pleasant Prairie, WI. and

Tax Parcel Number 94-4-122-181-0400.

Check all that apply

☒ Land Use Plan Amendment: To change the land use designation from the _____ Single Family Residential land use designation to the Government and Institutional w/ Urban Reserve land use designation.

☒ Neighborhood Plan Amendment for the Pleasant Farms Neighborhood

☐ Other Amendment to the Comprehensive Plan (specify) _____

Petitioner's interest in the requested amendment: Contract Land Purchaser to build Church and school campus

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine additional information that 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: VRX Farm, LLC

Signature: [signature]

Address: 2640 Golf Rd. Suite 127

Glenview (City) IL (State) 60025 (Zip)

Phone: (847) 295-5070

Fax: (847) 295-3161

Email: _____

Date 10/23/15

OWNER'S AGENT:

Print Name: Dave Riley

Signature: Dave Riley

Address: 3446 16th Pl.

Kenosha (City) WI (State) 53144 (Zip)

Phone: 262-620-9676 (m)

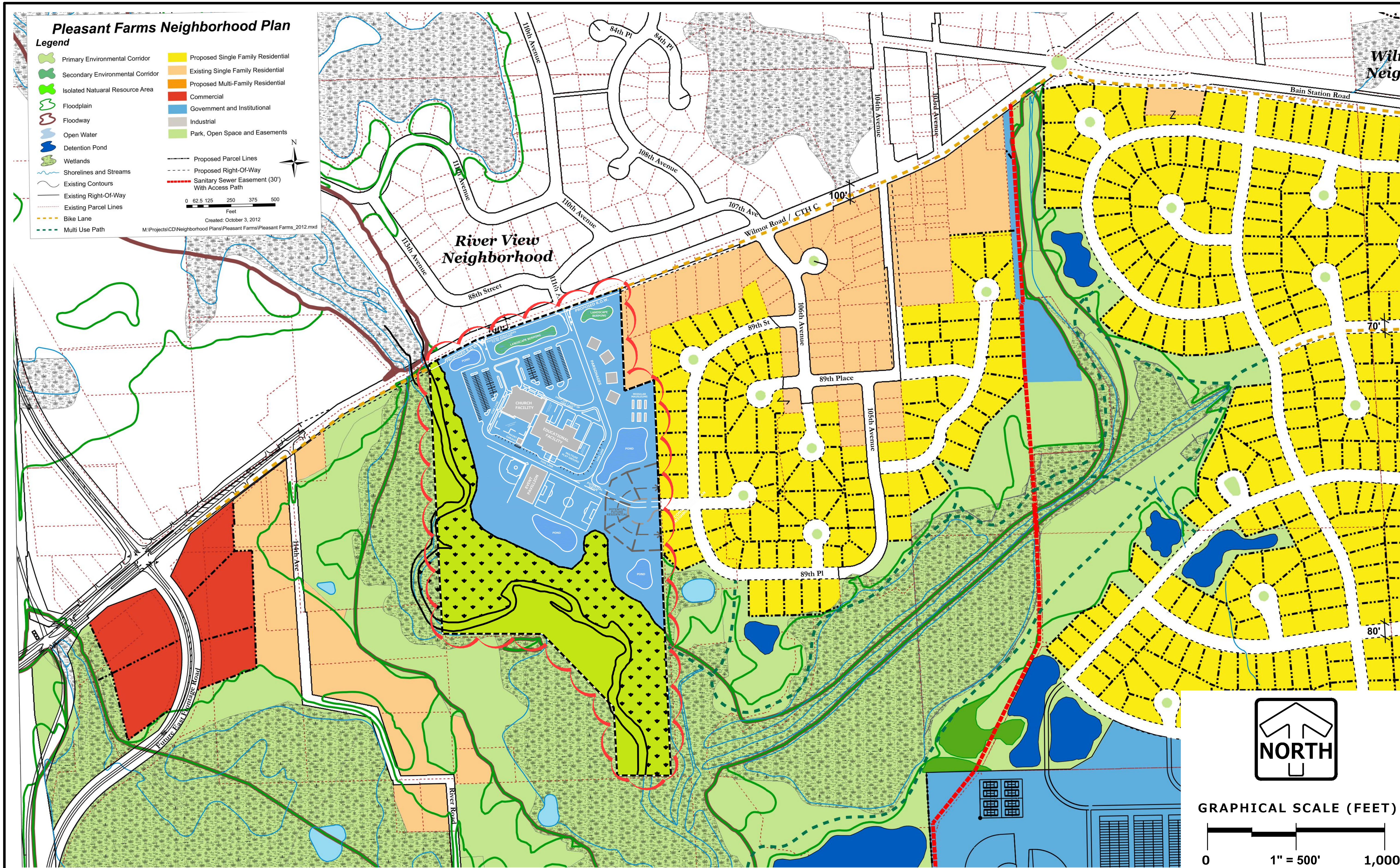
Fax: 262-605-2102

Email: daver@rileycon.com

Date: 10-19-15

CODE 1511-001

Pleasant Farms Neighborhood Plan
Legend
Primary Environmental Corridor
Secondary Environmental Corridor
Isolated Natuaral Resource Area
Floodplain
Floodway
Open Water
Detention Pond
Wetlands
Shorelines and Streams
Existing Contours
Existing Right-Of-Way
Existing Parcel Lines
Bike Lane
Multi Use Path
Proposed Single Family Residential
Existing Single Family Residential
Proposed Multi-Family Residential
Commercial
Government and Institutional
Industrial
Park, Open Space and Easements
Proposed Parcel Lines
Proposed Right-Of-Way
Sanitary Sewer Easement (30') With Access Path
N
0 62.5 125 250 375 500
Feet
Created: October 3, 2012
M:\Projects\CD\Neighborhood Plans\Pleasant Farms\Pleasant Farms_2012.mxd
River View Neighborhood
Wilmot Road Neighborhood
Bain Station Road
Cemetery
AREA OF PROPOSED AMENDMENT
Future Lift Station
Proposed K.U.S.D. High School 87.9 Acres
Lakeview West Neighborhood
Des Plaines River Neighborhood
Sanitary Sewer Easement
Lakeview East Neighborhood
88th Avenue / CTH H


Pleasant Farms Neighborhood Plan
Legend
Primary Environmental Corridor
Secondary Environmental Corridor
Isolated Natuaral Resource Area
Floodplain
Floodway
Open Water
Detention Pond
Wetlands
Shorelines and Streams
Existing Contours
Existing Right-Of-Way
Existing Parcel Lines
Bike Lane
Multi Use Path
Proposed Single Family Residential
Existing Single Family Residential
Proposed Multi-Family Residential
Commercial
Government and Institutional
Industrial
Park, Open Space and Easements
Proposed Parcel Lines
Proposed Right-Of-Way
Sanitary Sewer Easement (30') With Access Path
N
0 62.5 125 250 375 500
Feet
Created: October 3, 2012
River View Neighborhood
Bain Station Road
Wilmot Road / CTH C
88th Street
89th St
89th Place
89th Pl
84th Pl
108th Avenue
107th Ave
110th Avenue
113th Avenue
114th Ave
106th Avenue
105th Avenue
104th Avenue
103rd Avenue
Future East Frontage Road
River Road
100'
70'
80'
NORTH
GRAPHICAL SCALE (FEET)
0
1" = 500'
1,000'

BETHANY CHURCH - PROPOSED NEIGHBORHOOD PLAN AMENDMENT

10/16/2015

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

BETHANY LUTHERAN CHURCH - CONCEPT SITE LAYOUT (v3)

10/16/2015

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 200' 400'

ORD. # 15-46

**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, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended as follows:

1. **To amend the Pleasant Farm Neighborhood Plan (*Neighborhood Plan 17 of Appendix 9-3 of the Comprehensive Plan)* as shown and described in Exhibit 1**.

2. **The Village of Pleasant Prairie Land Use Plan Map 9.9 is hereby amended as follows**:

   The 2035 Land Use Plan is hereby amended to change the Low-Medium Density Residential land use designation and a portion of the Park, Recreational And Other Open Space Lands (that are not wetland or 100 year floodplain) into the Governmental and Institutional Lands land use designation; to amend the urban reserve designation to correspond with the Governmental and Institutional Lands land use designation; and to correct the map to reflect the field delineated wetlands from Interpolated Wetlands to Field Verified Wetlands designation for the future Bethany Campus development located at 11019 Wilmot Road (Tax Parcel Number 92-4-122-181-0400) in a portion of the Pleasant Farm Neighborhood as shown on ***Exhibit 2***.

3. **Appendix 10-3 entitled "Amendments to the 2035 Land Use Plan Map 9.9 is hereby updated to reference said amendment.**

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 amendment.

Adopted this 14th day of December 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
John P. Steinbrink
Village President

_____
Jane M. Romanowski
Village Clerk

Ayes: ___ Nayes: ___ Absent: _____

Posted: _____

EXHIBIT 1

Neighborhood Plan 17 of Appendix 9-3

Pleasant Farms Neighborhood

Pleasant Farms Neighborhood Plan has been prepared and was adopted by the Plan Commission on February 25, 2008 by Resolution #08-07 and the Village Board adopted a resolution of support on April 7, 2008 by Resolution #08-12. The Plan was further amended by Plan Commission Resolution #12-11 and Ordinance #12-33 as approved by the Village Board on October 15, 2012. **The Plan was further amended by Plan Commission Resolution #15-19 and Ordinance #15-46 as approved by the Village Board on December 14, 2015.**

The Pleasant Farms Neighborhood is bounded by the CP Railway east of 88th Avenue on the east, IH-94 on the west, Bain Station Road on the north and at approximately 93rd Place on the south in the Village. In 2012, this Neighborhood was primarily farmland with a number of home sites adjacent to the arterial roadways, with the exception of residential development in the vicinity of CTH C and 104th Avenue and along 114th Avenue (River Road) south of CTH C.

The Pleasant Farms Neighborhood Plan includes:

- **FREEWAY COMMERCIAL AREAS**: Approximately 14 acres of land within the Neighborhood is identified as Freeway Commercial. The Freeway Commercial area includes the area south of CTH C east and west of the reconstructed East Frontage Road of IH-94.
- **INDUSTRIAL AREA**: Approximately 65 acres of land within the Neighborhood is identified as Industrial. The Industrial area includes land on the east side of 88th Avenue adjacent to the Pleasant Prairie Power Plant.
- **GOVERNMENT/INSTITUTIONAL AREA (INCLUDING UTILITY/ TRANSPORTATION AREA):** Approximately ~~105~~ **138** acres of land within the Neighborhood is identified as Governmental/Institutional and Utility/Transportation land uses, including: **the 33 acres of land at 11019 Wilmot Road for the proposed Bethany Lutheran Church Campus,** the existing utility easement adjacent to the CP Railroad, the existing Village owned land at 10201 Wilmot Road, the Kenosha County Cemetery on the east side of 88th Avenue, and the approximately 88 acre future high school site in the south central portion of the Neighborhood adjacent to Prairie Springs Park. [The Village staff continues to work with the Kenosha Unified School District on proposed developments and the locating of future schools. This site is intended for development in approximately 15 years depending on the development status of the surrounding neighborhood and the need for another high school. In addition, the high school site could share athletic facilities and stormwater management facilities with the Regional Park adjacent to and south of the future school site.]
- **OPEN SPACE:** This Neighborhood Plan identifies approximately 475 acres or 40% of the lands within the Neighborhood would remain as open space.
    - **FLOODPLAIN AREAS:** The 100-year floodplain (approximately 336 acres) is currently located adjacent to the Des Plaines River in the west and central portion of the Neighborhood and adjacent to the Jerome Creek located south of the Neighborhood Plan and along the CP Railway on the eastern portion of the Neighborhood. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store

water. In some instances, property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (WI DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation of at least two (2) feet above the elevation of the 100-year regional flood elevation.

- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 210 acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the WI DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **NEIGHBORHOOD PARK**: The Neighborhood Plan identifies approximately 14 acres of land for a Neighborhood Park to be located south of Bain Station Road, west of 88th Avenue and along 94th Avenue. The Plan also indicates that the Park is interconnected to a pedestrian trail system. The Park location and trail system is consistent with the Village's Park and Open Space Plan component of the Village Comprehensive Plan.
- **OTHER OPEN SPACE:** The Neighborhood Plan indicates locations of existing retention facilities within the developed areas and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements. In addition, approximately 11 acres of woodlands are proposed to be preserved in the neighborhood. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer will need to have a detailed tree survey prepared and any trees greater than 8" in diameter may be required to be preserved.

- **RESIDENTIAL AREA:** The Neighborhood is primarily farm land with a number of home sites adjacent to the arterial roadways with the exception of residential development in the vicinity of CTH C and 104th Avenue including the Heritage Valley Subdivision, Crosby's Addition to Pleasant Prairie Subdivision and other residential development along CTH C and 104th Avenue and along 114th Avenue south of CTH C.

  There are 81 existing single family lots/homes within the Neighborhood and ~~743~~ **704** new single family lots and 114 multi-family units (21-2 unit buildings and 18-4 unit buildings) proposed to be developed within the Neighborhood. Therefore, full development of this Neighborhood could provide for ~~938~~ **899** dwelling units to be developed on approximately ~~431~~ **398** acres of land.

  In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan is ~~18,424~~ **19,285** square feet per dwelling unit (approximately ~~430~~ **398** net residential acres--excluding existing and future rights-of-way, Commercial, Government/Institutional, Industrial, Public Park, 100-year

floodplain and wetlands multiplied by 43,560 square feet in an area divided by ~~938~~ **899** dwelling units). The lot size per dwelling is within the range provided in the Village's Comprehensive Plan.

- **POPULATION PROJECTIONS FOR THE NEIGHBORHOOD**: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

  Current population within the Neighborhood:

  - 81 dwelling units
  - 220 persons (which includes an estimated 50 school age children)

  Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

  - ~~938~~ **899** dwelling units
  - ~~2,542~~ **2,437** persons (which includes an estimated ~~575~~ **551** school age children)

  The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning. Pursuant to the information provided by the Kenosha Unified School District a total of ~~393~~ **378** new public school age children are likely to come from this neighborhood at full build-out.

  [*Note: Based on the 2010 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.71 and school age children between the ages of 5 and 19 make up 22.6% of the population. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of new students that will attend public school is 42% of the number of dwelling units*.]

- **ACCESS TO ARTERIAL ROADS**: 94th Avenue is intended to be a collector street extending through the Neighborhood from the future high school site to STH 50. Access to CTH H and to CTH C will be limited with no direct driveway or private roadway access. This roundabout locations within the neighborhood will be further evaluated at the time that development is proposed.

Neighborhood Plan Map 17
Pleasant Farms Neighborhood
Adopted by Plan Commission Resolution #08-07 and Village Board Resolution #08-12 and amendments adopted by Plan Commission Resolution #12-11 and Ord. #12-33.

Neighborhood Plan Map 17
Pleasant Farms Neighborhood amendment
Adopted by Plan Commission Resolution #15-19 and Ord. #15-46.

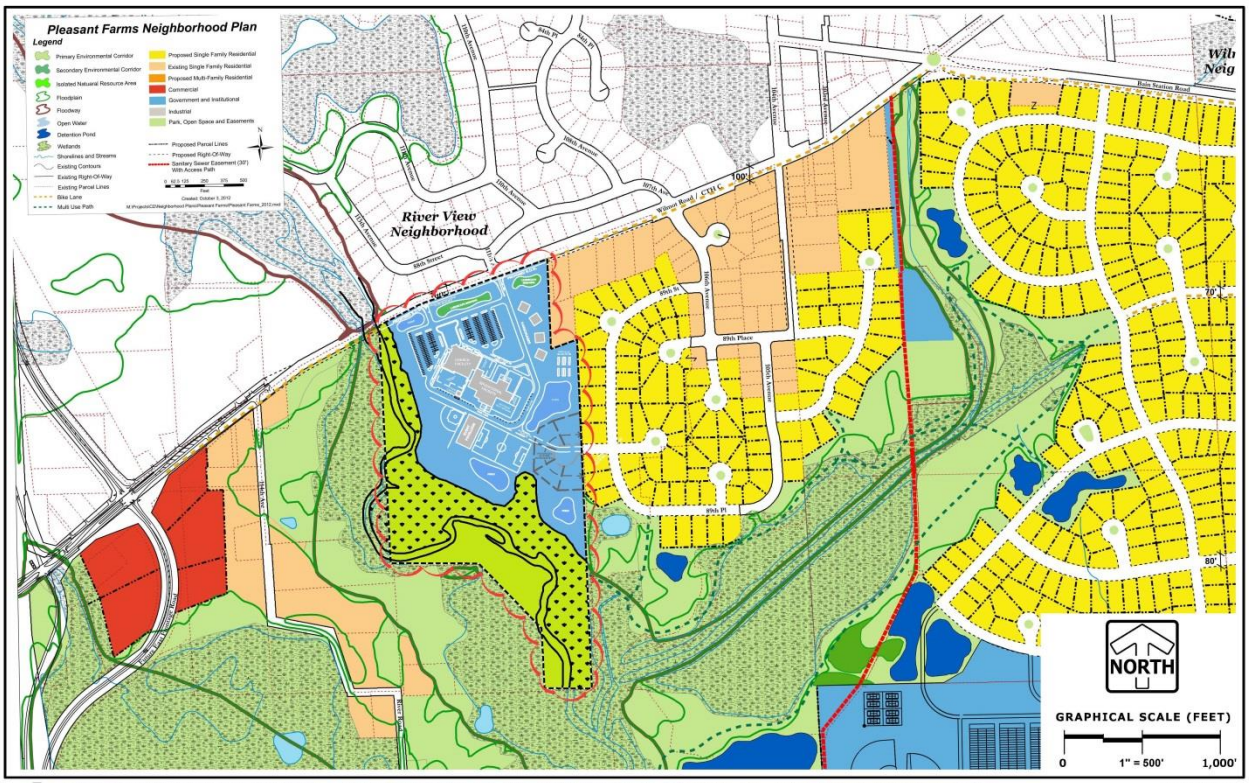
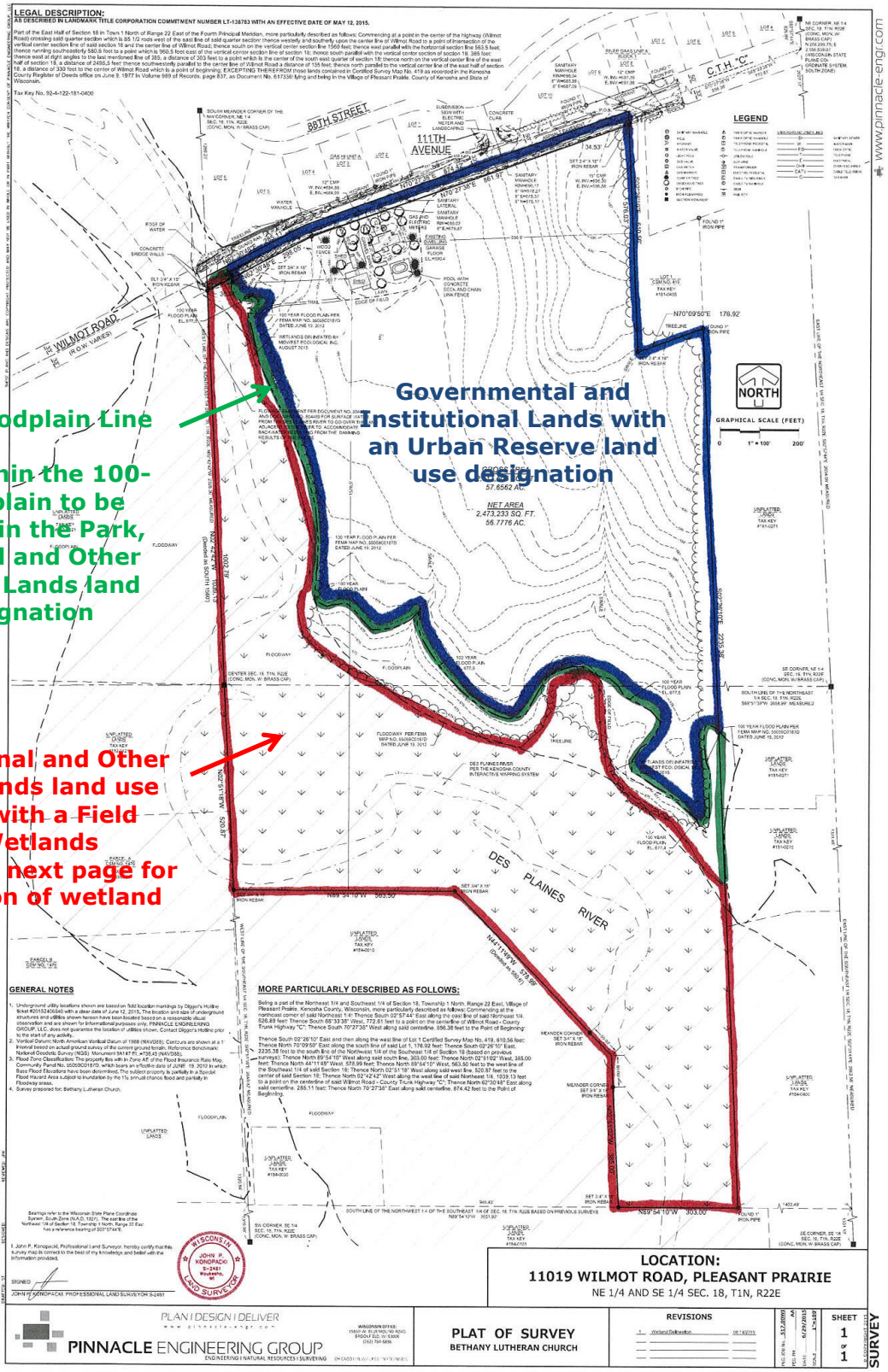


EXHIBIT 2

Amendments to the 2035 Comprehensive Land Use Plan Map 9.9



100-Year Floodplain Line

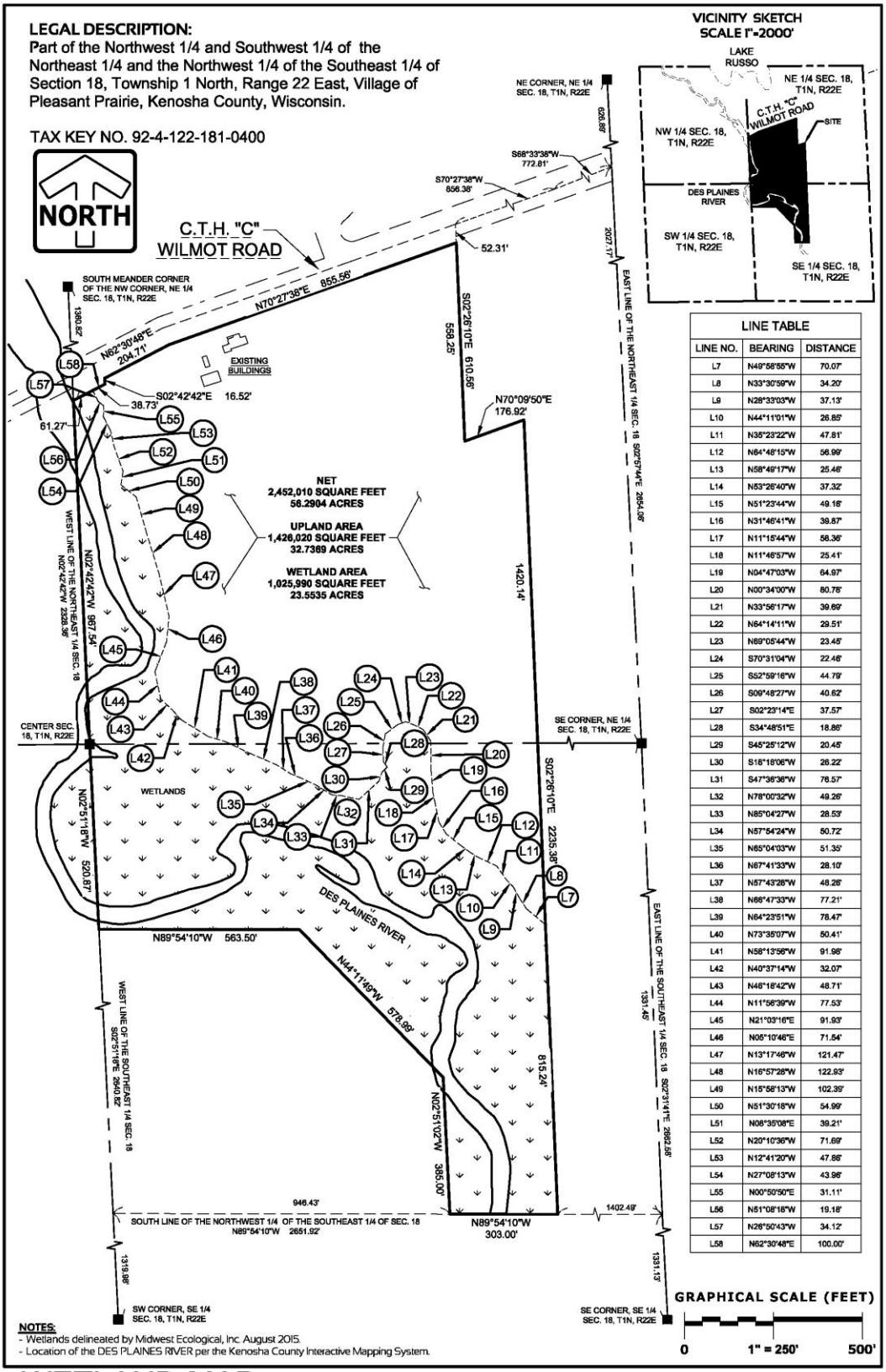
The area within the 100-year floodplain to be located within the Park, Recreational and Other Open Space Lands land use designation

Governmental and Institutional Lands with an Urban Reserve land use designation

Park, Recreational and Other Open Space Lands land use designation with a Field Verified Wetlands designation-See next page for legal description of wetland

LEGAL DESCRIPTION:
Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

TAX KEY NO. 92-4-122-181-0400



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L7	N49°58'55"W	70.07'
L8	N33°30'59"W	34.20'
L9	N28°33'03"W	37.13'
L10	N44°11'01"W	26.85'
L11	N35°23'22"W	47.81'
L12	N84°48'15"W	56.99'
L13	N58°49'17"W	25.46'
L14	N53°26'40"W	37.32'
L15	N51°23'44"W	49.16'
L16	N31°46'41"W	39.87'
L17	N11°15'44"W	58.36'
L18	N11°46'57"W	25.41'
L19	N04°47'03"W	64.97'
L20	N00°34'00"W	80.78'
L21	N33°56'17"W	39.69'
L22	N64°14'11"W	29.51'
L23	N89°05'44"W	23.45'
L24	S70°31'04"W	22.46'
L25	S52°59'16"W	44.79'
L26	S09°48'27"W	40.62'
L27	S02°23'14"E	37.57'
L28	S34°48'51"E	18.86'
L29	S45°25'12"W	20.45'
L30	S18°18'06"W	26.22'
L31	S47°36'36"W	76.57'
L32	N78°00'32"W	49.26'
L33	N85°04'27"W	28.53'
L34	N57°54'24"W	50.72'
L35	N85°04'03"W	51.35'
L36	N67°41'33"W	28.10'
L37	N57°43'28"W	48.26'
L38	N66°47'33"W	77.21'
L39	N64°23'51"W	78.47'
L40	N73°35'07"W	50.41'
L41	N58°13'56"W	91.98'
L42	N40°37'14"W	32.07'
L43	N46°18'42"W	48.71'
L44	N11°56'39"W	77.53'
L45	N21°03'16"E	91.93'
L46	N05°10'46"E	71.54'
L47	N13°17'46"W	121.47'
L48	N16°57'28"W	122.93'
L49	N15°58'13"W	102.39'
L50	N51°30'18"W	54.99'
L51	N08°35'08"E	39.21'
L52	N20°10'36"W	71.69'
L53	N12°41'20"W	47.86'
L54	N27°08'13"W	43.96'
L55	N00°50'50"E	31.11'
L56	N51°08'18"W	19.18'
L57	N26°50'43"W	34.12'
L58	N62°30'48"E	100.00'

GRAPHICAL SCALE (FEET)
0 1" = 250' 500'

NOTES:
- Wetlands delineated by Midwest Ecological, Inc. August 2015.
- Location of the DES PLAINES RIVER per the Kenosha County Interactive Mapping System.

WETLAND MAP

09/15/2015

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM PEG
PLAN | DESIGN | DELIVER
PEG JOB#517.00

Exhibit 2

RECEIVED

OCT 26 2015

PLEASANT PRAIRIE

Filed _____ 20__ Published _____ 20__

Public Hearing _____ 20__ _____ 20__

Fee Paid _____ 20__ Approved _____ 20__

Notices Mailed _____ 20__ Denied _____ 20__

VILLAGE OF PLEASANT PRAIRIE
CONCEPTUAL PLAN APPLICATION

1. Development Name: Bethany Church Campus
2. General Location of Development: 11019 Wilmot Rd
3. Tax Parcel Number(s): 94-4-122-181-0400
4. Number of Lots: 1-6+ Number of Outlots: N/A
5. Size of Development: 57± acres.
6. The Development is proposed to be constructed in Phases: ☒ Yes ☐ No
7. The Development abuts or adjoins a State Trunk Highway: ☐ Yes ☒ No
8. The Development abuts or adjoins a County Trunk Highway or a Kenosha County Park or the Kenosha County Bike Trail: ☒ Yes ☐ No
9. The following number and types of plans shall be submitted with this application:
   - 10 full size sets of Conceptual Plan
   - 1 copy of the Conceptual Plan reduced to 11" by 17"
   - Conceptual Plan application fee
   - 10 sets of Conceptual Engineering Plan
   - Phasing Plan, if applicable
   - Draft of Declarations, Covenant, Restrictions and any Easement Documents
   - Any other information as specified by the Village

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: WPK Farm LLC
Signature: [signature]
Address: 2640 Golf Rd Suite 127
Glenview (City) IL (State) 60025 (Zip)
Phone: (847) 295-5070
Fax: (847) 295-3161
Date 10/23/15

OWNER'S AGENT:

Print Name: Dave Riley
Signature: Dave Riley
Address: 3446 16th Pl.
Kenosha (City) WI (State) 53144 (Zip)
Phone: 262-620-9676 (m)
Fax: 262-605-2102
Date: 10-19-15

Operational plan.

(1) Operational plan requirements. The applicant shall prepare and file as part of the application for site and operational plan approval an operational plan which shall include at least the following information or materials:

(a) A detailed narrative description of the operations, processes and functions of the existing and proposed uses to be conducted in or on the real property constituting the site, together with any diagrams, maps, charts or other visual aids that are helpful in understanding the operations and any potential adverse impacts on neighboring properties.

Bethany Lutheran Church exists to share the good news of Jesus Christ with as many as possible through a variety of avenues. We gather people of all ages for worship, fellowship, and spiritual education. We also look to be an active community partner, offering opportunities to residents for recreation, social interaction and religious instruction. Our nationally accredited K-8 school strives to offer Christian education, character development and enrichment through athletics and the arts. We will also offer early childhood programs, before and after school care and day care for children who are not yet school age.

A list of potential uses/facilities/structures is attached.

We anticipate no adverse impacts to the neighborhood.

(b) A detailed description of the proposed project or activity giving rise to the need for site and operational plan approval and a detailed explanation of how such project or activity relates to the site and to the existing or proposed operations to be conducted in or on the real property constituting the site.

Not Applicable

(c) Gross floor area of the existing building(s) and/or proposed addition.

We anticipate a 20,000 square foot worship facility and a 31,000 square foot school facility.

(d) Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments.

Buildings will typically be in operation and open to the public between the hours of 6 AM and 9 PM. Deliveries are typically made between 8 AM and 5 PM weekdays. Sporadic deliveries may occur on weekends for special events (funerals, weddings, etc.).

The church will be used most intensely on Saturday evenings from 5 to 7 PM and Sunday mornings from 7:30 AM to 12 PM. Weekday evening meetings and programs usually end before 9 PM.

School hours are 8 AM to 3 PM but early school drop-off is permitted beginning at 6 AM and after-school activities typically run to 6 PM and occasionally later.

(e) Anticipated startup and total number of full- and part-time employees.

We anticipate approximately 10 full-time and 5 part-time employees.

(f) Anticipated number of shifts and the anticipated number of employees per shift.

During weekday school hours we anticipate 11-12 employees, fewer before and after and on weekends.

(g) Anticipated maximum number of employees on site at any time of the day.

We anticipate a maximum of 15 employees at any one time.

(h) Number of anticipated students, participants or persons to be gathered in places of assembly, if applicable.

The elementary school population is estimated at 125 students. The church anticipates 50-75 worshipers on Saturday evenings and 325-350 on typical Sunday mornings.

(i) Number of parking spaces required per this chapter and the method used to calculate such number.

In review of the multiple uses, it appears as the Church Restriction will require the highest/peak parking count requirement.

Section 420-50 - Church or Synagogue: 1 space per 4 seats in the principal place of worship

Assuming 273 stalls are provided, the parking could support a peak of 1,092 seating/capacity for events/services/activities.

(j) Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped accessible spaces to be stated separately).

Existing: 0 **Proposed:** 273 (as currently illustrated) **ADA:** As required by law

Given the conceptual nature of the buildings/facilities, the parking will be adjusted to meet ordinance requirements upon evolution of the concept to final plans. The site design has adequate area to add/subtract parking as needed to accommodate final parking count requirements.

(k) Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks).

We anticipate the following number of automobile trips to and from the site:

- Weekdays – 170 trips
- Saturday - 60 trips
- Sunday – 350 trips

(l) Anticipated daily average and maximum potential number of truck trips to and from the site.

We anticipate the following number of truck trips to and from the site:

- Weekdays – 10 trips
- Weekends – 4 trips

(m) Types and quantities of goods and materials to be made, used or stored on site.

We will only store and use supplies typical for a church and elementary school.

(n) Types of equipment or machinery to be used on site.

We will only use equipment and machinery typical for a church and elementary school.

(o) Types and quantities of solid or liquid waste materials which will require disposal.

Not applicable

(p) Method of handling, storing and disposing of solid or liquid waste materials.

Not applicable

(q) Methods of providing site and building security other than the Village Police Department.

Facilities will have electronic doors and interior and exterior camera surveillance.

(r) Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well cared for and attractive condition.

As is typical of churches, we will employ a combination of voluntary and paid help.

(s) Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts.

We anticipate no adverse impacts to the neighborhood.

(t) A list of all local, Kenosha County (highway access), State and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval. Provide copies of such permits and approvals that have been obtained.

We are not aware that any approvals or permits are required outside of those required by the Village of Pleasant Prairie for purposes of new building construction.

(2) Operational plan standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the operational plan:

(a) No use shall be conducted in such a way as to constitute a public or private nuisance.

(b) No use shall be conducted in such a way as to violate any of the performance standards set out in § 420-38 of this chapter.

(c) (reserved)

(d) No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.

(e) All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well cared for and attractive condition.

(f) Within a building, any provision of live entertainment in connection with a business or club use involving the selling or service of alcoholic beverages shall comply with the following restrictions:

[1] Live entertainment shall be provided only on a raised platform that is not less than 23 inches higher than the elevation of the surrounding floor surfaces where customers, members or their guests are sitting, standing or dancing;

[2] Customers, members or their guests shall at all times be separated from the raised platform on which live entertainment is being provided by a distance of not less than four feet and a physical barrier to mark and enforce such separation distance; and

[3] There shall be no touching of any kind between entertainers and customers, members or their guests.

(g) No proposed new or expanded use shall be permitted to create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

(h) Indoor pyrotechnic displays are prohibited.

Church
- Sanctuary
- Chapel
- Fellowship / Gathering Area
- Educational Wing
- Office / Counseling Areas
- Conference Center
  - Wedding
  - Funeral
  - Shower
  - Event Rental
- Bookstore
- Coffee Area

School
- K-8 Classrooms
- Specialty Classrooms
- Library
- Offices
- Cafeteria
- Gym / Rec Center
- Auditorium
- Before / After School Care

Early Childhood Center
- Infant / Toddler Day Care
- K3 & K4 Preschool

Adult / Special Needs Day Care

Parsonage / Teacherage (3-4 Single-family Dwellings)

Outdoor
- Playgrounds
- Sports Fields
- Event Pavillion
- Walking / Jogging Trails
- Garden
- Equipment Garage
- Mausoleum

Uses That Will Not Be Engaged In
- Community-Based Residential Facility
- Homeless Shelter
- Mental Health Clinic

BETHANY LUTHERAN CHURCH - CONCEPT SITE LAYOUT (v3)

10/16/2015

PINNACLE ENGINEERING GROUP

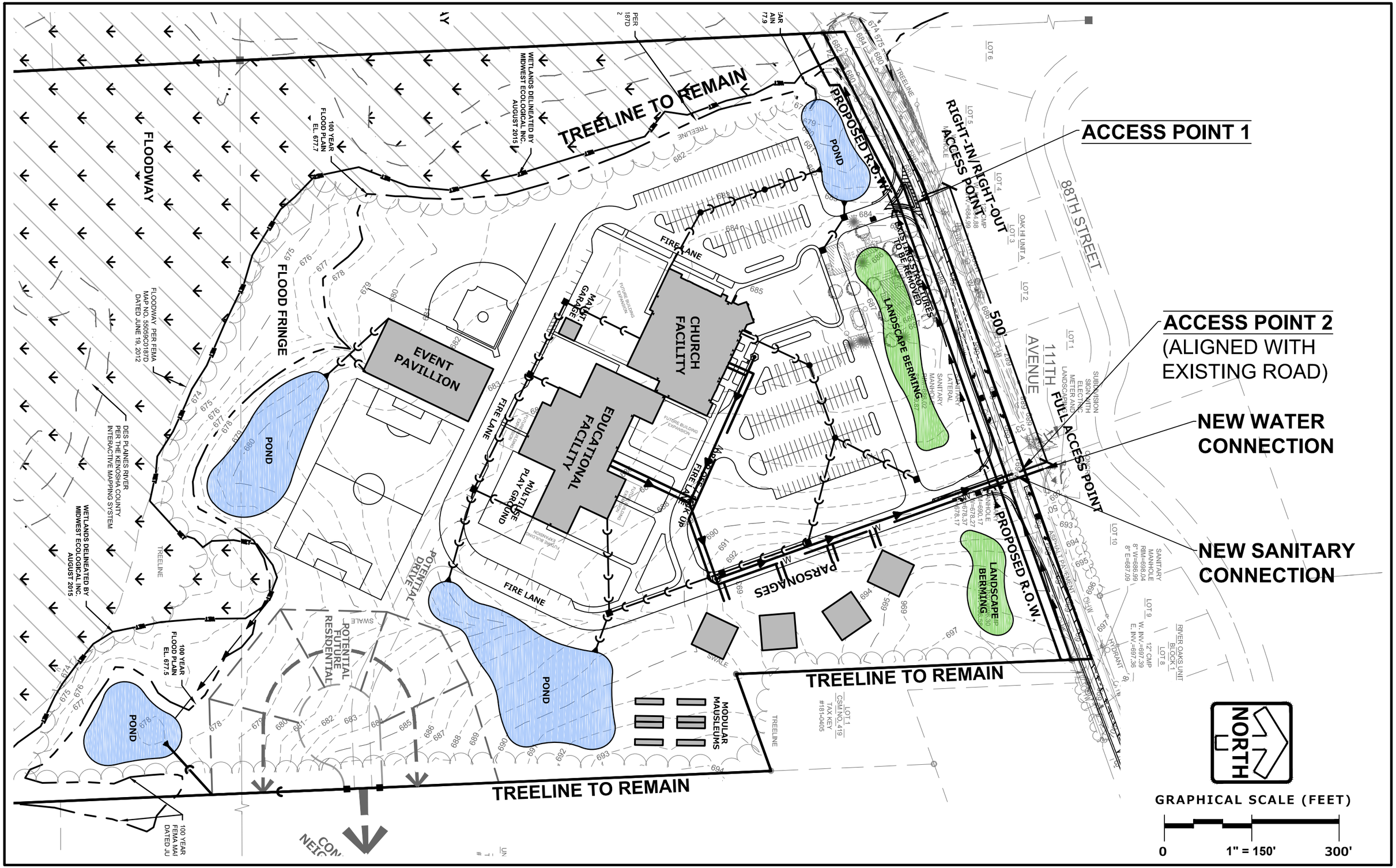
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 200' 400'



BETHANY CHURCH - ENGINEERING CONCEPT LAYOUT

10/16/2015

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

Exhibit 3

RECEIVED
OCT 26 2015
PLEASANT PRAIRIE

VILLAGE OF PLEASANT PRAIRIE
Wisconsin Award for Municipal Excellence

Filed _____ 20__ Published _____ 20__
Public Hearing _____ 20__ _____ 20__
Fee Paid _____ 20__ Approved _____ 20__
Notices Mailed _____ 20__ Denied _____ 20__

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
ZONING MAP AND TEXT AMENDMENT APPLICATION

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

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

It is petitioned that the following described property be rezoned from the present A-2 _____ District(s) to I-2 (AGO)/C-1/F.P.O District(s). The property petitioned to be rezoned is located at: 11019 Wilmot Rd (address) and is legally described as follows: Please refer to attached DRAFT CSM

Tax Parcel Number(s): 94-4-122-181-0400

The proposed use for this property is: Institutional or religious campus with worship, educational, recreational facilities to support its congregation

Petitioner's interest in the requested rezoning: Contract Land Purchaser

Compatibility with adjacent land uses: _____

I (We) are also requesting a Zoning Text Amendment to amend Section _____ of the Village Zoning Ordinance.

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

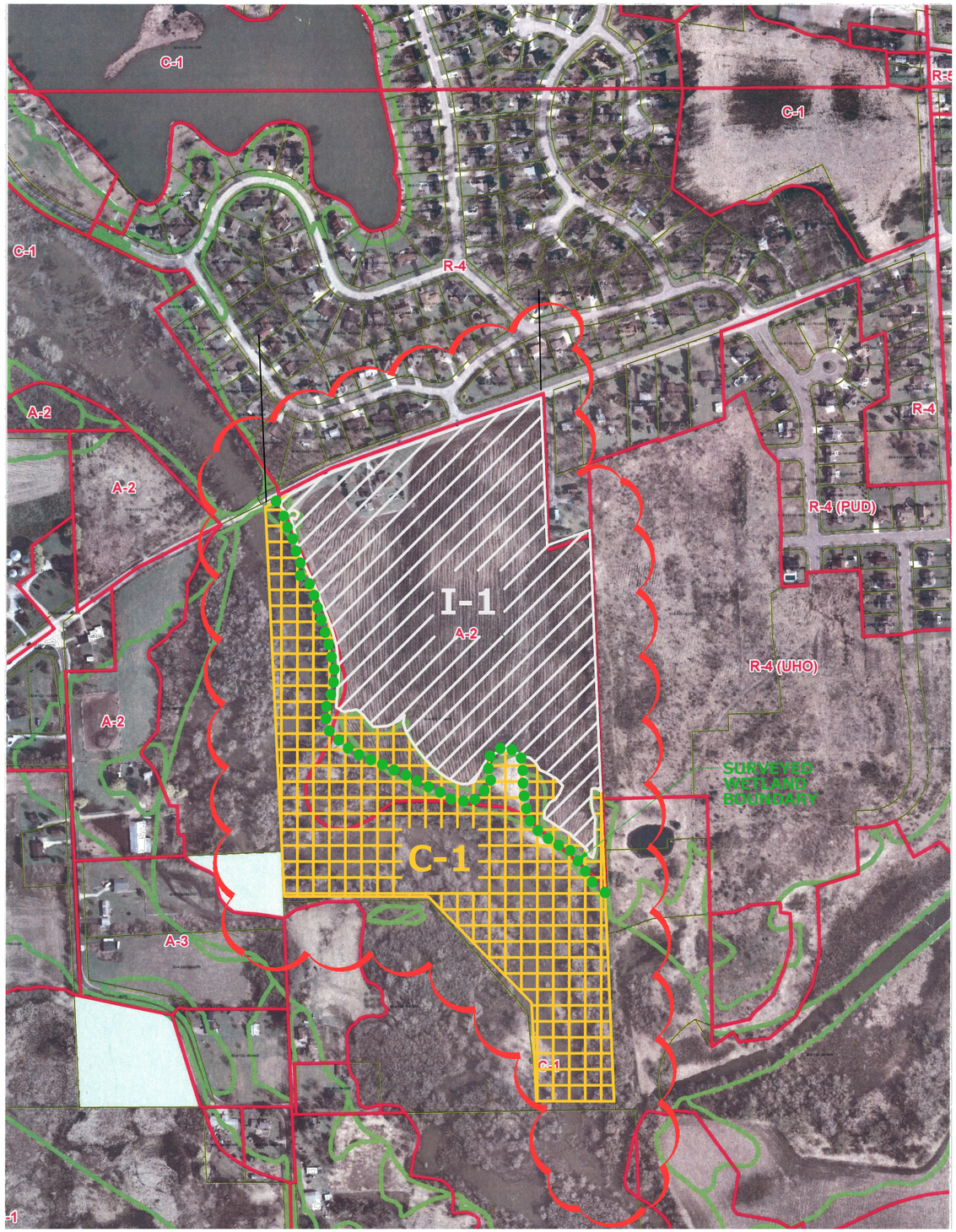
I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: VPX Farm LLC
Signature: [signature]
Address: 2640 Golf Rd Suite 127
Glenview (City) IL (State) 60025 (Zip)
Phone: 847-295-5070
Fax: 847-295-3161
Email: _____
Date 10/23/15

OWNER'S AGENT:

Print Name: Dave Riley
Signature: Dave Riley
Address: 3446 16th A.
Kenosha (City) WI. (State) 53144 (Zip)
Phone: 262-620-9076 (m)
Fax: 262-605-2102
Email: daver@rileycon.com
Date: 10-19-15



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 500' 1,000'

BETHANY CHURCH - PROPOSED ZONING MAP

10/16/2015

PINNACLE ENGINEERING GROUP

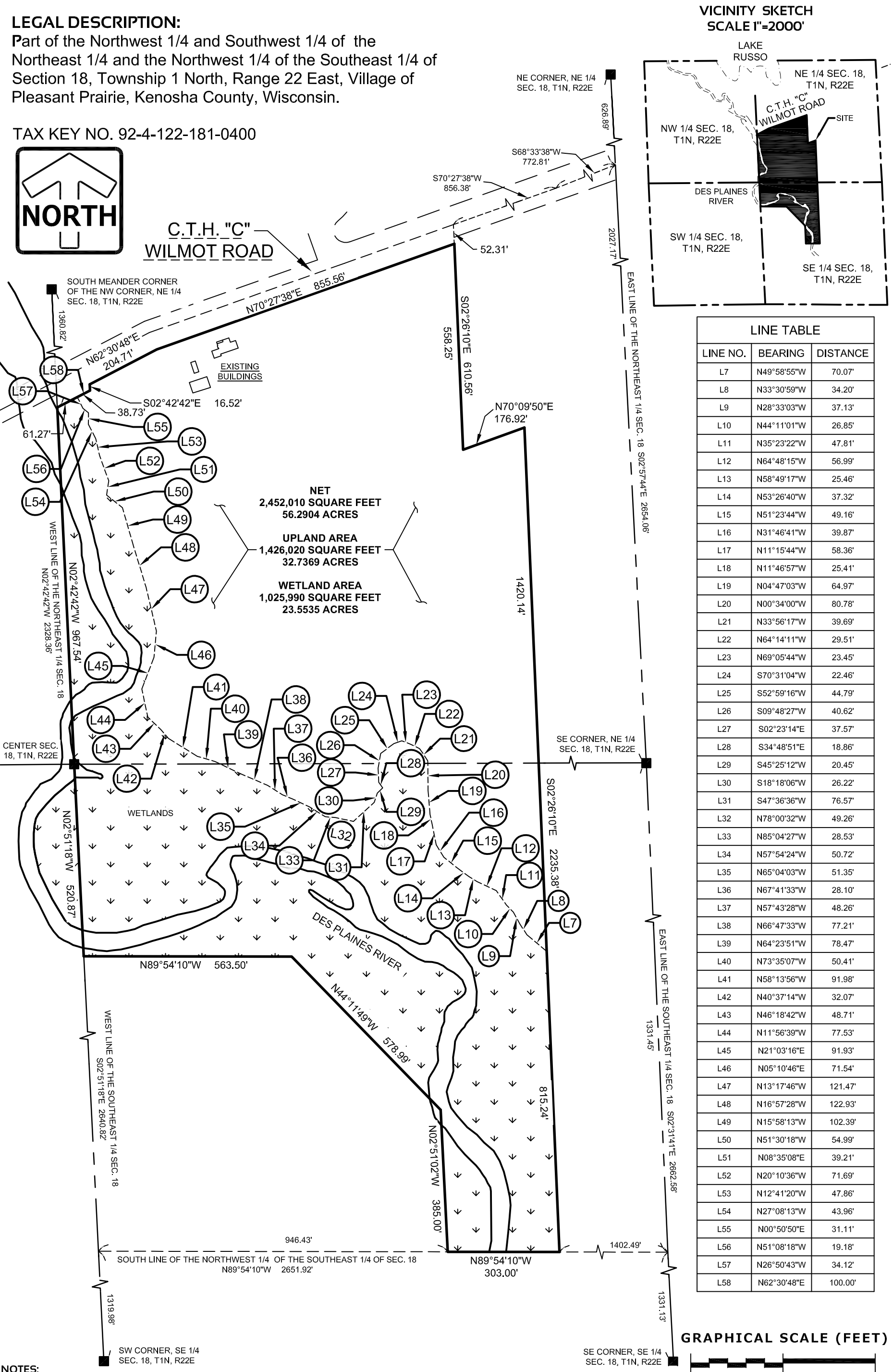
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

LEGAL DESCRIPTION:

Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

TAX KEY NO. 92-4-122-181-0400



VICINITY SKETCH
SCALE 1"=2000'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L7	N49°58'55"W	70.07'
L8	N33°30'59"W	34.20'
L9	N28°33'03"W	37.13'
L10	N44°11'01"W	26.85'
L11	N35°23'22"W	47.81'
L12	N64°48'15"W	56.99'
L13	N58°49'17"W	25.46'
L14	N53°26'40"W	37.32'
L15	N51°23'44"W	49.16'
L16	N31°46'41"W	39.87'
L17	N11°15'44"W	58.36'
L18	N11°46'57"W	25.41'
L19	N04°47'03"W	64.97'
L20	N00°34'00"W	80.78'
L21	N33°56'17"W	39.69'
L22	N64°14'11"W	29.51'
L23	N69°05'44"W	23.45'
L24	S70°31'04"W	22.46'
L25	S52°59'16"W	44.79'
L26	S09°48'27"W	40.62'
L27	S02°23'14"E	37.57'
L28	S34°48'51"E	18.86'
L29	S45°25'12"W	20.45'
L30	S18°18'06"W	26.22'
L31	S47°36'36"W	76.57'
L32	N78°00'32"W	49.26'
L33	N85°04'27"W	28.53'
L34	N57°54'24"W	50.72'
L35	N65°04'03"W	51.35'
L36	N67°41'33"W	28.10'
L37	N57°43'28"W	48.26'
L38	N66°47'33"W	77.21'
L39	N64°23'51"W	78.47'
L40	N73°35'07"W	50.41'
L41	N58°13'56"W	91.98'
L42	N40°37'14"W	32.07'
L43	N46°18'42"W	48.71'
L44	N11°56'39"W	77.53'
L45	N21°03'16"E	91.93'
L46	N05°10'46"E	71.54'
L47	N13°17'46"W	121.47'
L48	N16°57'28"W	122.93'
L49	N15°58'13"W	102.39'
L50	N51°30'18"W	54.99'
L51	N08°35'08"E	39.21'
L52	N20°10'36"W	71.69'
L53	N12°41'20"W	47.86'
L54	N27°08'13"W	43.96'
L55	N00°50'50"E	31.11'
L56	N51°08'18"W	19.18'
L57	N26°50'43"W	34.12'
L58	N62°30'48"E	100.00'

GRAPHICAL SCALE (FEET)

0 1" = 250' 500'

NOTES:
- Wetlands delineated by Midwest Ecological, Inc. August 2015.
- Location of the DES PLAINES RIVER per the Kenosha County Interactive Mapping System.

WETLAND MAP

09/15/2015

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM PEG

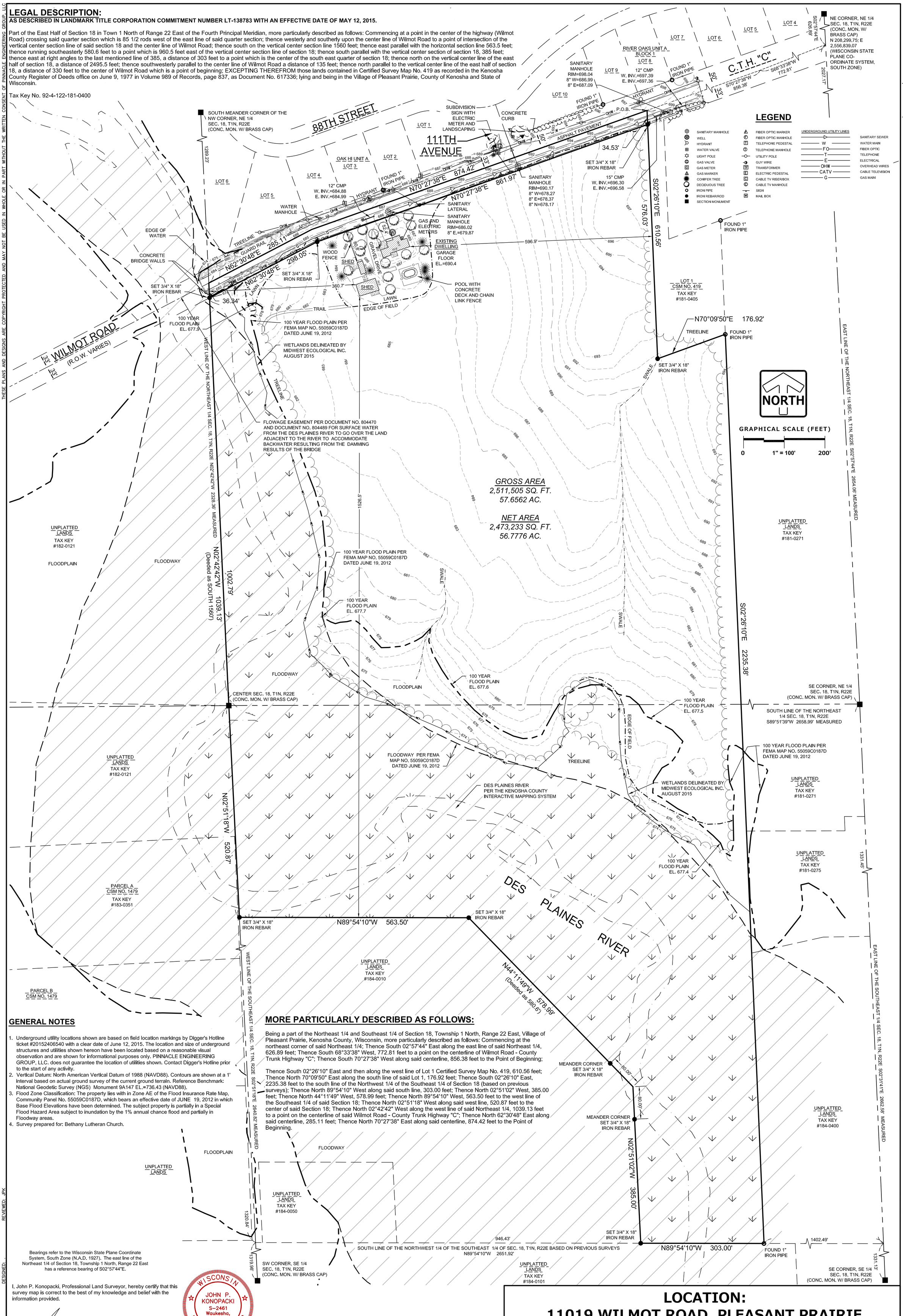
PLAN | DESIGN | DELIVER
PEG JOB#517.00

LEGAL DESCRIPTION:

AS DESCRIBED IN LANDMARK TITLE CORPORATION COMMITMENT NUMBER LT-138783 WITH AN EFFECTIVE DATE OF MAY 12, 2015.

Part of the East Half of Section 18 in Town 1 North of Range 22 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at a point in the center of the highway (Wilmot Road) crossing said quarter section which is 85 1/2 rods west of the east line of said quarter section; thence westerly and southerly upon the center line of Wilmot Road to a point of intersection of the vertical center section line of said section 18 and the center line of Wilmot Road; thence south on the vertical center section line 1560 feet; thence east parallel with the horizontal section line 563.5 feet; thence running southeasterly 580.6 feet to a point which is 960.5 feet east of the vertical center section line of section 18; thence south parallel with the vertical center section of section 18, 385 feet; thence east at right angles to the last mentioned line of 385, a distance of 303 feet to a point which is the center of the south east quarter of section 18; thence north on the vertical center line of the east half of section 18, a distance of 2495.5 feet; thence southwesterly parallel to the center line of Wilmot Road a distance of 135 feet; thence north parallel to the vertical center line of the east half of section 18, a distance of 330 feet to the center of Wilmot Road which is a point of beginning; EXCEPTING THEREFROM those lands contained in Certified Survey Map No. 419 as recorded in the Kenosha County Register of Deeds office on June 9, 1977 in Volume 989 of Records, page 837, as Document No. 617336; lying and being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin.

Tax Key No. 92-4-122-181-0400



GENERAL NOTES

1. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20152406540 with a clear date of June 12, 2015. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
2. Vertical Datum: North American Vertical Datum of 1988 (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: National Geodetic Survey (NGS) Monument 9A147 EL.=736.43 (NAVD88).
3. Flood Zone Classification: The property lies with in Zone AE of the Flood Insurance Rate Map, Community Panel No. 55059C0187D, which bears an effective date of JUNE 19, 2012 in which Base Flood Elevations have been determined. The subject property is partially in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood and partially in Floodway areas.
4. Survey prepared for: Bethany Lutheran Church.

Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 18, Township 1 North, Range 22 East has a reference bearing of S02°57'44"E.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided.

SIGNED

JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a part of the Northeast 1/4 and Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, more particularly described as follows: Commencing at the northeast corner of said Northeast 1/4; Thence South 02°57'44" East along the east line of said Northeast 1/4, 626.89 feet; Thence South 68°33'38" West, 772.81 feet to a point on the centerline of Wilmot Road - County Trunk Highway "C"; Thence South 70°27'38" West along said centerline, 856.38 feet to the Point of Beginning;

Thence South 02°26'10" East and then along the west line of Lot 1 Certified Survey Map No. 419, 610.56 feet; Thence North 70°09'50" East along the south line of said Lot 1, 176.92 feet; Thence South 02°26'10" East, 2235.38 feet to the south line of the Northwest 1/4 of the Southeast 1/4 of Section 18 (based on previous surveys); Thence North 89°54'10" West along said south line, 303.00 feet; Thence North 02°51'02" West, 385.00 feet; Thence North 44°11'49" West, 578.99 feet; Thence North 89°54'10" West, 563.50 feet to the west line of the Southeast 1/4 of said Section 18; Thence North 02°51'18" West along said west line, 520.87 feet to the center of said Section 18; Thence North 02°42'42" West along the west line of said Northeast 1/4, 1039.13 feet to a point on the centerline of said Wilmot Road - County Trunk Highway "C"; Thence North 62°30'48" East along said centerline, 285.11 feet; Thence North 70°27'38" East along said centerline, 874.42 feet to the Point of Beginning.

LOCATION:
11019 WILMOT ROAD, PLEASANT PRAIRIE
NE 1/4 AND SE 1/4 SEC. 18, T1N, R22E

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE : NATIONWIDE
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

PLAT OF SURVEY
BETHANY LUTHERAN CHURCH

REVISIONS

1	Wetland Delineation	08/14/2015

PEG JOB No. 517.00WI | PEG PM AA | DATE 6/29/2015 | SCALE 1"=100'

SHEET 1 OF 1

SURVEY

REVIEWED: JPK
DESIGNED: .
DRAFTED: ST

ORD. # 15-47

**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 subject property located at 11019 Wilmot Road and known as Lot 1 of CSM _____ is located in U.S. Public Land Survey Section 18, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-181-0400 is hereby rezoned as follows: 1) the field delineated wetlands as shown and legally described on ***Exhibit 1*** are rezoned into the C-1, Lowland Resource Conservancy District; and 2) the non-wetland areas on the property are rezoned into the I-1 (AGO), Institutional District with a General Agricultural Overlay District. All other Overlay Districts will remain unchanged on the property.

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 14th day of December, 2015.

VILLAGE BOARD OF TRUSTEES

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane M. Romanowski
Village Clerk

Posted:_____

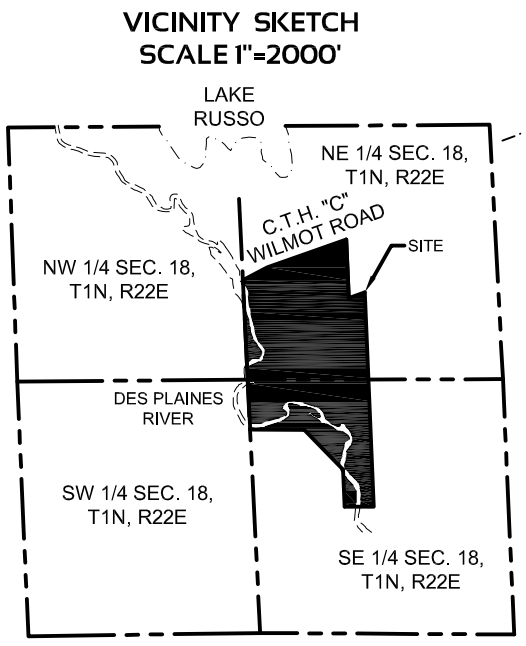
47-Bethany wetland

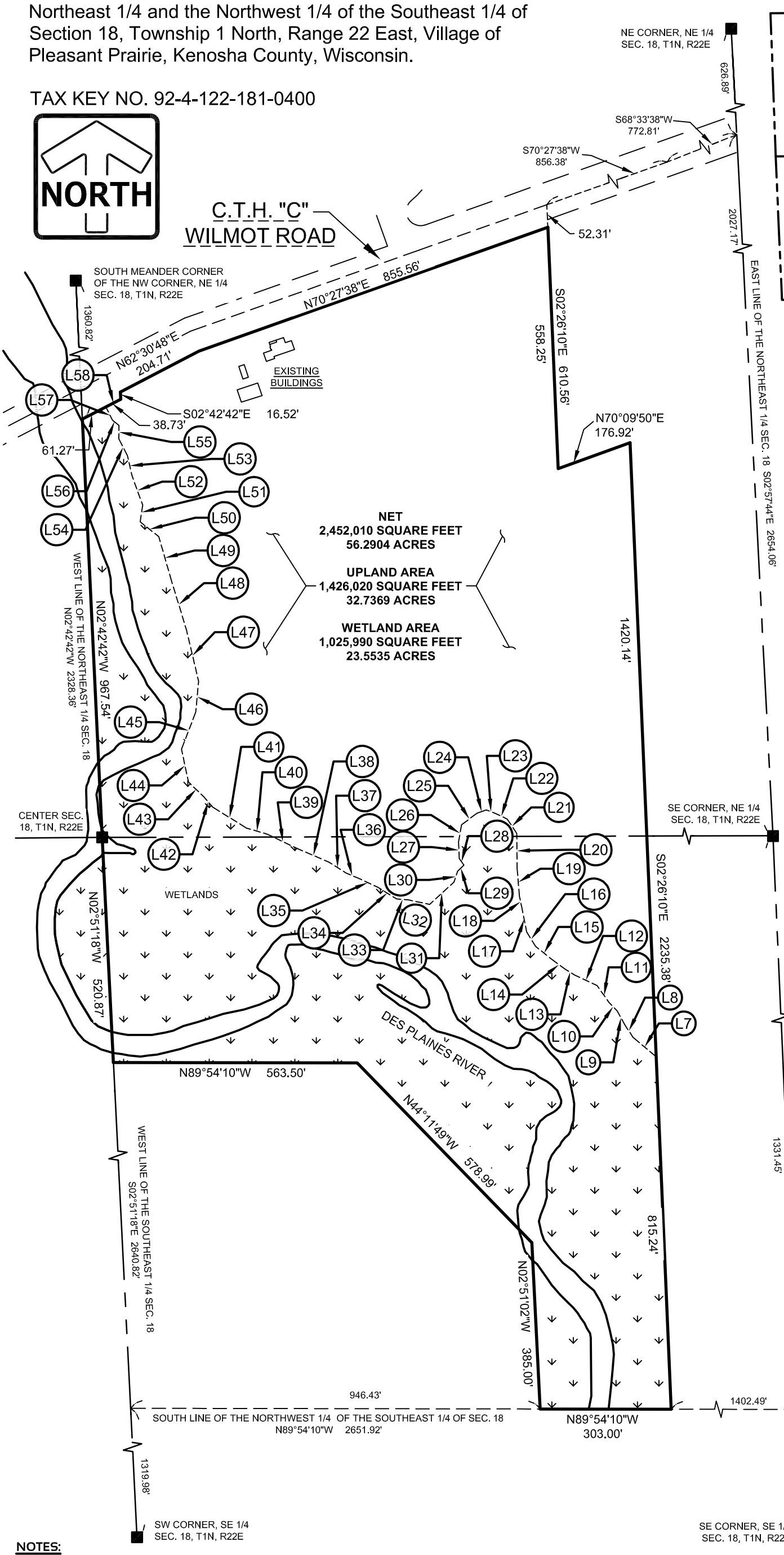
Exhibit 1
Ord. #15-47

LEGAL DESCRIPTION:

Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

TAX KEY NO. 92-4-122-181-0400





LINE TABLE		
LINE NO.	BEARING	DISTANCE
L7	N49°58'55"W	70.07'
L8	N33°30'59"W	34.20'
L9	N28°33'03"W	37.13'
L10	N44°11'01"W	26.85'
L11	N35°23'22"W	47.81'
L12	N64°48'15"W	56.99'
L13	N58°49'17"W	25.46'
L14	N53°26'40"W	37.32'
L15	N51°23'44"W	49.16'
L16	N31°46'41"W	39.87'
L17	N11°15'44"W	58.36'
L18	N11°46'57"W	25.41'
L19	N04°47'03"W	64.97'
L20	N00°34'00"W	80.78'
L21	N33°56'17"W	39.69'
L22	N64°14'11"W	29.51'
L23	N69°05'44"W	23.45'
L24	S70°31'04"W	22.46'
L25	S52°59'16"W	44.79'
L26	S09°48'27"W	40.62'
L27	S02°23'14"E	37.57'
L28	S34°48'51"E	18.86'
L29	S45°25'12"W	20.45'
L30	S18°18'06"W	26.22'
L31	S47°36'36"W	76.57'
L32	N78°00'32"W	49.26'
L33	N85°04'27"W	28.53'
L34	N57°54'24"W	50.72'
L35	N65°04'03"W	51.35'
L36	N67°41'33"W	28.10'
L37	N57°43'28"W	48.26'
L38	N66°47'33"W	77.21'
L39	N64°23'51"W	78.47'
L40	N73°35'07"W	50.41'
L41	N58°13'56"W	91.98'
L42	N40°37'14"W	32.07'
L43	N46°18'42"W	48.71'
L44	N11°56'39"W	77.53'
L45	N21°03'16"E	91.93'
L46	N05°10'46"E	71.54'
L47	N13°17'46"W	121.47'
L48	N16°57'28"W	122.93'
L49	N15°58'13"W	102.39'
L50	N51°30'18"W	54.99'
L51	N08°35'08"E	39.21'
L52	N20°10'36"W	71.69'
L53	N12°41'20"W	47.86'
L54	N27°08'13"W	43.96'
L55	N00°50'50"E	31.11'
L56	N51°08'18"W	19.18'
L57	N26°50'43"W	34.12'
L58	N62°30'48"E	100.00'

GRAPHICAL SCALE (FEET)
0 1" = 250' 500'

NOTES:
- Wetlands delineated by Midwest Ecological, Inc. August 2015.
- Location of the DES PLAINES RIVER per the Kenosha County Interactive Mapping System.

WETLAND MAP

09/15/2015

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM PEG
PLAN | DESIGN | DELIVER
PEG JOB#517.00

Exhibit 4

VILLAGE OF PLEASANT PRAIRIE

RECEIVED

OCT 26 2015

PLEASANT PRAIRIE

Filed ____________ 20__
Fee Paid ____________ 20__
PC Meeting Date ____________ 20__
VB Meeting Date ____________ 20
Approved ____________ 20__
Denied ____________ 20__

VILLAGE OF PLEASANT PRAIRIE
CERTIFIED SURVEY MAP APPLICATION

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

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

It is petitioned that the following described property be subdivided with a Certified Survey Map (CSM)

The property petitioned to be subdivided is located at: 11019 Wilmot Rd

and is legally described as follows: Please refer to attached DRAFT CSM.

Tax Parcel Number(s): 94-4-122-181-0400

The property abuts or adjoins a State Trunk Highway	☐ Yes	☒ No
The property abuts or adjoins a County Trunk Highway	☒ Yes	☐ No
Municipal Sanitary Sewer is available to service said properties	☒ Yes	☐ No
Municipal Water is available to service said properties	☒ Yes	☐ No

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 additional information that 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: VPX Farm LLC
Signature: [signature] member
Address: 2640 Golf Rd Suite 127
Glenview (City) IL (State) 60025 (Zip)
Phone: (847) 295-5070
Fax: 847-295-3161
Date 10/23/15

OWNER'S AGENT:

Print Name: Dave Riley
Signature: [signature]
Address: 3446 16th Pl.
Kenosha (City) WI (State) 53144 (Zip)
Phone: 262-620-9676 (m)
Fax: 262-605-2102
Date: 10-19-15

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

OCTOBER 12, 2015

GRAPHICAL SCALE (FEET)

0 — 1" = 400' — 800'

SEE SHEET 2 OF 4 FOR NOTES AND VICINITY SKETCH

LEGEND:
- ◎ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rebar

Subject Property
Tax Key Number:92-4-122-181-0400
Zoned: A2 - General Agricultural District
C1 - Lowland Resource Conservancy District

NE CORNER, NE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP) N 208,299.75 E 2,556,839.07

S68°33'38"W 772.81'
S70°27'38"W 856.38'
626.89'
2027.17'

111TH AVENUE (R.O.W. VARIES)
RIVER OAKS UNIT A BLOCK 1
OAK HI UNIT A
LOT 10
LOT 5
LOT 1 CSM NO. 419
50'
33'

SOUTH MEANDER CORNER OF THE NW CORNER, NE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)
1289.23'

C.T.H. "C" WILMOT ROAD (R.O.W. VARIES)

L1 L2 L3 L4 L5 L6

52.31'
S02°26'10"E 610.56'
558.25'
50' EXISTING BUILDINGS
35.4'
65'
71.59'

N70°09'50"E 176.92'

DEDICATED FOR PUBLIC RIGHT OF WAY
WILMOT ROAD
59,495 SQ. FT.
1.3658 AC.

LOT 1
2,452,010 SQ. FT.
56.2904 AC.

100 YEAR FLOOD PLAIN PER FEMA MAP NO. 55059C0187D DATED JUNE 19, 2012

EAST LINE OF THE NORTHEAST 1/4 SEC. 18 S02°57'44"E 2654.06'

S02°26'10"E 2235.38'

N02°42'42"W 1039.13'
967.54'
WEST LINE OF THE NORTHEAST 1/4 SEC. 18 N02°42'42"W 2328.36'

UNPLATTED LANDS

Prepared for:
VPX FARM LLC
2640 Golf Road Suite 127
Glenview, IL 60025

SOUTH LINE OF THE NORTHEAST 1/4 SEC. 18 S89°51'39"W 2658.99'

CENTER SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

SE CORNER, NE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

WETLANDS

N02°51'18"W 520.87'

PARCEL A CSM NO. 1479

N89°54'10"W 563.50'

DES PLAINES RIVER

N44°11'49"W 578.99'
498.99'
80.00'

WITNESS CORNER

WEST LINE OF THE SOUTHEAST 1/4 SEC. 18 S02°51'18"E 2640.82'

EAST LINE OF THE SOUTHEAST 1/4 SEC. 18 S02°31'41"E
1331.45'

N02°51'02"W 385.00'
946.43'
305.00'
80.00'

1402.49'

SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 18 N89°54'10"W 2651.92'

N89°54'10"W 303.00'

1319.98'
1331.13'
2662.58'

SW CORNER, SE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

SE CORNER, SE 1/4 SEC. 18, T1N, R22E (CONC. MON. W/ BRASS CAP)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N62°30'48"E	285.11'
L2	N70°27'38"E	874.42'
L3	S70°27'38"W	855.56'
L4	S62°30'48"W	204.71'
L5	S02°42'42"E	16.52'
L6	S62°30'48"W	100.00'

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northeast 1/4 of Section 18, Township 1 North, Range 22 East has a reference bearing of S02°57'44"E.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PEG JOB#517.00WI

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

SURVEYOR'S CERTIFICATE

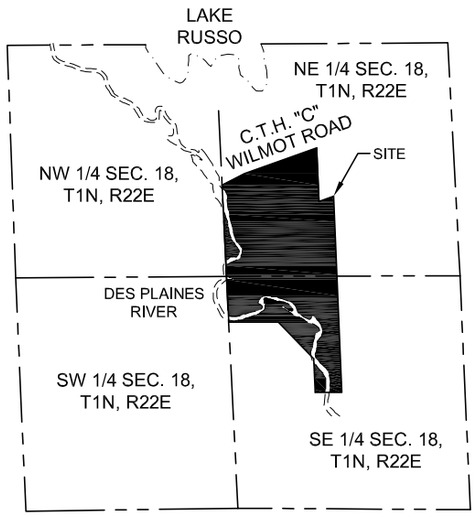
STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and dedicated that part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Northeast 1/4;
Thence South 02°57'44" East along the east line of said Northeast 1/4, 626.89 feet;
Thence South 68°33'38" West, 772.81 feet to a point on the centerline of Wilmot Road - County Trunk Highway "C";
Thence South70°27'38" West along said centerline, 856.38 feet to the Point of Beginning;

VICINITY SKETCH
SCALE 1"=2000'



Thence South 02°26'10" East and then along the west line of Lot 1 Certified Survey Map No. 419, 610.56 feet;
Thence North 70°09'50" East along the south line of said Lot 1, 176.92 feet;
Thence South 02°26'10" East, 2235.38 feet to the south line of the Northwest 1/4 of the Southeast 1/4 of Section 18;
Thence North 89°54'10" West along said south line, 303.00 feet;
Thence North 02°51'02" West, 385.00 feet;
Thence North 44°11'49" West, 578.99 feet;
Thence North 89°54'10" West, 563.50 feet to the west line of the Southeast 1/4 of said Section 18;
Thence North 02°51'18" West along said west line, 520.87 feet to the center of said Section 18;
Thence North 02°42'42" West along the west line of said Northeast 1/4, 1039.13 feet to a point on the centerline of said Wilmot Road - County Trunk Highway "C";
Thence North 62°30'48" East along said centerline, 285.11 feet;
Thence North 70°27'38" East along said centerline, 874.42 feet to the Point of Beginning.

Said lands containing 2,511,505 square feet (57.6562 acres) Gross and 2,452,010 square feet (56.2904 acres) Net of land, more or less.

Dedicating 59,495 square feet (1.3658 acres) of the Northerly portion of subject property, as graphically shown, for public right of way purposes.

That I have made such survey, land division and map by the direction of VPX FARM, LLC., owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Pleasant Prairie Land Division Ordinance in surveying, mapping, dedicating and dividing the same.

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

Date: OCTOBER 12, 2015

John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundreth of a foot.
- All angular measurements have been made to the nearest one second.
- Vertical Datum: North American Vertical Datum of 1988 (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: National Geodetic Survey (NGS) Monument 9A147 EL.=736.43 (NAVD88).
- Flood Zone Classification: The property lies with in Zone AE of the Flood Insurance Rate Map, Community Panel No. 55059C0187D, which bears an effective date of JUNE 19, 2012 in which Base Flood Elevations have been determined. The subject property is partially in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood and partially in Floodway areas.
- Property serviced by municipal sanitary sewer.
- Location of the DES PLAINES RIVER per the Kenosha County Interactive Mapping System.
- Wetlands delineated by Midwest Ecological, Inc. August 2015.
  - Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

VPX FARM, LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, mapped and dedicated as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said VPX FARM, LLC. has caused these presents to be signed by _____, at _____, _____County, State of _____, on this _____ day of _____ , 2015.

In the presence of: VPX FARM, LLC.

_____

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2015, _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey map and does hereby consent to the above certification of owners.

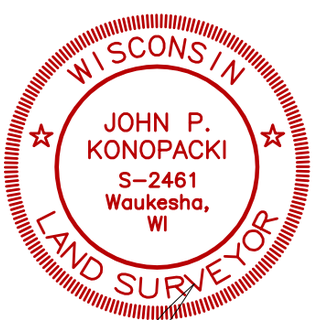
IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 2015.

_____ _____
Date President

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2015, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



OCTOBER 12, 2015

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____ , 2015.

_____ _____

Date John Steinbrink, Village President

_____ _____

Date Jane M. Romanowski, Village Clerk

VILLAGE BOARD APPROVAL

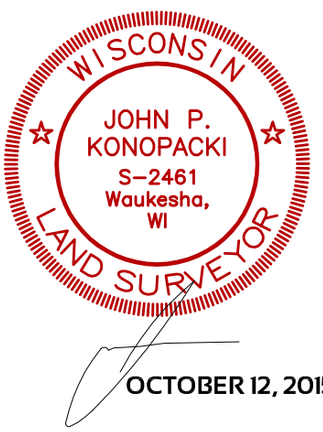
Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this _____ day of _____ , 2015.

_____ _____

Date John Steinbrink, Village President

_____ _____

Date Jane M. Romanowski, Village Clerk



OCTOBER 12, 2015

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

CTH C Shared Use Path (3736-06-00)

Kick-off Meeting
Monday, November 16th 11:00 am-12:00 pm, Conference Room
Kenosha County Public Works Building (19600 75th Street, Bristol WI 53104)

1. Introductions/Sign in-In attendance:
   - Gary Sipsma - Director of Kenosha County Highways
   - Ron Schildt - DPW Transportation Engineer
   - Matt Fineour - Village Engineering – Pleasant Prairie
   - Lynda Fink - CORRE, INC.
   - Eric Andritsch - CORRE, INC.

2. Project Overview (*attached to agenda)
   a. Corridor location
      - Approximately 1 mile, 10' wide, paved shared use path along CTH C. Path will remain within R/W to the greatest extent feasible, but will require strip takings along the roadway (regardless of side) based on the narrow R/W along much of the roadway. At this point, there are positives and negatives to each side of the roadway. More detailed field review of potential impacts with trees, drainage and residential setback impacts as well as the PIM input will factor into the final decision.
   b. Bridge
      - A new shared use path structure will be required across the Des Plaines River (regardless of side of road).

3. Coordination
   a. Planned meetings
      - 1st PIM will be conceptual, showing existing connections to major trail connectors and will highlight items from the village bike/ped plan and other known potential future amenities as one of the exhibits. The trail location on both sides of the road will also be featured. Potentially held at Pleasant Prairie Elementary School.
      - 2nd PIM will show preferred design.
      - A pre- PIM meeting with local officials will be held as well after exhibits prepared and reviewed.
   b. Contacts for review documents
      - Ron Schildt will be point of contact for Kenosha County.
      - Matt Fineour will be point of contact for Pleasant Prairie.

4. Schedule overview
   - See attached (handed out at meeting) - items highlighted in yellow most pertinent to attendees.
   - Local officials meeting anticipated prior to the PIM.
   - Public outreach mailings will be limited to property owners along CTH C.
   - Public outreach information will be put on Kenosha County's and Pleasant Prairie's website.
   - Pleasant Prairie can also include information in newsletters.
   - Information regarding the PIM will be posted 10 days prior to event date.

5. Challenges
    a. Wetlands
        - There are wetlands identified on north and south side of CTH C.
    b. Bridge
    c. Right of Way
        - Land acquisition is anticipated. Kenosha County will purchase in fee, not easements.
        - Kenosha County would like the design to avoid removal of large trees.
        - Village has a sidewalk ordnance. Need to confirm if parcel owners will be required to maintain the path. Kenosha County intends on maintaining the path.
        - Detailed encroachment report will likely be necessary.
    d. Overhead utilities
        - The County will require the utilities to move as needed.
    e. Drainage
        - Drainage will need to be reviewed. Culvert impacts are anticipated.

6. Other
    - Crosswalks should be considered from subdivisions to trail (if built on south side).
    - A church may be built on a large open parcel south of CTH C and east of Des Plaines River.

CTH C Shared Use Path (3736-06-00)

Attendance List for Kick-Off Meeting: 11/16/15

Name	Company	Address	Phone number	E-mail
Lynda Fink	CORRE INC	175 E. Wisc. Ave, Suite 27 Oconomowoc, WI 53066	608.826.6120	LFINK@CORREINC.com
Eric A	CORRE INC	" "	608-826-6144	eandritsch@CORREINC.com
MATT FINEOUR	Village of Pleasant Prairie	9915 39TH AVE, Pleasant Prairie, 53158	262-925-6778	MFINEOUR@PLEASANTPRAIRIEWI.GOV
GARY SIPSMA	KENOSHA COUNTY	19600 75TH BRISTOL WI 53104	262-857-1870	GARY.SIPSMA@KENOSHA COUNTY.ORG
RON SCHLOT	KEN CO.	19600 75TH ST BRISTOL WI 53104	262-857-1860	RONALD.SCHLOT@ KENOSHA COUNTY.ORG

Legend

- Proposed Corridor (Location to be determined)
- Right of Way
- Parcel Boundary

Lake Russo

Des Plaines River

84TH ST

84TH ST

108TH AVE

110TH AVE

84TH PL

84TH PL

Pleasant Prairie Park

104TH AVE

BAIN STATION RD

CTH C

End Project

Begin Project

120TH AVE

114TH AVE

Des Plaines River

105TH AVE

Pleasant Prairie Tributary

0 200 400 800 Feet

N

CTH C Shared Use Path

Project ID: 3736-06-00

Project Overview

CORRE

CTH C Shared Use Path: Supplemental Kick-off Meeting Information
November 16, 2015

Timeline

OPM/Kick-Off Meeting	November 2015
PIM #1 Held	February 2016
PIM #2 Held	April 2016
County Authorization to proceed w/ design	
Based on confirmed pathway location (side of road)	April 2016
30% Plans submitted	May 2016
Draft Phase 1 HazMAT Submitted	May 2016
Draft Section 106 Submitted	May 2016
Phase 1 HazMAT Approved	June 2016
TSL Submitted	July 2016
Section 106 Approved	July 2016
Draft Environmental Document Submitted (pER)	July 2016
Environmental Document Approved	August 2016
TSL Approved	September 2016
Final DSR submitted	November 2016
R/W begins (by others)	January 2017
R/W completed (by others)	July 2017
Final BOS Submitted	July 2017
90% Plan/Draft Request to Advertise Submitted	August 2017
Final Request to Advertise Submitted	September 2017
Final Request to Advertise Approved	November 2017
Project Advertised	January 2018
Project Awarded	March 2018

Exhibit 5

WETLAND ASSESSMENT REPORT

PREPARED FOR:

PINNACLE ENGINEERING GROUP
Engineering | Natural Resources | Surveying

STUDY AREA:

Fifty six (56) Acre Farm
11019 Wilmot Road, Pleasant Prairie, Wisconsin
Section 18, Township 1 North, Range 22
(Lat 42.547294 Long -87.940607)

September 15, 2015

MIDWEST ECOLOGICAL
PO BOX 321 | GILBERTS, ILLINOIS 60136 | 847-278-4610

TABLE OF CONTENTS

WETLAND DELINEATION REPORT

EXECUTIVE SUMMARY

In response to the request of Pinnacle Engineering Group, Midwest Ecological, Inc. (MEI) has performed and completed a Wetland Delineation for the Fifty Six (56) acre site. The parcel is located within Section 18, Township 1 North, Range 22 East of the Third Principal Meridian within Pleasant Prairie, Kenosha County, Wisconsin. Using the criteria and methods established by the U.S. Army Corps of Engineers (COE) in their Corps of Engineers Wetlands Delineation Manual (1987), Midwest Regional Supplement (2008) and Wetland Mapping Conventions – NRCS, Wisconsin (1998), a wetland investigation of the property was preformed. Based on the on-site investigation using the information obtained from the field samples Midwest Ecological, Inc. (MEI) did identify one (1) Waters of the United States (Des Plaines River) with adjacent emergent/riparian wetland area totaling **23.56 acres or 1,025,990.00 square foot**.

Please note: The identified wetland area is larger than is identified within this report. This report only identifies the portion of the wetland that is found within the property boundary. Wetland areas continue to the North and to the South of the site.

It should be noted that under the current guidelines, any disturbance of a wetland area requires a permit (W.D.N.R., L.O.N.O., N.W.P. or I.P.). However, mitigation may or may not be required, depending on the overall impact (> 0.10) to the wetland or Waters of the United States. This determination is at the discretion of the ACOE.

PURPOSE OF VISIT

The purpose of the site visit was to determine if any jurisdictional wetlands or waters of the United States existed on-site and, if so, determine their approximate size and location. Wetlands encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in their Corps of Engineers Wetlands Delineation Manual (1987), Regional Supplement (2008) and Wetland Mapping Conventions – NRCS, Wisconsin (1998).

DEFINITION OF A WETLAND

The U.S. Army Corps of Engineers (ACOE) and the U.S. Environmental Protections Agency (EPA) define wetlands as:

"areas that are inundated or saturated by surface or groundwater 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…" (33 CFR 328.3[b], 1977).

Although not defined by regulation, "normal circumstances" are interpreted by both the ACOE and the Natural Resources Conservation Service to be "the soil and hydrologic conditions that are normally present, without regard to whether the vegetation has been removed" (7 CFR 12.31[b][2][i]).

METHODOLOGY

Prior to visiting the site, Midwest Ecological, Inc. (MEI) performed a review of the aforementioned National & Wisconsin Wetland Inventory maps, Milwaukee County Soil Survey map and aerial photograph in order to determine existing site conditions. Site visits were then conducted by an Environmental Wetland Specialist from MEI on August 10, 2015. The USACE Wetland Delineation Manual, dated January 1987, identifies the mandatory technical criteria for wetland identification. The three essential characteristics of a wetland are: 1) hydrophytic vegetation; 2) hydric soils; and 3) wetland hydrology. These characteristics are described below:

Hydrophytic Vegetation: The hydrophytic vegetation criterion is based on a separation of plants into five basic groups:

1) Obligate wetland plants (OBL) almost always occur (estimated probability >99%) in wetlands under natural conditions;
2) Facultative wetland plants (FACW) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in non-wetlands;
3) Facultative plants (FAC) are equally likely to occur in wetland or non-wetlands (estimated probability 34-66%);
4) Facultative upland plants (FACU) usually occur in non-wetlands (estimated probability 67-99%), but occasionally are found in wetlands (estimated probability 1-33%); and
5) Obligate upland plants (UPL) almost always occur (estimated probability >99%) in non-wetlands under natural conditions.

Within each data point, vegetation is sampled in plots of varying size based on the type of vegetation being sampled. The following plot sizes are recommended by the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Midwest Region:

Trees	- 30-ft radius
Saplings/Shrubs	- 15-ft radius
Herbaceous Plants	- 1 m2 plot
Woody vines	- 30-ft radius

If greater than 50% of the plants present in each stratum or layer of the plant community are FAC (with the exception of FAC-), FACW, or OBL the subject area is considered a wetland in terms of vegetation (Dominance Test). If the vegetation does not meet the requirements of the Dominance Test, the Prevalence Index (PI) should be utilized.

The PI evaluates the coverage, on a weighted basis of coverage over all strata, of the vegetation within the plot. The PI ranges between 1.0 and 5.0, with a 3.0 or less indicating hydrophytic vegetation is present. If the PI is greater than 3.0, the dominance test is failed, but there are still hydric soil and wetland hydrology presence, the observation of morphological adaptations by vegetation can be used to indicate that the hydrophytic vegetation criteria is met.

Morphological adaptations are changes in the structure of vegetation in response to conditions outside the normal character of the plant. These adaptations include adventitious roots, multi-

stemmed trunks, shallow root systems developed at or near the surface, and buttressing in tree species. To meet this indicator, more than 50% of the individuals of FACU species must exhibit the morphological adaptations. Care must be given that the adaptations observed are due wetter conditions that the species is used to as opposed to other factors such as shallow roots present because of erosion of the surface.

Hydric Soils: Hydric soils are defined in the manual as "soils that are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part." Hydric soil indicators are distinctive characteristics that persist in the soil during both wet and dry periods, and are used to identify hydric soils in the field. Field indicators include color, mottling, gleying, and sulfidic odor. A specific set of indicators has been developed by the USDA Natural Resource Conservation Service (Field Indicators of Hydric Soils in the United States) which provides a detailed description of how to identify the indicators in during a site visit. A soil meets the definition of a hydric soil if it exhibits at least one of these indicators.

Wetland Hydrology: Indicators of hydric soil and hydrophytic vegetation typically reflect the middle and long-term conditions of a site, but not the short term conditions. The wetland hydrology criterion is often the most difficult to determine because of climatological variation. Typically, the presence of water for a week or more during the growing season creates anaerobic conditions indicative of wetland hydrology. Anaerobic conditions lead to the prevalence of wetland plants. The 2010 USACE Regional Supplement for the Midwest Region provides specific indicators in four different groups for wetland hydrology: Observation of Surface Water or Saturated Soils, Evidence of Recent Inundation, Evidence of Current or Recent Soil Saturation, and Evidence from Other Site Conditions or Data. If a site exhibits 1 primary indicator or 2 secondary indicators, then it meets the hydrology criteria for a wetland.

Typical Farmed Wetland Signatures:

- Hydrophytic vegetation (observed as a different color than planted crops within the area),
- Farming areas that have not been planted due to wet conditions,
- Crop damage/stressed crops due to wetness identified from site visits or aerial photograph,
- Wet signatures or bright greener vegetation (crop) during years of below normal precipitation

MEI used historical data from weather stations within the study area and the long-term precipitation averages obtained from the Army Corps of Engineers and NRCS Wetlands Determination Tables. Aerial imagery was reviewed from at least five years of normal precipitation and compared to the "WET" indicator year of 1997 & 2010. The aerial imagery (based on WET Table) was analyzed for wetland signatures. A wetland signature is shown on an aerial from saturation, inundation or crop damage in a normal year.

Typical soil core samples detect the presence of hydric soils, defined as "soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part." Soil characteristics such as color, mottling, texture, and odor were used as indicators

in determining hydric soil presence. The presence of wetland hydrology often only requires the presence of water for a week or more or long enough to produce anaerobic conditions during the growing season. For our purposes, it is determined by evaluating indicators such as drainage patterns, water marks, and presence/absence of inundated soils. In most cases, the presence of all three parameters must be present in order for an area to be determined a wetland.

REFERENCE MATERIALS

The following materials were reviewed and utilized to assist in the field reconnaissance and completion of this report. See Appendix A for the Reference Materials (Exhibits 1 through 7).

Location

The site is located at common address 11019 Wilmot Road, Pleasant Prairie, Wisconsin. Geographically, the site can be located in Section 29, Township 5 North, Range 22 East of the Third Principal Meridian within Pleasant Prairie, Kenosha County, Wisconsin (Lat 42.547294 Long -87.940607)

National & Wisconsin Wetland Inventory Maps

The National & Wisconsin Wetland Inventory was reviewed to determine the location of wetland areas on the subject site. It should be noted that these maps are only large scale guides, actual wetland locations and types may vary. Ultimate qualification occurs during field reconnaissance.

Per our review of the NWI map, the study area does contain a mapped wetland area.

PEMC: Palustrine, Emergent, Seasonally Flooded

Per our review of the Wisconsin Wetland Inventory Map, The study area does contain a mapped wetland area.

FOKf: Flats/unvegetated wet soil, wet soil, palustrine Emergent, Farmed
T3/E2H: Forested, Broad-leaved deciduous, Emergent, Narrow-leaved persistent, Wet soil, Palustrine

Based on our onsite investigation, the study area does contain the Des Plaines River. A riparian, forest and emergent wetland is associated with the Des Plaines River. Please review the wetland delineation section (page 5 & 6) of this report for the specific details of the flagged wetland area.

Milwaukee County Soil Survey Map

The Soil Survey of Kenosha County, Wisconsin was investigated to determine the location of hydric soils on the subject site. Mapped hydric soils can indicate wetland areas. The following soils were found to be present on the subject site during our investigation.

AzB – Aztalan loam, 2 to 6 percent slopes (somewhat poorly drained)

in determining hydric soil presence. The presence of wetland hydrology often only requires the presence of water for a week or more or long enough to produce anaerobic conditions during the growing season. For our purposes, it is determined by evaluating indicators such as drainage patterns, water marks, and presence/absence of inundated soils. In most cases, the presence of all three parameters must be present in order for an area to be determined a wetland.

REFERENCE MATERIALS

The following materials were reviewed and utilized to assist in the field reconnaissance and completion of this report. See Appendix A for the Reference Materials (Exhibits 1 through 7).

Location

The site is located at common address 11019 Wilmot Road, Pleasant Prairie, Wisconsin. Geographically, the site can be located in Section 18, Township 1 North, Range 22 East of the Third Principal Meridian within Pleasant Prairie, Kenosha County, Wisconsin (Lat 42.547294 Long -87.940607)

National & Wisconsin Wetland Inventory Maps

The National & Wisconsin Wetland Inventory was reviewed to determine the location of wetland areas on the subject site. It should be noted that these maps are only large scale guides, actual wetland locations and types may vary. Ultimate qualification occurs during field reconnaissance.

Per our review of the NWI map, the study area does contain a mapped wetland area.

PEMC: Palustrine, Emergent, Seasonally Flooded

Per our review of the Wisconsin Wetland Inventory Map, The study area does contain a mapped wetland area.

FOKf: Flats/unvegetated wet soil, wet soil, palustrine Emergent, Farmed
T3/E2H: Forested, Broad-leaved deciduous, Emergent, Narrow-leaved persistent, Wet soil, Palustrine

Based on our onsite investigation, the study area does contain the Des Plaines River. A riparian, forest and emergent wetland is associated with the Des Plaines River. Please review the wetland delineation section (page 5 & 6) of this report for the specific details of the flagged wetland area.

Milwaukee County Soil Survey Map

The Soil Survey of Kenosha County, Wisconsin was investigated to determine the location of hydric soils on the subject site. Mapped hydric soils can indicate wetland areas. The following soils were found to be present on the subject site during our investigation.

AzB – Aztalan loam, 2 to 6 percent slopes (somewhat poorly drained)

Study Area: The fifty six (56) acre study area and consists of rolling terrain. The property is primarily farmed however a farm house and barn can be found along Wilmot Road at the North. One (1) Waters of the United States with adjacent riparian, wooded and emergent wetland can be found on the west and south property line. The agricultural portion of the property is planted with soy bean (*Glycine max*). ATV tracks were noted on the perimeter of the agricultural field as well as within the boundary of the flagged wetland along the Des Plaines River.

Des Plaines River: The Des Plaines River can be found on the west and south property line. The flagged boundary, within the study area, was determined to be **23.56 acres or 1,025,990 square feet**. The Des Plaines River has an origin west of Kenosha Wisconsin and flows into Illinois approximately one hundred thirty miles (130) miles until if connects with the Illinois River. The Des Plaines River is a meandering river with adjacent wetland and riparian environments. The river is the main water course within this area. At the time of our investigation the river was low and was only inundated within the center of the flagged boundary. Adjacent wetlands/riparian environments were saturated and dominated by wetland vegetation. A majority of the boundary located on the west property line was located at the base of a ten to fifteen foot bluff. Scour and water marks were noted along the base of the bluff which was approximately six (6) feet higher the existing water elevation. The flagged ecosystem consists of a river corridor, emergent and wet woodland habitat. The dominant vegetation found was determined to be Silver Maple (*Acer saccharinum*), Black Willow (*Salix nigra*), Boxelder (*Acer negundo*), Common Buckthorn (*Rhamnus cathartica*), Elderberry (*Sambucus Canadensis*), Orange Jewel Weed (*Impatiens capensis*) and Reed Canary Grass (*Phalaris arundinacea*).

During our investigation positive wetland hydrology is met with the primary indicators of Surface Water (A1), Saturation (A3), Water Marks (B1), Drift Deposits (B3) & Inundation visible on aerial imagery (B7). Mapped soils are identified as Wet Alluvial Land (Ww) which is a poorly drained and Palms muck (Pa) which are very poorly drained hydric soils. Primary soil indicators of sandy redox (S5) and sandy mucky mineral (S1) was noted within the flagged boundary.

Said vegetation soils and hydrology information noted above can be found in the datasheets section of this report. Please note data sheets 1-5.

Study Information

Site:	11019 Wilmot Road, Pleasant Prairie, Wisconsin
Locale:	Des Plaines River
Date:	August 10, 2015
By:	Robert Vanni

Conservatism-Based Metrics		**Additional Metrics**	
Mean C (native species)	2.58	Species Richness (all)	56.00
Mean C (all species)	1.84	Species Richness (native)	40.00

Mean C (native trees)	1.40	% Non-native	0.29
Mean C (native shrubs)	1.67	Wet Indicator (all)	-0.32
Mean C (native herbaceous)	2.97	Wet Indicator (native)	-0.70
FQAI (native species)	16.29	% hydrophyte (Midwest)	0.68
FQAI (all species)	13.76	% native perennial	0.55
Adjusted FQAI	21.76	% native annual	0.16
% C value 0	0.39	% annual	0.21
% C Value 1-3	0.32	% perennial	0.73
% C value 4-6	0.27		
% C value 7-10	0.02		

Species Acronym	Species Name (NWPL/Mohlenbrock)	Species(Synonym)	Common Name	C Value	NC-NE WET Indicator	WET Indicator (numeric)	Habit	Nativity
acneg	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple	0	FAC	0	Tree	Native
acesa	Acer saccharinum	Acer saccharinum	Silver Maple	0	FACW	-1	Tree	Native
allpet	Alliaria petiolata	ALLIARIA PETIOLATA	Garlic-Mustard	0	FACU	0	Forb	Adventive
ambtri	Ambrosia trifida	Ambrosia trifida	Great Ragweed	0	FAC	0	Forb	Native
apocan	Apocynum cannabinum	Apocynum sibiricum	Indian-Hemp	2	FAC	0	Forb	Native
armin	Arctium minus	ARCTIUM MINUS	Lesser Burdock	0	FACU	1	Forb	Adventive
ascinc	Asclepias incarnata	Asclepias incarnata	Swamp Milkweed	4	OBL	-2	Forb	Native
bidfro	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	-1	Forb	Native
boocyl	Boehmeria cylindrica	Boehmeria cylindrica drummondiana	Small-Spike False Nettle	2	OBL	-2	Forb	Native
broine	Bromus inermis	BROMUS INERMIS	Smooth Brome	0	UPL	1	Grass	Adventive
calsep	Calystegia sepium	Convolvulus sepium	Hedge False Bindweed	1	FAC	0	Forb	Native
carsti	Carex stricta	Carex stricta	Uptight Sedge	5	OBL	-2	Sedge	Native
circan	Circaea canadensis	Circaea lutetiana canadensis	Broad-Leaf Enchanter's-Nightshade	1	FACU	1	Forb	Native
cypstr	Cyperus strigosus	Cyperus strigosus	Straw-Color Flat Sedge	1	FACW	-1	Sedge	Native
daucar	Daucus carota	DAUCUS CAROTA	Queen Anne's Lace	0	UPL	2	Forb	Adventive
erican	Erigeron canadensis	Erigeron canadensis	Canadian Horseweed	0	FACU	1	Forb	Native
eristr	Erigeron strigosus	Erigeron strigosus	Prairie Fleabane	5	FACU	1	Forb	Native
eupmac	Eutrochium maculatum	Eupatorium maculatum	Spotted Trumpetweed	4	OBL	-2	Forb	Native
frapen	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima	Green Ash	1	FACW	-1	Tree	Native
geucan	Geum canadense	Geum canadense	White Avens	1	FAC	0	Forb	Native
glymax	Glycine max	GLYCINE MAX	Soybean	0	UPL	2	Forb	Adventive
helgro	Helianthus grosseserratus	Helianthus grosseserratus	Saw-Tooth Sunflower	2	FACW	-1	Forb	Native
leeory	Leersia oryzoides	Leersia oryzoides	Rice Cut Grass	4	OBL	-2	Grass	Native
lobcar	Lobelia cardinalis	Lobelia cardinalis	Cardinal-Flower	7	OBL	-2	Forb	Native
lonmaa	Lonicera maackii	LONICERA MAACKII	Amur Honeysuckle	0	UPL	2	Shrub	Adventive
LONTAT	Lonicera tatarica	LONICERA TATARICA	Twinsisters	0	FACU	1	Shrub	Adventive
lycame	Lycopus americanus	Lycopus americanus	Cut-Leaf Water-Horehound	5	OBL	-2	Forb	Native
lytsal	Lythrum salicaria	LYTHRUM SALICARIA	Purple Loosestrife	0	OBL	-2	Forb	Adventive
parins	Parthenocissus inserta	Parthenocissus inserta	Thicket-Creeper	1	FACU	1	Vine	Native
parqui	Parthenocissus quinquefolia	Parthenocissus quinquefolia	Virginia-Creeper	2	FACU	1	Vine	Native
pensed	Penthorum sedoides	Penthorum sedoides	Ditch-Stonecrop	5	OBL	-2	Forb	Native
perlap	Persicaria lapathifolia	Polygonum lapathifolium, POLYGONUM SCABRUM	Dock-Leaf Smartweed	0	FACW	-1	Forb	Native
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FAC	-1	Forb	Adventive
polpen	Persicaria pensylvanica	Polygonum pensylvanicum	Pinkweed	0	FACU	1	Forb	Native
phyvir	Physostegia virginiana	Physostegia virginiana	Obedient-Plant	6	FACW	-1	Forb	Native
pilpum	Pilea pumila	Pilea pumila	Canadian Clearweed	5	FACW	-1	Forb	Native
plalan	Plantago lanceolata	PLANTAGO LANCEOLATA	English Plantain	0	FACU	1	Forb	Adventive
popdel	Populus deltoides	Populus deltoides	Eastern Cottonwood	2	FAC	0	Tree	Native
RANSCE	Ranunculus sceleratus	Ranunculus sceleratus	Cursed Buttercup	6	OBL	-2	Forb	Native
rhacat	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0	FAC	0	Shrub	Adventive
robpse	Robinia pseudoacacia	ROBINIA PSEUDOACACIA	Black Locust	0	FACU	1	Tree	Adventive
rubens	Rubus flagellaris	Rubus enslenii	Whiplash Dewberry	3	FACU	1	Shrub	Native
rubida	Rubus idaeus ssp. idaeus	RUBUS IDAEUS	Common Red Raspberry	0	FAC	1	Shrub	Adventive
rumcri	Rumex crispus	RUMEX CRISPUS	Curly Dock	0	FAC	0	Forb	Adventive
saglat	Sagittaria latifolia	Sagittaria latifolia	Duck-Potato	4	OBL	-2	Forb	Native
salint	Salix interior	Salix interior	Sandbar Willow	1	FACW	-1	Shrub	Native
salnig	Salix nigra	Salix nigra	Black Willow	4	OBL	-2	Tree	Native
samcan	Sambucus nigra ssp. canadensis	Sambucus canadensis	Black Elder	1	FACW	-1	Shrub	Native
sciflu	Schoenoplectus fluviatilis	Scirpus fluviatilis	River Club-Rush	4	OBL	-2	Sedge	Native
senhie	Senecio hieracifolius	Erechtites hieracifolia	American Burnweed	2	FACU	0	Forb	Native
setfab	Setaria faberi	SETARIA FABERI	Japanese Bristle Grass	0	FACU	1	Grass	Adventive
soldul	Solanum dulcamara	SOLANUM DULCAMARA	Climbing Nightshade	0	FAC	0	Vine	Adventive
solalt	Solidago altissima	Solidago altissima	Tall Goldenrod	1	FACU	1	Forb	Native
solgig	Solidago gigantea	Solidago gigantea	Late Goldenrod	4	FACW	-1	Forb	Native
rhurad	Toxicodendron radicans	Rhus radicans	Eastern Poison-Ivy	2	FAC	0	Vine	Native
verhas	Verbena hastata	Verbena hastata	Simpler's-Joy	4	FACW	-1	Forb	Native

Jurisdictional Determination Opinion: The Des Plaines River is a jurisdictional waters of the United States and a Section 10 Waterway. A jurisdictional request to the Army Corps of Engineers should be submitted to identify the governing agency.

FARMED WETLAND DETERMINATION PROCEDURES

The NRCS determines farmed wetland boundaries through use of existing data, including:

Table 1. Summary of Existing Data Sources			
Exhibit	**Title of Data Source**	**Wetland(s) and/or Hydric Soils Indicated**	**Comments**
1	U.S. Geological Survey (USGS) topographic map and National Wetland Inventory Map	Yes	NWI does identify a wetland within the agricultural land.
2	NRCS Swampbuster wetland inventory	No	Not Available
3	Kenosha County Soils Survey	Yes	Hydric Soils: Montgomery silty clay loam (Mxc), Navan silt loam (Na), Palms muck (Pa) and Wet alluvial land (Wa)
4	Precipitation Records for Kenosha, WI.	Yes	Years classified for dry, normal, and wet (summary in Table 2)
5	NRCS wetland spectral response criteria and category definitions used in the interpretation of Farm Service Agency Slides (FSA)	See Table 2	See Table 2

All of the slides were examined and all potential wetland areas (PWA) were indicated on an aerial photograph included in this package. Each potential wetland area was evaluated year by year using the criteria in NRCS criteria, included, and the results are summarized in Table 2.

Table 2. Precipitation & Slide Analysis				
11019 Wilmot Road, Pleasant Prairie, Wisconsin			Spectral Signature of Potential Wetland Areas (P.W.A.)	
Year	Precipitation Evaluation for Kensosha, Wisconsin	FSA Slide # observed		
			P.W.A 1	P.W.A. 2
1997 Indicator Year	Wet	1997.jpg	X	X
2010 Indicator Year	Wet	2010.jpg	X	X
1990	Normal	1990.jpg		
1993	Normal	1993.jpg	X	
1995	Normal	1995.jpg		
1998	Normal	1998.jpg		X
2003	Normal	2003.jpg		
2006	Normal	2006.jpg		
Percentage Observed Out of Normal Years			16%	16%
Percentage Observed Out of Normal & Wet Years			37%	37%
Certified Farmed Wetland			No	No
Farmed Wetland Acreages			N/A	N/A
Jurisdictional Opinion			N/A	N/A

Based on the spectral analysis for the preferred normal slide years, MEI did not identify and farmed wetlands located on the property. Based on the Normal & Wet years, wet signatures were not present over 37% of the time.

RESULTS

The site was evaluated using U.S. Army Corps of Engineers and USDA guidelines for identifying wetlands. After evaluation of all data obtained, the site does contain one (1) Waters of the United States, Des Plaines River, totaling **23.56 acres or 1,025,990.00 square foot** is size.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Midwest Ecological, Inc. (MEI)

Robert L. Vanni

APPENDIX A

Exhibits

Source: Bing Aerial Photograph 2015

MIDWEST ECOLOGICAL

Final Wetland Aerial Photograph

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

Source: Bing Aerial Photograph 2015

MIDWEST ECOLOGICAL

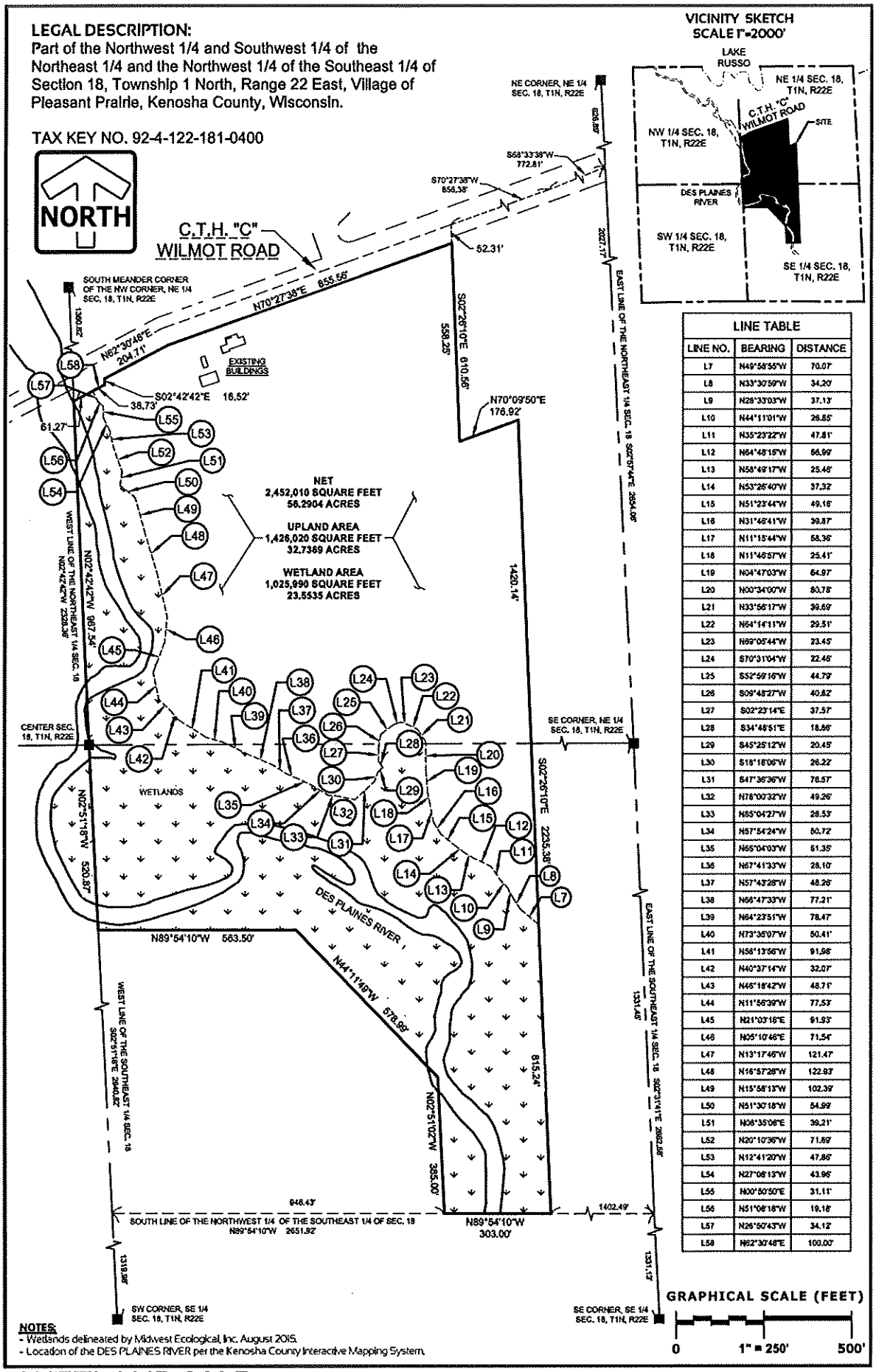
Final Wetland Aerial Photograph

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

LEGAL DESCRIPTION:
Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

TAX KEY NO. 92-4-122-181-0400



VICINITY SKETCH
SCALE 1"=2000'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L7	N49°58'55"W	70.07'
L8	N33°30'59"W	34.20'
L9	N28°33'03"W	37.13'
L10	N44°11'01"W	26.85'
L11	N35°23'22"W	47.81'
L12	N64°48'15"W	66.99'
L13	N58°49'17"W	25.46'
L14	N53°26'40"W	37.32'
L15	N51°23'44"W	49.16'
L16	N31°46'41"W	39.87'
L17	N11°15'44"W	58.36'
L18	N11°46'57"W	25.41'
L19	N04°47'03"W	64.97'
L20	N00°34'00"W	80.78'
L21	N33°56'17"W	39.69'
L22	N64°14'11"W	29.51'
L23	N89°05'44"W	23.45'
L24	S70°31'04"W	22.46'
L25	S52°59'16"W	44.79'
L26	S09°48'27"W	40.82'
L27	S02°23'14"E	37.57'
L28	S34°48'51"E	18.86'
L29	S45°25'12"W	20.45'
L30	S18°16'06"W	26.22'
L31	S47°36'36"W	76.57'
L32	N78°00'32"W	49.26'
L33	N85°04'27"W	28.53'
L34	N57°54'24"W	50.72'
L35	N65°04'03"W	51.35'
L36	N57°41'33"W	28.10'
L37	N57°43'28"W	48.26'
L38	N66°47'33"W	77.21'
L39	N64°23'51"W	78.47'
L40	N73°35'07"W	50.41'
L41	N58°13'56"W	91.98'
L42	N40°37'14"W	32.07'
L43	N46°18'42"W	48.71'
L44	N11°56'39"W	77.53'
L45	N21°03'16"E	91.93'
L46	N35°10'46"E	71.54'
L47	N13°17'46"W	121.47'
L48	N16°57'28"W	122.93'
L49	N15°58'13"W	102.39'
L50	N51°30'18"W	54.99'
L51	N08°35'06"E	39.21'
L52	N20°10'36"W	71.69'
L53	N12°41'20"W	47.86'
L54	N27°08'13"W	43.96'
L55	N00°50'50"E	31.11'
L56	N51°06'18"W	19.18'
L57	N26°50'43"W	34.12'
L58	N62°30'48"E	100.00'

GRAPHICAL SCALE (FEET)
0 1" = 250' 500'

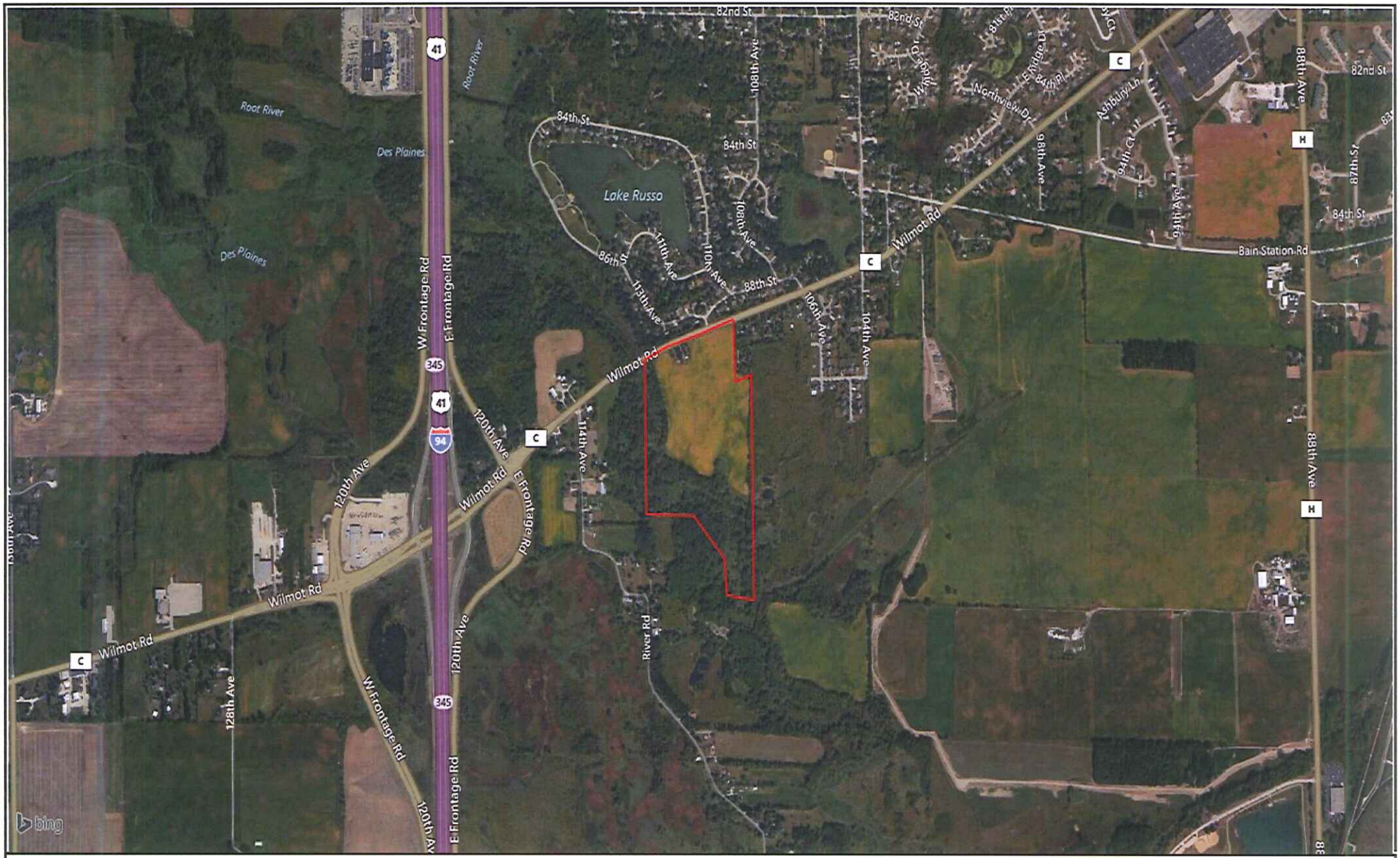
NOTES:
- Wetlands delineated by Midwest Ecological, Inc. August 2015.
- Location of the DES PLAINES RIVER per the Kenosha County Interactive Mapping System.

WETLAND MAP

09/15/2015

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM PEG

PLAN | DESIGN | DELIVER
PEG JOB#517.00



Source: Bing Street Finder 2015

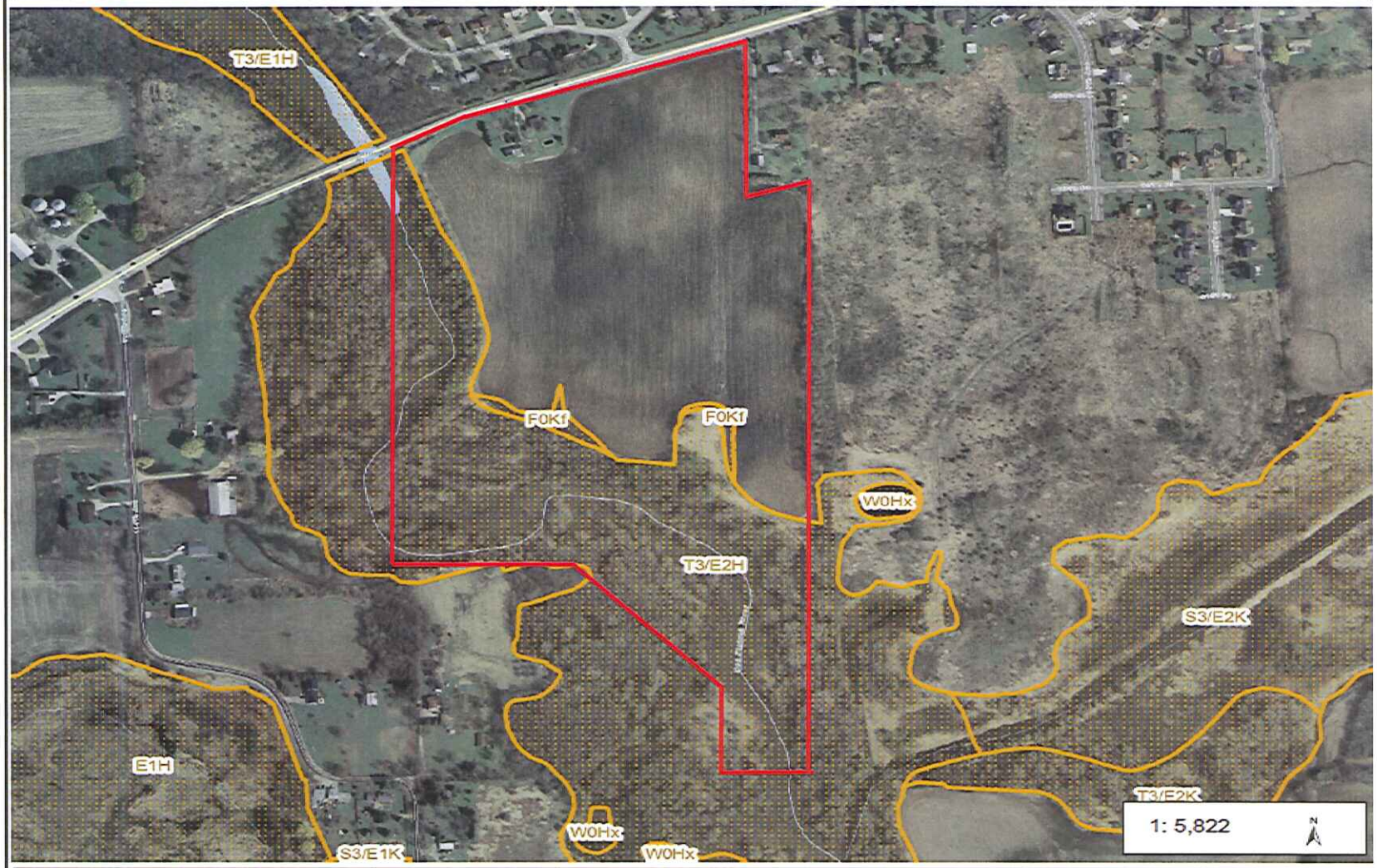
MIDWEST ECOLOGICAL

Location Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

Surface Water Data Viewer Map



Legend

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

Rivers and Streams

Open Water

2010 Air Photos (WROC)

Notes

0.2 0 0.09 0.2 Miles

NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completemenss, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/org/legal/

Source: Wisconsin Wetland Inventory Map

MIDWEST ECOLOGICAL

W.D.N.R. Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N W E S

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

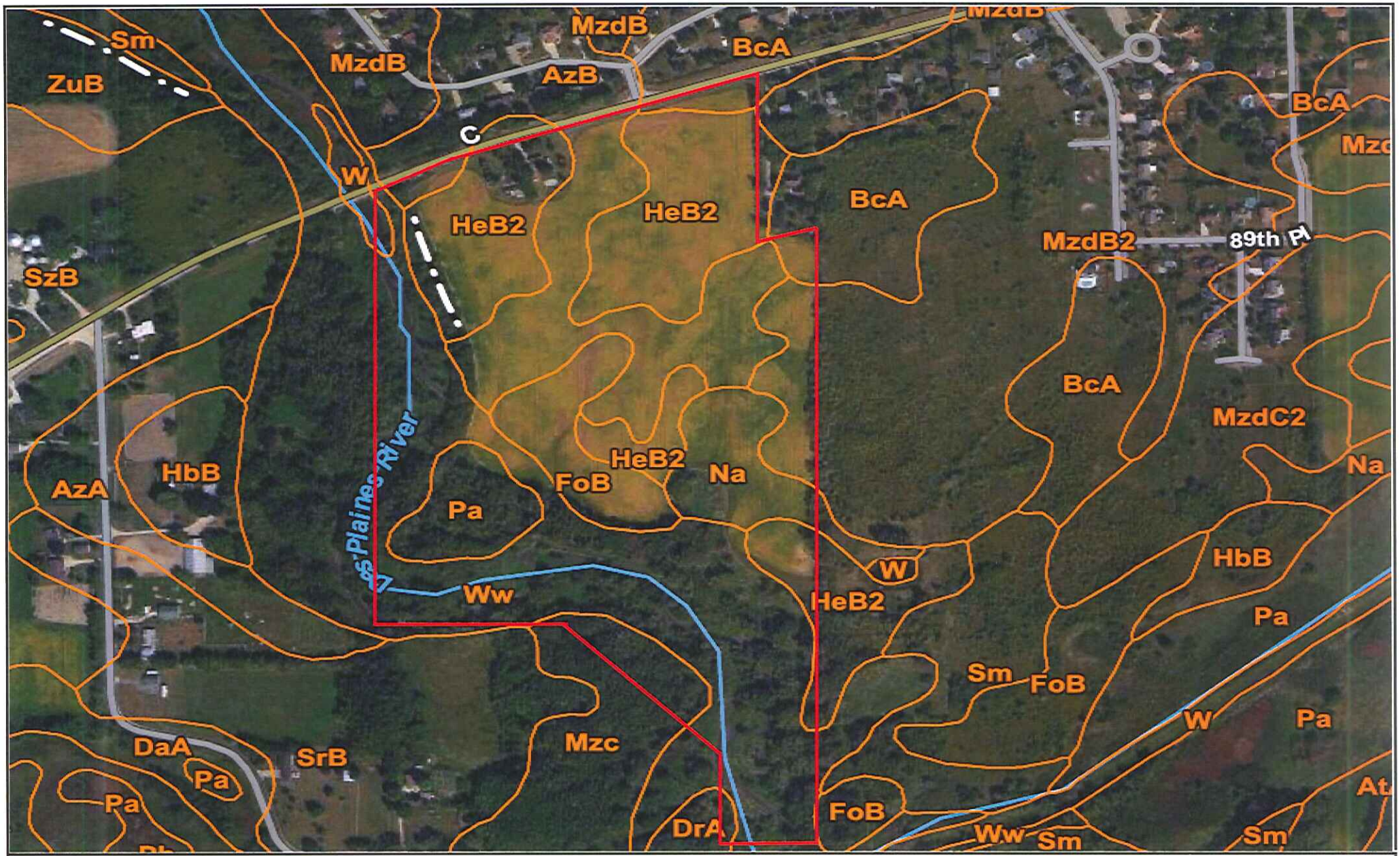
Source: National Wetland Inventory Map

MIDWEST ECOLOGICAL

N.W.I. Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S



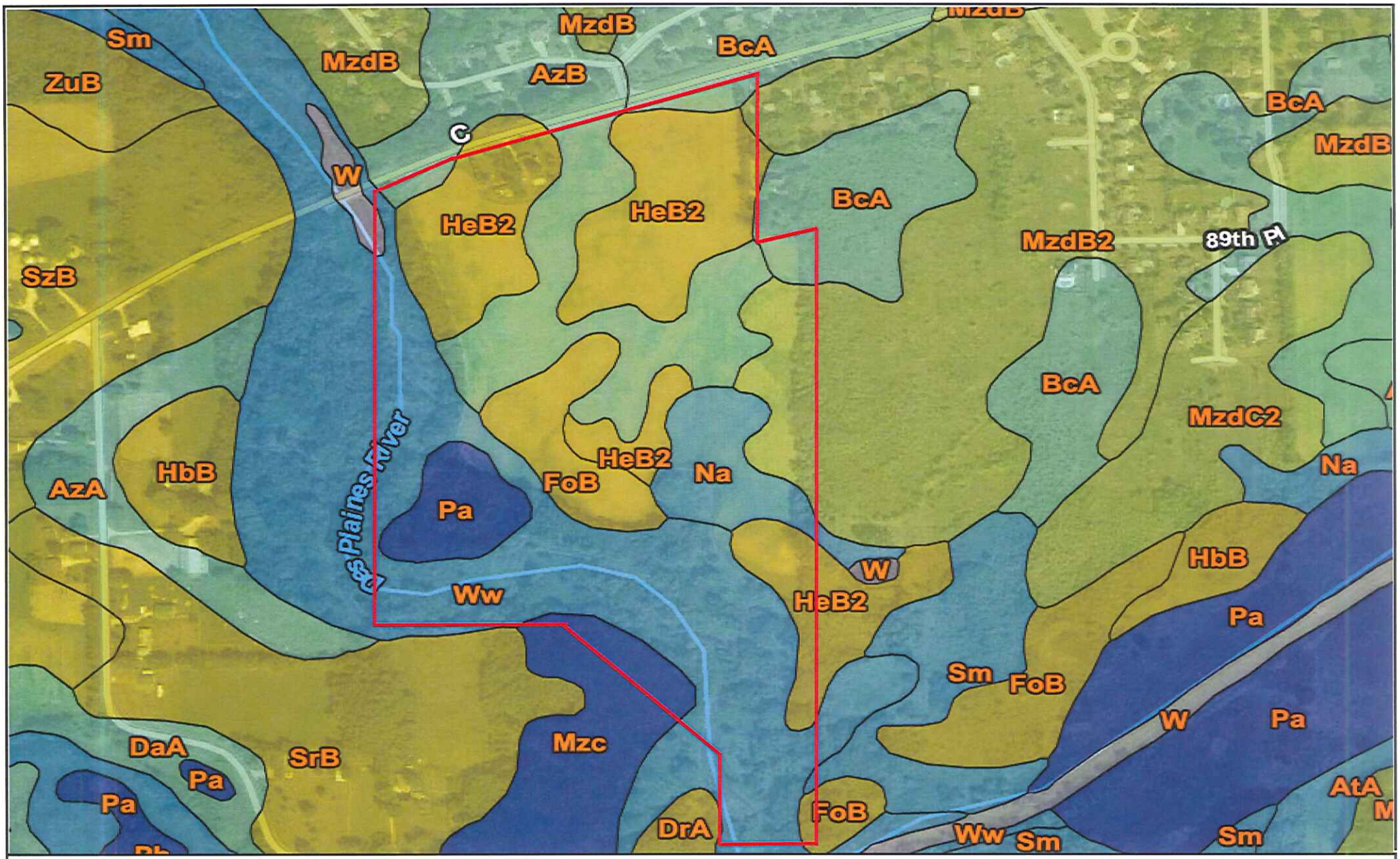
Source: NRCS Websoil Survey Map

MIDWEST ECOLOGICAL

Soil Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S



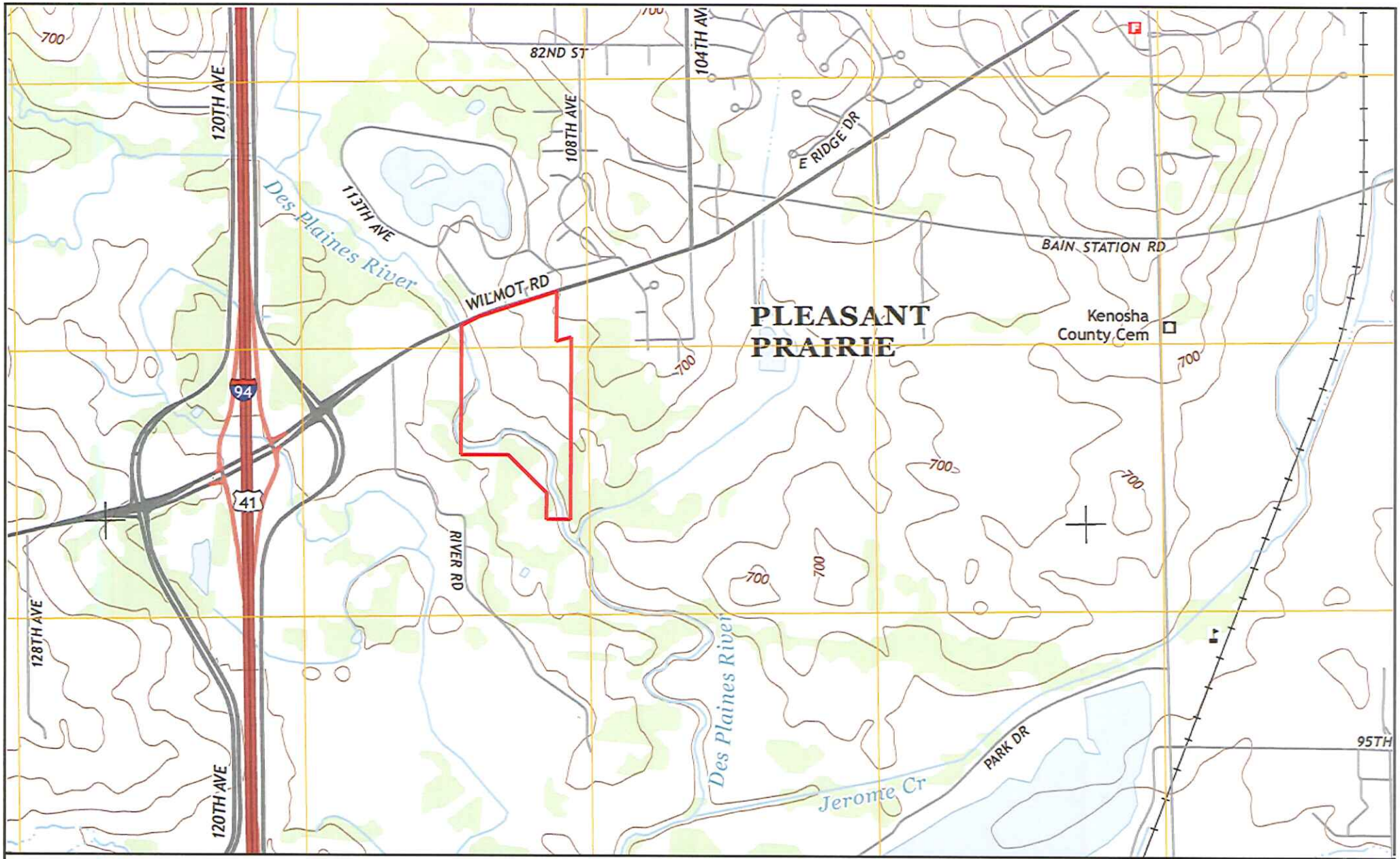
Source: NRCS Websoil Survey Map

MIDWEST ECOLOGICAL

Drainage Class Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S



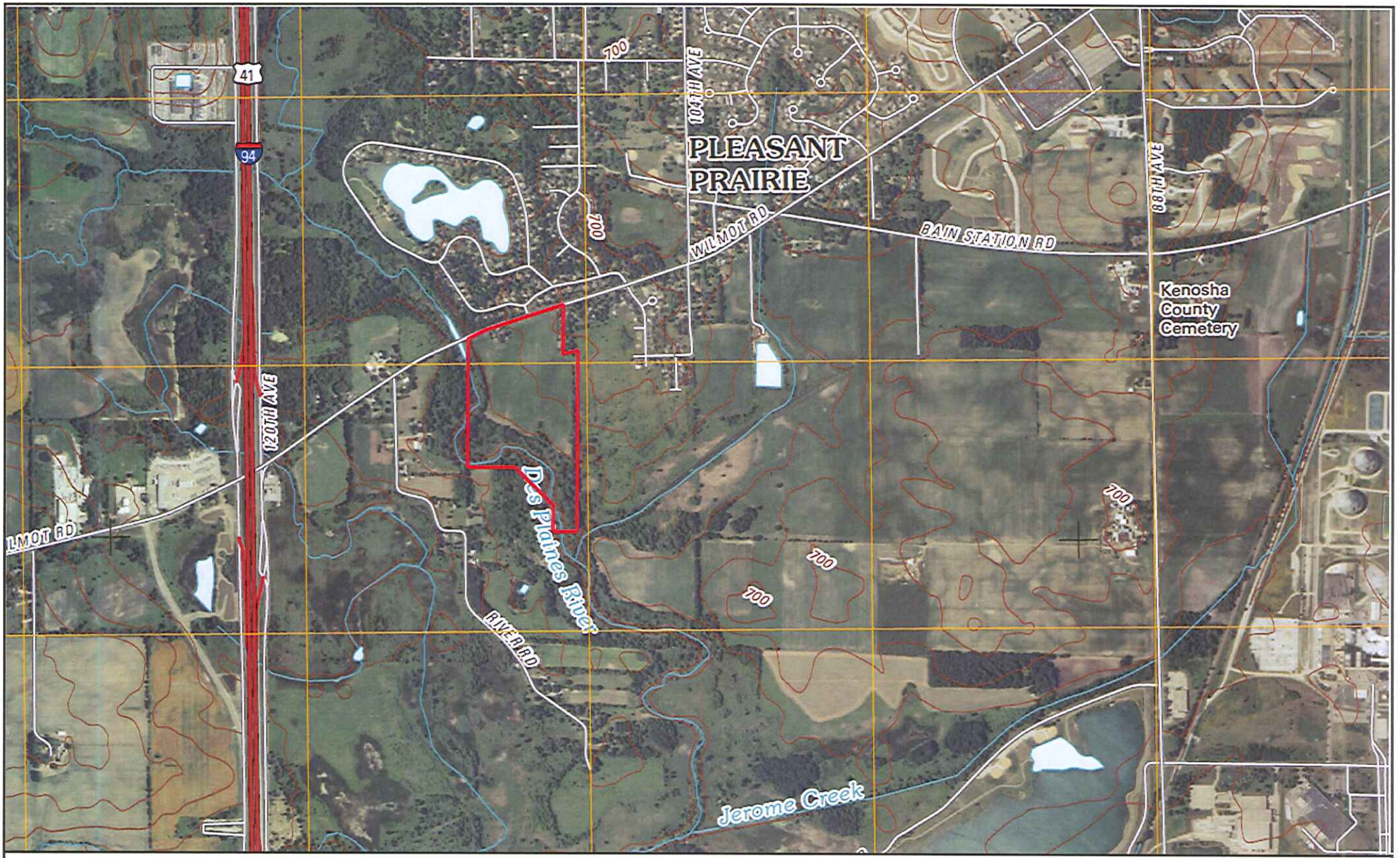
Source: United States Geological Survey Map (2013)

MIDWEST ECOLOGICAL

U.S.G.S. Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S



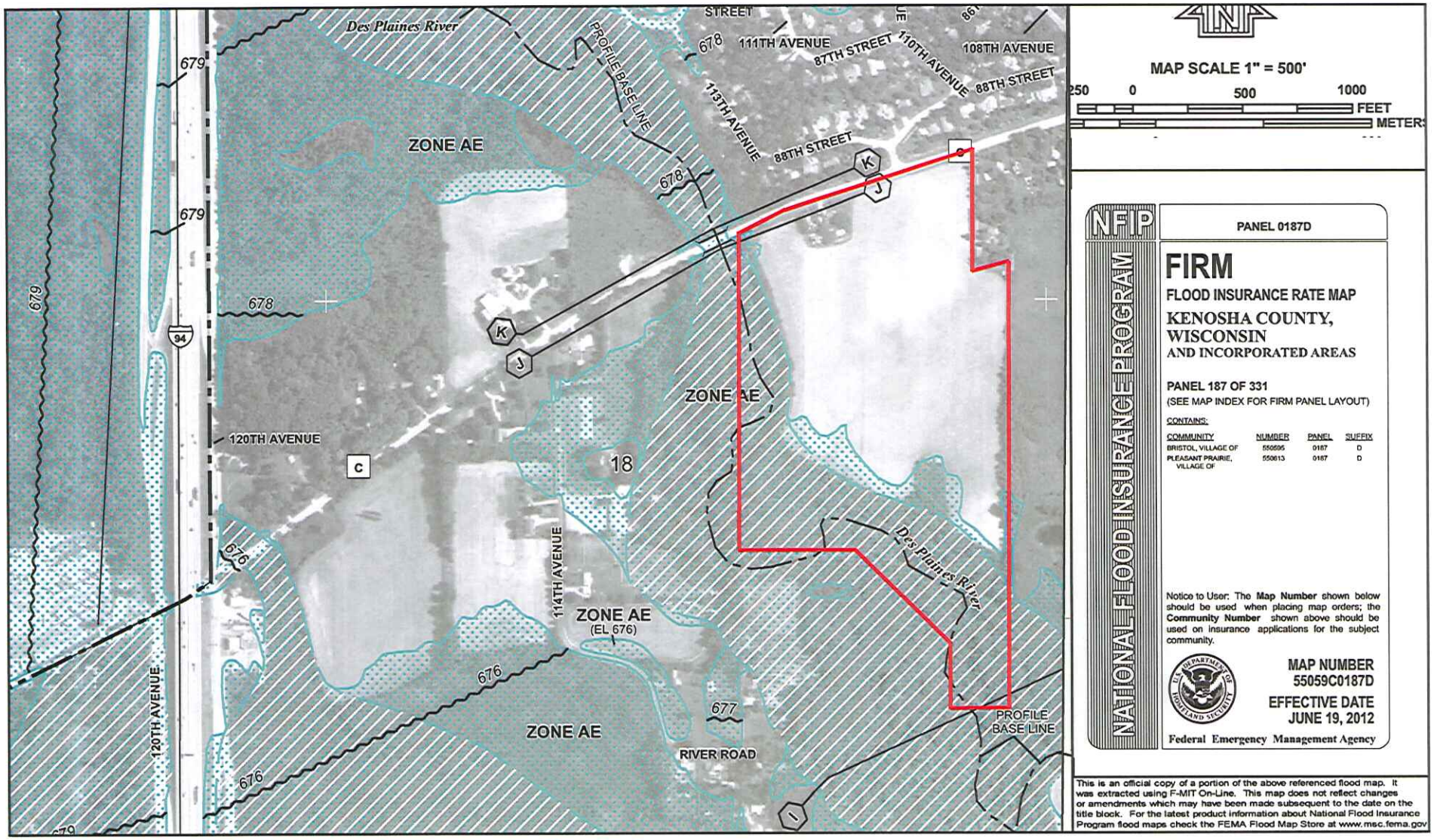
Source: United States Geological Survey Map (2010)

MIDWEST ECOLOGICAL

U.S.G.S. Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S



Source: Federal Insurance Rate Map

MIDWEST ECOLOGICAL

F.I.R.M. Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

APPENDIX B

FSA Farmed Wetland Slide Review

Source: Farm Service Agency (FSA) Slide Review (1997) Indicator Year

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

Source: Farm Service Agency (FSA) Slide Review (2010) Indicator Year

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

Source: Farm Service Agency (FSA) Slide Review (1990)

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

Source: Farm Service Agency (FSA) Slide Review (1993)

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

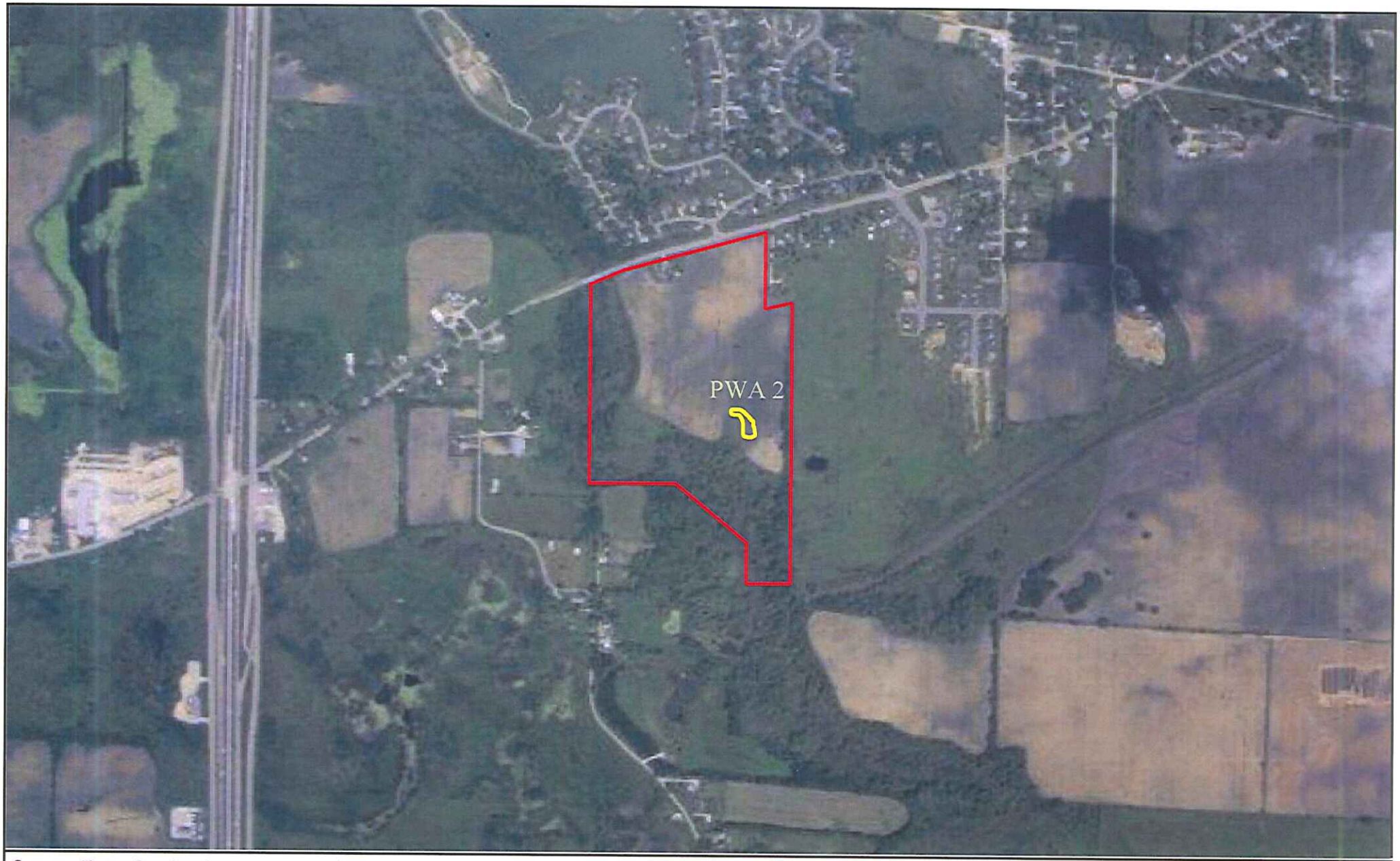
Source: Farm Service Agency (FSA) Slide Review (1995)

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S



Source: Farm Service Agency (FSA) Slide Review (1998)

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

Source: Farm Service Agency (FSA) Slide Review (2003)

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

Source: Farm Service Agency (FSA) Slide Review (2006)

MIDWEST ECOLOGICAL

FSA Map

Client: Adam Artz, Pinnacle Engineering Group
15850 W. Bluemound Road, Ste 210
Brookfield, Wisconsin 53005

N
W E
S

APPENDIX C

Data Sheets

Reset Form | Print Form

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 11019 Wilmot Road City/County: Pleasant Prairie, Kenosha Sampling Date: 08-10-2015

Applicant/Owner: Pinnacle Engineering Group State: Wisconsin Sampling Point: DP 1

Investigator(s): Robert Vanni Section, Township, Range: Sec 18, T1N, R 22E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave

Slope (%): 0-2 Lat: 42.547470 Long: -87.942631 Datum: _____

Soil Map Unit Name: Wet alluvial land (Ww) NWI or WWI classification: Yes

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

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

Are Vegetation _____, Soil X, or Hydrology X naturally problematic? (If needed, explain any answers in Remarks.)

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 X No _____	
Wetland Hydrology Present?	Yes X No _____	

Remarks:

This soil identified is only suitable for wetland wildlife. The portion of the Des Plaines River ecosystem is within the flood plain and floodway.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	20	Yes	OBL
2. *Acer negundo*	5	No	FACW
3.			
4.			
5.			
	25 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. *Phalaris arundinacea*	60	Yes	FACW
2. *Physostegia virginiana*	5	No	FACW
3. *Cirsium arvense*	5	No	FACU
4. *Persicaria pensylvanica*	5	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
	75 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	70	x 2 =	140
FAC species	0	x 3 =	0
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.)

Data Point was taken within the flagged wetland area.

SOIL

Sampling Point: DP 1

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10"	N 2/0	100			C	M	SIL	
10-16"	10 YR 2/1	70	10 YR 3/1	20	C	M	SL	sandy redox
			10 YR 4/2	10				

[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:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

Hydric soils were noted within the sample point.

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)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X 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)

- X Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- X 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 X No ___ Depth (inches): 1"

Wetland Hydrology Present? Yes X No ___

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

Remarks:

Wetland hydrology was present during our on-site investigation.

Reset Form | Print Form

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 11019 Wilmot Road City/County: Pleasant Prairie, Kenosha Sampling Date: 08-10-2015

Applicant/Owner: Pinnacle Engineering Group State: Wisconsin Sampling Point: DP 2

Investigator(s): Robert Vanni Section, Township, Range: Sec 18, T1N, R 22E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave

Slope (%): 0-2 Lat: 42.545533 Long: -87.941582 Datum: _____

Soil Map Unit Name: Wet alluvial land (Ww) NWI or WWI classification: Yes

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

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

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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 X	No _____	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. *Glycine max*	100	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Data Point was taken within the farming area. Crop stress within the sample point was not noted.

SOIL

Sampling Point: DP 2

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6"	10 YR 3/1	100			C	M	SL	sand was noted
6-14"	10 YR 2/1	95	10 YR 4/2	5	C	M	SL	
14-22"	10 YR 4/2	90	2.5 Y 6/2	10	C	M	Loam	

[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:

- ___ 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)
- X Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

Hydric soils were noted within the sample point.

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)
- ___ 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): >21"

Wetland Hydrology Present? Yes ___ No X

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

Remarks:

Wetland hydrology was not present during our on-site investigation.

Reset Form | Print Form

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 11019 Wilmot Road City/County: Pleasant Prairie, Kenosha Sampling Date: 08-10-2015

Applicant/Owner: Pinnacle Engineering Group State: Wisconsin Sampling Point: DP 3

Investigator(s): Robert Vanni Section, Township, Range: Sec 18, T1N, R 22E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave

Slope (%): 0-2 Lat: 42.544956 Long: -87.940194 Datum: _____

Soil Map Unit Name: Wet alluvial land (Ww) NWI or WWI classification: Yes

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

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

Are Vegetation _____, Soil X, or Hydrology X naturally problematic? (If needed, explain any answers in Remarks.)

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 X No _____	
Wetland Hydrology Present?	Yes X No _____	

Remarks:

This soil identified is only suitable for wetland wildlife. The portion of the Des Plaines River ecosystem is within the flood plain and floodway.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	5	No	OBL
2. *Acer negundo*	25	Yes	FACW
3. *Rhamnus cathartica*	10	No	FAC
4. *Fraxinus pennsylvanica*	10	No	FACW
5.			
	50	= Total Cover	
Sapling/Shrub Stratum (Plot size: _____)			
1. *Sambucus nigra*	10	No	FACW
2.			
3.			
4.			
5.			
	10	= Total Cover	
Herb Stratum (Plot size: _____)			
1. *Phalaris arundinacea*	10	No	FACW
2. *Ambrosia trifida*	5	No	FAC
3. *Cirsium arvense*	5	No	FACU
4. *Alliaria petiolata*	10	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
	30	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	55	x 2 =	110
FAC species	25	x 3 =	75
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	90 (A)		210 (B)

Prevalence Index = B/A = 2.33

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.)

Data Point was taken within the flagged wetland area.

SOIL

Sampling Point: DP 3

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10"	10 YR 2/1	100			C	M	L	
10-14"	10 YR 2/1	80	10 YR 4/1	20	C	M	L	traces of sand were noted
14-22	10 YR 4/1	80	10 YR 4/2	15	C	M	SL	sand
			10 YR 5/6	5				

[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:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

Hydric soils were noted within the sample point.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ 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)

- X Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ 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 X No _____ Depth (inches): 10"

Wetland Hydrology Present? Yes X No _____

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

Remarks:

Wetland hydrology was present during our on-site investigation.

Reset Form | Print Form

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 11019 Wilmot Road City/County: Pleasant Prairie, Kenosha Sampling Date: 08-10-2015

Applicant/Owner: Pinnacle Engineering Group State: Wisconsin Sampling Point: DP 4

Investigator(s): Robert Vanni Section, Township, Range: Sec 18, T1N, R 22E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): concave

Slope (%): 0-2 Lat: 42.545533 Long: -87.941582 Datum: _____

Soil Map Unit Name: Navan silt loam (Na) NWI or WWI classification: Yes

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

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

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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 X No _____	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

Data point was taken within the farming area.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. *Glycine max*	100	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

Data Point was taken within the farming area. Crop stress within the sample point was not noted.

SOIL

Sampling Point: DP 4

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8"	10 YR 2/1	100			C	M	SiL	
8-12"	10 YR 2/1	95	10 YR 4/1	5	C	M	SL	
12-22"	10 YR 4/2	90	7.5 YR 4/4	10	C	M	SL	

[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:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

Hydric soils were noted within the sample point.

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)
- ___ 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): >21"

Wetland Hydrology Present? Yes _____ No X

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

Remarks:

Wetland hydrology was not present during our on-site investigation.

Reset Form | Print Form

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 11019 Wilmot Road City/County: Pleasant Prairie, Kenosha Sampling Date: 08-10-2015

Applicant/Owner: Pinnacle Engineering Group State: Wisconsin Sampling Point: DP 5

Investigator(s): Robert Vanni Section, Township, Range: Sec 18, T1N, R 22E

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____

Slope (%): 0-2 Lat: 42.544408 Long: -87.938873 Datum: _____

Soil Map Unit Name: Wet alluvial land (Ww) NWI or WWI classification: Yes

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

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

Are Vegetation _____, Soil X, or Hydrology X naturally problematic? (If needed, explain any answers in Remarks.)

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 X No _____	
Wetland Hydrology Present?	Yes X No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharinum*	20	Yes	FACW
2. *Acer negundo*	20	Yes	FACW
3.			
4.			
5.			
	40 = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1. *Phalaris arundinacea*	40	Yes	FACW
2. *Setaria faberi*	5	No	FACU
3. *Senecio hieraciifolius*	5	No	FACU
4. *Alliaria petiolata*	10	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
	60 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	10	x 3 =	30
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	100 (A)		230 (B)

Prevalence Index = B/A = 2.30

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.)

Data Point was taken within the flagged wetland area.

SOIL

Sampling Point: DP 5

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16"	10 YR 2/1	100			C	M	L	
16-22"	10 YR 2/1	65	10 YR 4/1	30	C	M	L	traces of sand were noted
			10 YR 5/6	5				

[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:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ 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)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

Hydric soils were noted within the sample point.

HYDROLOGY

Wetland Hydrology Indicators:

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

- ___ Surface Water (A1)
- ___ 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)

- X Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- X 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 X No _____ Depth (inches): 4"

Wetland Hydrology Present? Yes X No _____

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

Remarks:

Wetland hydrology was present during our on-site investigation.

APPENDIX D

Photographs


ATV path located on the South portion of the farming area adjacent to the flagged Des Plaines River ecosystem.

Agricultural field facing North along the East property line.

Agricultural field facing west along the NE property corner.

A panoramic photograph of the farming area facing West.


The west and south property line contains the Des Plaines River ecosystem.


The Des Plaines River meanders on and off the property. A wetland & riparian area can be found adjacent to the flowing river. Flood plain and flood way is found within the flagged boundaries.


Hydric soils, saturation/inundation and hydrophytic vegetation is noted through out the flagged area.

Data point 1 confirms a wetland condition

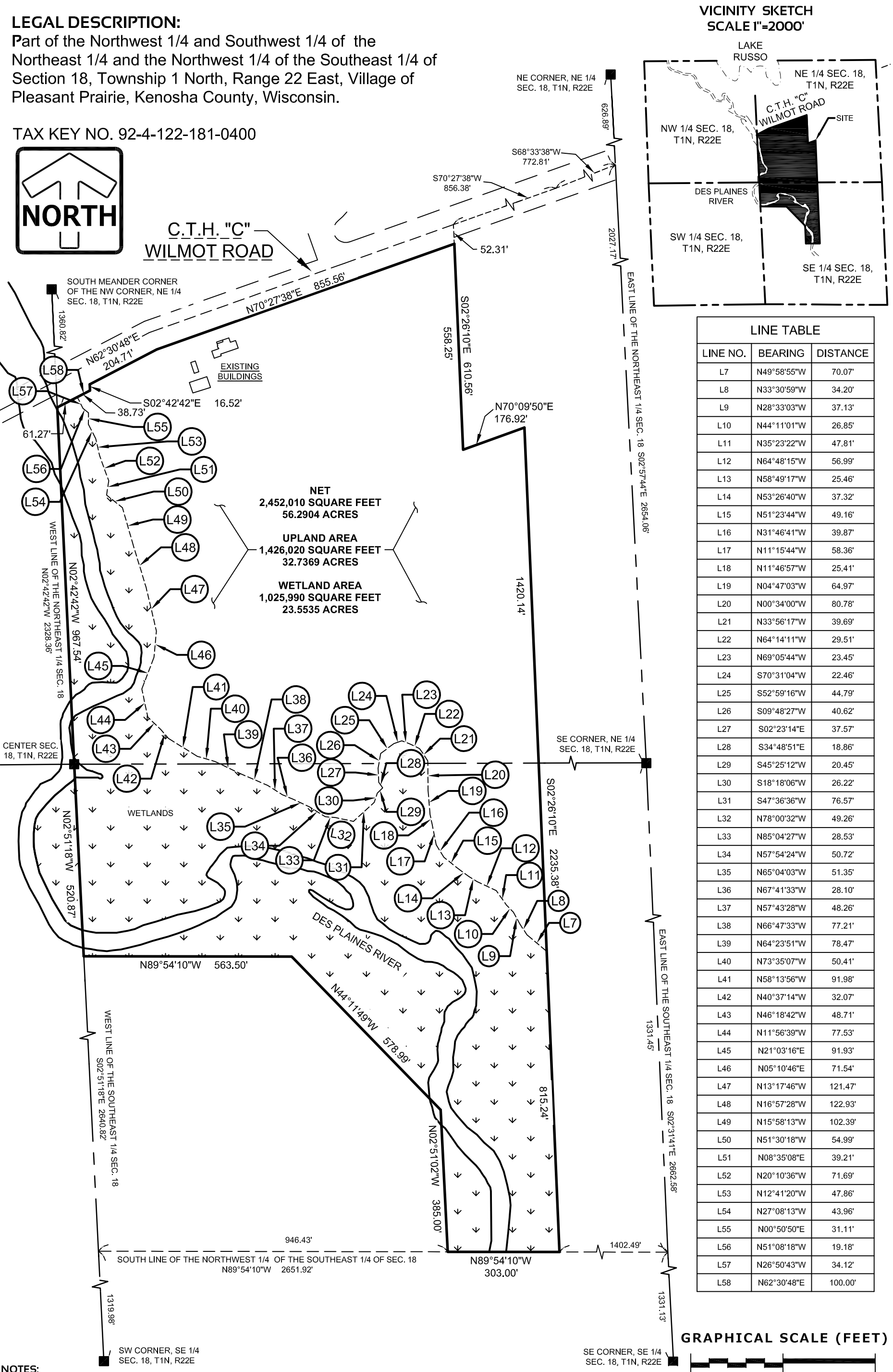
Data point 3 confirms a wetland condition

Data point 5 confirms a wetland condition

LEGAL DESCRIPTION:

Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

TAX KEY NO. 92-4-122-181-0400



VICINITY SKETCH
SCALE 1"=2000'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L7	N49°58'55"W	70.07'
L8	N33°30'59"W	34.20'
L9	N28°33'03"W	37.13'
L10	N44°11'01"W	26.85'
L11	N35°23'22"W	47.81'
L12	N64°48'15"W	56.99'
L13	N58°49'17"W	25.46'
L14	N53°26'40"W	37.32'
L15	N51°23'44"W	49.16'
L16	N31°46'41"W	39.87'
L17	N11°15'44"W	58.36'
L18	N11°46'57"W	25.41'
L19	N04°47'03"W	64.97'
L20	N00°34'00"W	80.78'
L21	N33°56'17"W	39.69'
L22	N64°14'11"W	29.51'
L23	N69°05'44"W	23.45'
L24	S70°31'04"W	22.46'
L25	S52°59'16"W	44.79'
L26	S09°48'27"W	40.62'
L27	S02°23'14"E	37.57'
L28	S34°48'51"E	18.86'
L29	S45°25'12"W	20.45'
L30	S18°18'06"W	26.22'
L31	S47°36'36"W	76.57'
L32	N78°00'32"W	49.26'
L33	N85°04'27"W	28.53'
L34	N57°54'24"W	50.72'
L35	N65°04'03"W	51.35'
L36	N67°41'33"W	28.10'
L37	N57°43'28"W	48.26'
L38	N66°47'33"W	77.21'
L39	N64°23'51"W	78.47'
L40	N73°35'07"W	50.41'
L41	N58°13'56"W	91.98'
L42	N40°37'14"W	32.07'
L43	N46°18'42"W	48.71'
L44	N11°56'39"W	77.53'
L45	N21°03'16"E	91.93'
L46	N05°10'46"E	71.54'
L47	N13°17'46"W	121.47'
L48	N16°57'28"W	122.93'
L49	N15°58'13"W	102.39'
L50	N51°30'18"W	54.99'
L51	N08°35'08"E	39.21'
L52	N20°10'36"W	71.69'
L53	N12°41'20"W	47.86'
L54	N27°08'13"W	43.96'
L55	N00°50'50"E	31.11'
L56	N51°08'18"W	19.18'
L57	N26°50'43"W	34.12'
L58	N62°30'48"E	100.00'

GRAPHICAL SCALE (FEET)

0 1" = 250' 500'

NOTES:
- Wetlands delineated by Midwest Ecological, Inc. August 2015.
- Location of the DES PLAINES RIVER per the Kenosha County Interactive Mapping System.

WETLAND MAP

09/15/2015

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM PEG

PLAN | DESIGN | DELIVER
PEG JOB#517.00